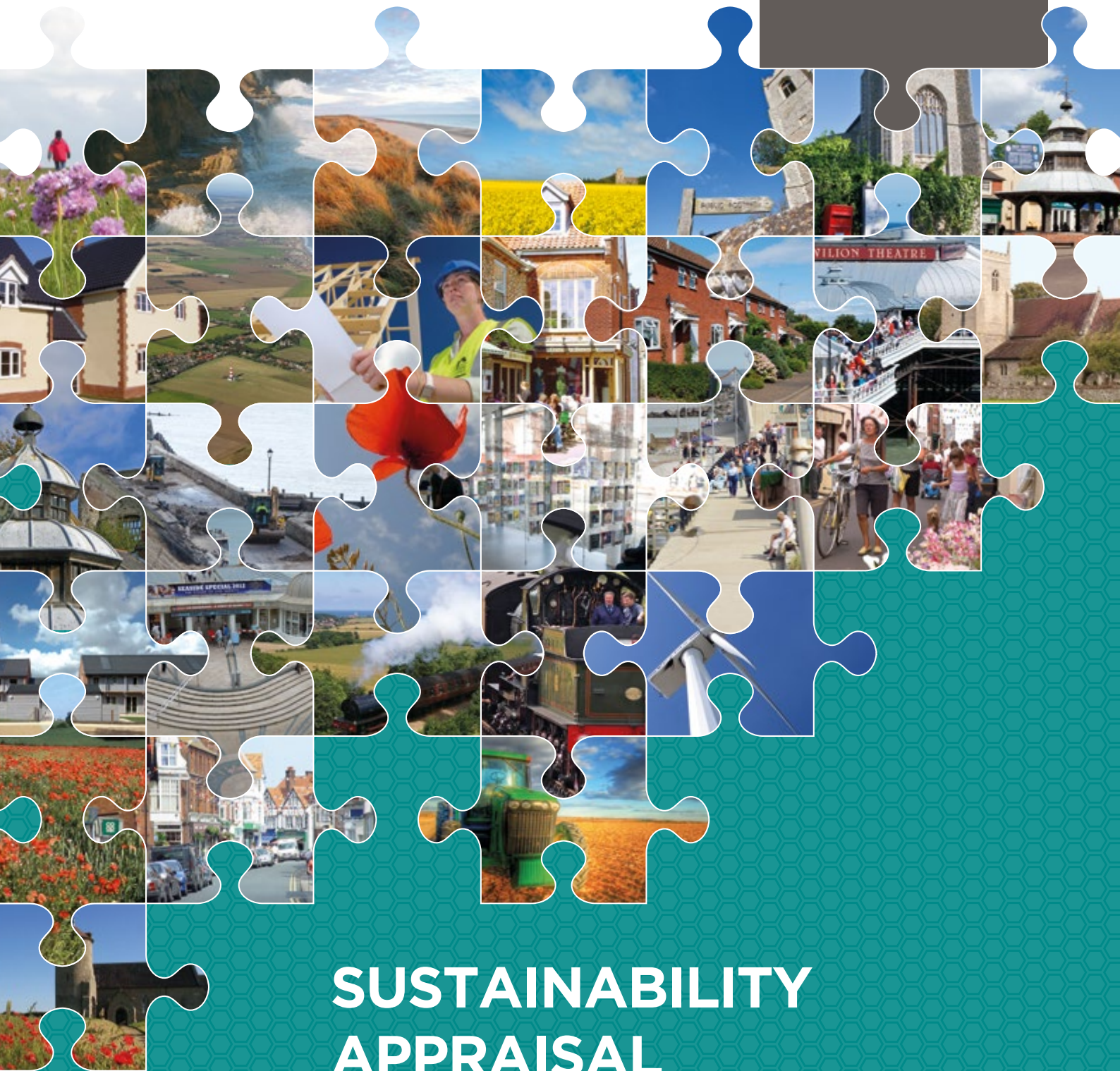


North Norfolk Local Plan

2016 - 2036



NORTH
NORFOLK
DISTRICT
COUNCIL



SUSTAINABILITY APPRAISAL

PROPOSED SUBMISSION VERSION

Publication Stage | Regulation 19 | January 2022

www.north-norfolk.gov.uk/localplan

Important Information

Document Availability

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Contents

Non-Technical Summary	1
1. Introduction	1
2. Methodology	2
3. Review of Relevant Plans, Programmes & Environmental Objectives	9
4. Base Line Information	15
5. Sustainability Issues & Problems	46
6. Sustainability Framework	49
7. Appraisal of Local Plan Objectives and Vision	54
8. Appraisal of Policies & Proposals Against Alternative Options	61
9. Evaluation of Significant Effects	139
10. Evaluation of Significant Effects	145
11. Summary of the Evaluation of Mitigation Measures	156
12. Proposals for Monitoring	159

Appendices

Appendix A - References for Baseline Information	162
Appendix B - Appraisal of Policies	170
Appendix C - Appraisal of Site Proposals	263
Appendix D - Appraisal of Alternative Policy Options	275
Appendix E - Appraisal of Alternative Site Proposals	442

Non-Technical Summary

i. Introduction

The following non-technical summary is available to accompany the Sustainability Appraisal Report and is a standalone document. It informs consultees and the public about the process of Sustainability Appraisal in Plain English, avoiding the use of technical terms. The production of a non-technical summary is a requirement of the EU Directive known as the Strategic Environmental Assessment (SEA), Directive.

North Norfolk District Council (NNDC) is currently preparing a new Local Plan to replace the current suite of adopted Planning documents. The new Local Plan will cover the period 2016-2036 and ensure that good quality, sustainable development takes place across the District. The Local Plan, when adopted will replace the existing Core Strategy, 2008 and the Site Allocations, 2011, Development Plan Documents. It will provide the overarching strategic approach to development and outline where development should take place, how it should be delivered through suitable development policies, and identify appropriate development sites to meet the District's needs.

Sustainability Appraisal (SA) is an iterative process that runs parallel to the production of a Plan and where each of the main elements; the policies, site allocations and alternative options, are appraised against a comprehensive set of sustainability objectives, incorporating social, environmental and economic considerations. At each consultation or publication of the Local Plan (in draft) there has been an accompanying Sustainability Appraisal.

The SA is a tool that identifies the sustainability implications of different plan approaches and recommend ways to reduce any negative effects and to increase the positive outcomes. The report also is a tool for communicating the likely effects of a Plan (and any reasonable alternatives), explaining the decisions taken with regards to the approach decided upon, and encouraging engagement from key stakeholders such as local communities, businesses and plan-makers.

The production of an SA is a legal requirement under the 'Environmental Assessment of Plans and Programmes Regulations 2004 (which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive) and which sets out prescribed processes that must be followed. The regulations require that a report is published for consultation alongside the Draft Plan¹ that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The SA/SEA report must be taken into account, alongside consultation responses when finalising the Plan.

This report forms the Sustainability Appraisal of the policies and proposals of the North Norfolk Local Plan Proposed Submission Version, at Regulation 19 Publication Stage. Sustainability Appraisal is a systemic process, and its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against

¹ Defined in the national Planning Practice Guidance as the Publication Version of the Plan at Regulation 19 stage i.e. the final stage of the Plan prior to submission to the Secretary of State.

reasonable alternatives, will help to achieve relevant environmental, economic and social objectives, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. In doing so it can help make sure that the proposals in the Plan are the most appropriate given the reasonable alternatives, taking into account proportional evidence, National planning Policy Framework , NPPF para 35.

In producing the final Sustainability Appraisal Report a number of stages are utilised, both statutory and non-statutory. These include the mandatory scoping report under the SEA Directive, which was consulted on during the summer of 2016 and the non-mandatory Interim Scoping Report 2019 and Interim Sustainability Appraisal 2019 published and consulted on as part of the Development Plan Regulations (Regulation 18).

The purpose of the scoping stages of the SA/SEA directive is to:

- Establish and review the most appropriate policy context;
- Establishing the current and projected baseline position across the District for a range of environmental factors;
- Identifying the key and most appropriate environmental issues and objectives;
- Establish the SA methodology and Framework to be used in Plan making;
- Seek views from consultation bodies and refine the methodology and SA Framework.

The purpose of the Interim Sustainability Assessment is multifunctional and covers:

- Identification and assessment of reasonable alternatives. This means comparing different approaches that could be taken to achieve the objectives of the Plan. In the case of the production of a single Local Plan this means an assessment of the different policy options and sites and the reasons for their inclusion or exclusion from the Plan. Such an assessment can be found in Chapter 8 of this document and commentary in appendix B where the policy options are compared against each other and appendices C, D & E, where each site and policy options are reviewed against the sustainability objectives identified through the Scoping Report;
- An assessment of the Local Plan objectives against the SA Objectives;
- The identification of the potential significant effects as a result of the implementation of the emerging Plan using the sustainability objectives identified earlier through the scoping process. The SEA Directive requires that any SA needs to consider the likely significant effects on the environment, including short, medium and long term effects and if they are considered to be permanent or temporary effects, positive and negative effects and secondary, cumulative or synergistic effects². Such an assessment can be found in chapters 9 and 10 of the Interim SA.
- Identification and consideration of mitigation measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan, including proposals for a monitoring strategy of the significant effects of the Plan. (as required by [Regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004](#)). Details of the monitoring arrangements must be included in the final Sustainability Appraisal Report, the post-adoption statement or in the Local Plan itself. The monitoring

² Synergistic effects - Interact to produce a total effect greater than the sum of the individual - these terms are not mutually exclusive. Often the term cumulative effects is taken to include secondary and synergistic effects.

results should be reported in the local planning authority's Annual Monitoring Report.

The full stages and interrelations of the SA and SEA process are outlined graphically in Table 1 and Table 2 of the Sustainability Report.

It should be noted that it is not the role of the SA to determine the options to be chosen but to inform with the identification of the appropriate options, by highlighting the sustainability implications of each. The determination of which policy approach to use is a matter of judgement with regard to the appropriate strategy.

The appraisals presented within the SA reflect the preferred policy approach. The recommendations and findings of the previous scoping and Interim SA reports have fed into this document. They all form part of the evidence base that underpins the emerging plan. This document includes the assessment of the cumulative, secondary and synergistic effects of the plan. The SA findings help 'document the story' behind the plans preparation and present a trail of options throughout the plan-making process, regardless of subsequent choices or plan progression. This sustainability appraisal assesses the policies within the Local Plan Pre-Submission document. The process of assessing the Local Plan policies and site allocations is largely complete at this stage but it may be necessary to assess any further changes to the final plan if these are proposed as main modifications during the Examination.

ii. Sustainability Issues & Problems

In terms of the sustainability context, the National Planning Policy Framework (NPPF) sets out the Government's view of what sustainable development in England means in practice for the planning system and recognises that *'there are three dimensions to sustainable development: economic, social and environmental'*.

A thorough review of the baseline information identified sustainability problems affecting the District. In addition to the review of policies, plans and programmes, a review of the sustainability baseline data helped to identify the key sustainability issues for the area as well as allowing an understanding to be gained of the likely evolution of the District without implementation of the Local Plan.

A summary of those issues and objectives that the Plan seeks to address are outlined below.

Without implementation of the Local Plan a number of trends and issues were identified. These can be found within each relevant section of the Baseline Data of the Interim Sustainability Appraisal Scoping Report, 2019

Land, Soil and Water Resources

- The District has a limited amount of suitable and available previously developed land and significant areas of high quality agricultural land;
- The need to identify and maintain a supply of developable land to meet the District's needs means that there is increasing pressure on greenfield land;

- How to protect the best and most versatile agricultural land whilst meeting District's development needs;
- The impact of new development on water supply capacity, sewage networks, water recycling centres and receiving water courses should be considered as should the incorporation of water conservation measures to protect water resources;
- The need to ensure that non-minerals development does not needlessly prevent the future extraction of locally and nationally important minerals;

Climate Change, Air Quality, Pollution and Energy

- Climate change is expected to have significant and wide-reaching impacts. There is a need to consider addressing climate change mitigation and adaptation as a cross-cutting issue;
- How to ensure that the risk of and impacts of flooding (fluvial, tidal, surface and sewer) is managed;
- How to ensure that the risk of and impacts of coastal erosion is managed;
- Per capita CO2 emissions are higher than the national average. There is a need to promote the use of renewable energy and reduce climate change emissions;
- Conflicting priorities between the need to develop renewable energy sources and the desire to protect the unique environment of North Norfolk;
- The need to consider the impact of new development on local air quality levels;
- The need to ensure that the impacts of pollution (including water, noise, light and odour) are suitably considered and addressed, with consideration given to pollution being a cross-cutting issue (for example there are potential impacts on the natural environment and health);
- The need to ensure that there is no risk to public health or the environment from contaminated land;

Biodiversity, Fauna, Flora and Geodiversity

- How to protect and enhance habitats, including designated sites and protected species, including taking into account the effects of climate change;
- How to conserve and protect geodiversity;
- How to protect and enhance green infrastructure networks and ensure that habitats do not become further fragmented;
- How to address visitor pressure on designated sites.

Landscape, Townscape and the Historic Environment

- How policies and development proposals can protect and enhance the Districts' landscape/seascape/townscape character;
- How policies and development proposals can protect and enhance the District's historic assets, and their settings (designated and non-designated);
- How policies and development proposals can positively address 'heritage at risk';
- The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. North Norfolk settlements have distinct characters, reflecting the local environment and their historic development;

- How to achieve sustainable, high quality design that reflects local character and creates places, spaces and buildings that work well, wear well and look good;
- How to balance development with protecting and enhancing the Districts' landscape/seascape/townscape character;

Healthy and Inclusive Communities

- The limited number of young people living in the District creates a less socially balanced community;
- The needs of the ageing population, including an increased demand for health and care services, will need to be considered;
- The health and accessibility needs of the population will need to be considered;
- There is a lack of young and working-age people in the District to support the economy and sustain workforce levels;
- There is a need to improve the health of the population and promote healthy lifestyles.
- Relatively, the District measures poorly on a number of measures of deprivation including access to housing and local services, quality of local environment and education, skills and training;
- There is a need to plan for growth where it can provide the growth benefits and sustainable access to services;
- Crime rates within the District's largest towns are generally higher than within the rest of the District;
- The need to consider reducing crime and the fear of crime;

Housing

- The housing market does not meet the needs of all parts of the community. In particular, there is a significant lack of affordable housing for local people that the Local Plan will need to address;
- A significant proportion of the existing housing stock is made-up of second homes and holiday homes and will need to be taken into account when planning for future housing needs;
- The housing needs of the ageing population need to be addressed;
- There is a need to plan for housing and economic growth where it can provide the growth benefits and sustainable access to services and jobs;
- How to balance housing needs with protecting and enhancing enhance the District's landscape/seascape/townscape character;
- There is a need to ensure that housing provision is supported by appropriate infrastructure;

Economic Activity and Education

- The District is reliant on a narrow economic base and low wage economy;
- There is a low employment rate in the District;
- The need to support the retention and growth of existing employment and traditional rural industries;
- There is a need to encourage new employment;
- There has been a significant loss of jobs in some industries, including manufacturing. This trend is expected to continue;

- The need to consider the impact of older people on employment;
- The need to ensure that tourism continues to play an important part in terms of employment, although it is generally seasonal and low paid;
- The need to retain retail spend in market towns;
- The need to retain retail services in towns and villages;
- The need to plan for housing and economic growth where it can provide the growth benefits and sustainable access to services and jobs;
- The need to ensure that employment land is appropriately located and balanced across the District;
- Educational and job opportunities for young people within the District are limited;
- There is a need to ensure that economic growth is supported by appropriate infrastructure.

Infrastructure and Accessibility

- Given the rural nature of the District, there is a high dependency on travel by car to access employment, services and facilities;
- Given the rural nature of the District, there is pressure on public transport;
- The District is car centric and there may be scope for more sustainable modes of transport;
- There may be scope to reduce the need for travel;
- Given the rural nature of the District, commuting distances tend to be significant;
- Access to services and facilities in North Norfolk is limited by its rural nature;
- The need to consider the provision of key communications infrastructure.

iii. Sustainability Framework

The sustainability appraisal framework used to appraise the Plan is based on the key issues and problems identified. The Table below outlines the Framework by listing the SA Objectives and demonstrates how the SA Framework for North Norfolk District meets the requirements of the SEA Regulations 2004. The Framework is applied through a series of specific decision making questions relating to policies and sites. The Framework and questions are explained in full in Chapter 6 of this report.

Overarching Sustainability Theme & SEA Theme	Sustainability Appraisal Objective(s)
Environmental Land, Water and Soil Resources <u>SEA Themes:</u> Soil, Water	SA1: To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.
	SA2: To minimise waste generation and avoid the sterilisation of mineral resources.
	SA3: To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.

Environmental Climate Change, Energy, Air Quality and Pollution <u>SEA Themes:</u> Air, Water, Climatic factors	SA4: To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.
	SA5: To minimise pollution and to remediate contaminated land.
Environmental Biodiversity, Fauna, Flora and Geodiversity <u>SEA Themes:</u> Biodiversity, Fauna, Flora	SA6: To protect and enhance the area's biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).
	SA7: To increase the provision of green infrastructure.
Environmental Landscape, Townscape and Historic Environment <u>SEA Themes:</u> Cultural heritage including architectural and archaeological heritage, landscape	SA8: To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.
	SA9: To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.
Social Healthy and Inclusive Communities <u>SEA Themes:</u> Population, Human Health	SA10: To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.
	SA11: To reduce crime and the fear of crime.
Social Housing <u>SEA Themes:</u> Population, Material Assets	SA12: To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.
Economic Economic Activity and Education	SA13: To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.
	SA14: To encourage investment.
	SA15: To maintain and enhance town centres.
Economic Infrastructure and Accessibility <u>SEA Themes:</u> Human health	SA16: To reduce the need to travel and to promote the use of sustainable transport.

iv. Assessing the Effects of Alternative Options

One of the key stages of the SA process is to consider the likely effects of different options for achieving the plan's objectives. This is intended to help the Council understand the potential implications of the options. In undertaking such a review a number of stages are undertaken including an assessment of the Plan's objectives against the SA objectives, a review of the alternative approaches considered and the predicted significant effects both positive and negative of the preferred policies.

Testing the Plans Objectives

As part of the sustainability appraisal, the strategic objectives were assessed against the sustainability objectives. The review concluded that the SA indicators covered a broad spectrum of considerations and in some cases resulted in uncertainty. Promoting new housing, economic growth and infrastructure has the potential to adversely affect landscape and townscape character and the quality of heritage assets, biodiversity and land/waste resources. The extent of which, is dependent on the exact locations and particular circumstances. Consequently, in some areas, there is no direct measurable correlation between the individual SA objective and the Local Plan Strategic Objectives. However, the strategic objectives of the plan should be taken as a whole and not individually and in this respect it is considered where there is some uncertainty the issues are adequately reflected through other strategic objectives. In general, the Local Plan's Strategic Objectives are complementary to the SA objectives.

SA Objectives	Strategic Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
SA1	✓	✓	✓	?	✓	✓	✓	✓	✓	✓	?	✓	?	0	0	?	✓	0	✓	✓
SA2	✓	✓	✓	0	✓	0	0	?	0	✓	?	✓	?	✓	0	?	0	✓	0	0
SA3	✓	✓	✓	✓	✓	✓	0	?	✓	✓	✓	✓	?	0	0	0	0	0	0	✓
SA4	✓	✓	✓	✓	✓	✓	0	✓	✓	?	?	✓	?	✓	?	?	✓	?	✓	✓
SA5	✓	✓	✓	0	✓	0	0	0	0	?	0	✓	?	✓	0	0	0	✓	✓	✓
SA6	✓	✓	✓	0	✓	✓	0	0	✓	?	0	✓	?	0	0	?	✓	0	0	0
SA7	✓	✓	✓	0	0	✓	✓	✓	✓	✓	0	0	0	✓	0	✓	✓	✓	✓	0
SA8	✓	✓	✓	✓	?	✓	✓	✓	✓	?	?	✓	?	✓	?	✓	✓	?	0	?
SA9	?	✓	?	?	0	✓	✓	✓	✓	?	?	✓	?	?	?	?	✓	0	0	?
SA10	✓	✓	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SA11	0	✓	✓	0	0	0	0	✓	0	✓	✓	✓	✓	✓	0	0	✓	✓	✓	0
SA12	0	✓	✓	✓	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	0	✓	✓	✓	✓
SA13	✓	✓	✓	✓	✓	✓	0	✓	0	✓	✓	✓	✓	✓	✓	✓	0	✓	✓	0
SA14	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SA15	✓	✓	✓	0	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SA16	✓	✓	✓	0	✓	✓	0	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	0

The Vision and Strategic Objectives of the Local Plan are detailed in Chapter 2 of the Local Plan and in Chapter 7 of the SA report.

Developing and Appraising Options

The SEA Directive requires assessment of the likely significant effects of implementing the Plan, and 'reasonable alternatives'. Developing options/alternatives is an important part of both the plan-making and SA process. For development plan documents such as the Local Plan, the reasonable alternatives are the different options put forward during the preparation of the Plan.

Alternatives should only be tested in the SA that are 'reasonable', realistic and relevant; which is largely at the discretion of the Plan making authority (and aided by stakeholders and public consultation). To be reasonable and to inform a meaningful appraisal process, alternatives therefore, need to possess the following characteristics:

- They relate to the objectives of the Plan being prepared – i.e. they are a potential way of achieving the Plan's objectives;
- They are discrete ways of delivering a policy and not part of a 'menu' of different policy measures that could be included in a range of policy approaches;
- They are not unrealistic or undeliverable;
- They provide sufficient detail to allow for an objective appraisal to be undertaken.

In some cases, no other reasonable option has been identified other than to rely on the national policy and guidance, which by its very nature guides development towards sustainable solutions as a whole. Where this has been the case the option has been appraised based on the specific policy area. In some cases, it is not considered that there is a reasonable alternative to the approach proposed, as the NPPF expects Local Plans to set out the approach and does not provide an appropriate policy criterion to consider development proposals against. The findings of the options appraisals and the comparison between options are presented in full for the policies in Appendices B and D and for the sites in Appendices C and E of the report and the reasoned justification can be found in Chapter 8 of the report.

Evaluation of Cumulative and Significant Effects

The evaluation of cumulative effects is presented in Chapter 9 of the report, while the full appraisal of the significant effects can be found in Chapter 10.

In order to determine the impacts of the Local Plan in its entirety, each Plan policy was assessed against the SA Objectives. The assessment is set out in Appendix B and summarised in the following table.

v. Summary of Cumulative Effects

Policy	Sustainability Appraisal Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
CC 1 - Delivering Climate Resilient Sustainable Growth	++	+	+	+	+	++	++	++	++	++	0	+	+	0	0	+
CC 2 - Renewable and Low Carbon Energy	0	+	+	++	+	+	n/a	0	0	n/a	n/a	n/a	n/a	+	n/a	n/a
CC 3 - Sustainable Construction, Energy Efficiency & Carbon Reduction	n/a	+	+	++	n/a	+	n/a	n/a	n/a	++	n/a	+	n/a	0	n/a	n/a
CC 4 – Water Efficiency	n/a	++	++	++	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	0	n/a	n/a
CC 5 – Coastal Change management	+	n/a	n/a	+	+	n/a	n/a	0	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a
CC 6 – Coastal Change Adaptation	+	+	n/a	++	+	n/a	n/a	+	n/a	+	n/a	+	n/a	+	n/a	n/a
CC 7 - Flood Risk & Surface Water Drainage	n/a	n/a	++	++	n/a	++	+	n/a	n/a	+	n/a	+	n/a	n/a	n/a	n/a
CC 8 – Electric Vehicle Charging	n/a	n/a	n/a	+	+	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	+
CC 9 – Sustainable Transport	n/a	n/a	n/a	+	+	n/a	~	n/a	n/a	+	n/a	+	+	+	n/a	++
CC 10 - Biodiversity Net Gain	+	n/a	+	++	n/a	++	++	++	+	+	n/a	n/a	+	n/a	n/a	n/a
CC 11 – Green Infrastructure	0	n/a	+	+	n/a	++	++	++	+	++	n/a	n/a	n/a	n/a	+	+
CC 12 – Trees, Hedgerows & Woodland	0	n/a	n/a	++	n/a	++	++	++	+	++	n/a	n/a	n/a	n/a	n/a	n/a
CC 13 – Protecting Environmental Quality	+	+	+	n/a	++	0	n/a	+	n/a	+	n/a	0	+	n/a	n/a	0
SS 1 - Spatial Strategy	0	0	0	+	+	+	+	+	+	+	0	+	+	+	++	+
SS 2 - Development in the Countryside	0	0	0	0	0	0	+	0	0	+	n/a	+	+	+	n/a	-
SS 3 – Community Led Development	0	0	0	0	0	+	+	+	+	++	+	++	++	+	0	0
HC 1 - Health & Wellbeing	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	+	n/a	+	n/a	+	n/a	+
HC 2 – Provision & Retention of Open Spaces	0	n/a	+	+	n/a	+	++	++	++	++	n/a	n/a	n/a	n/a	n/a	~
HC 3 – Provision & Retention of Local Facilities	n/a	0	0	0	0	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	+	+	+
HC 4 - Infrastructure Provision, Developer Contributions & Viability	n/a	n/a	+	0	+	++	+	n/a	n/a	++	n/a	+	n/a	+	n/a	0
HC 5 – Fibre to the Premises (FTTP)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	+	+	+	+	++	+	+
HC 6 – Telecommunications Infrastructure	0	n/a	n/a	n/a	n/a	+	n/a	+	+	+	n/a	n/a	+	+	+	+
HC 7 – Parking Provision	+	n/a	n/a	+	~	n/a	n/a	n/a	n/a	+	n/a	+	+	+	+	+
HC 8 – Safeguarding Land for Sustainable Transport	0	n/a	n/a	+	n/a	~	+	n/a	n/a	+	n/a	0	+	+	+	+

ENV 1 – Norfolk Coast Area of Outstanding Natural Beauty & The Broads	0	n/a	n/a	n/a	0	+	+	+	0	0	n/a	0	n/a	n/a	0	-
ENV 2 - Protection & Enhancement of Landscape & Settlement Character	++	n/a	n/a	+	n/a	+	++	++	++	+	n/a	n/a	+	n/a	+	n/a
ENV 3 – Heritage & Undeveloped Coast	n/a	n/a	n/a	++	n/a	n/a	n/a	+	n/a	+	n/a	n/a	n/a	+	0	~
ENV 4 – Biodiversity & Geodiversity	n/a	n/a	+	+	n/a	++	++	++	+	+	n/a	n/a	+	n/a	n/a	n/a
ENV 5 - Impacts on International & European Protected sites , Recreational Impact Avoidance Mitigation Strategy	n/a	n/a	n/a	+	n/a	++	++	+	+	++	n/a	n/a	n/a	n/a	+	0
ENV 6 – Protection of Amenity	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	+	+	n/a	n/a	+	n/a
ENV 7 – Protecting and Enhancing the Historic Environment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	+	n/a	n/a	n/a	n/a	+	n/a
ENV 8 – High Quality Design	++	n/a	+	++	n/a	++	++	++	++	++	++	++	n/a	+	+	+
HOU 1 - Delivering Sufficient Homes	0	0	-	+	n/a	0	+	+	0	+	n/a	++	+	++	++	+
HOU 2 – Delivering the Right Mix of Homes	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	n/a	++	+	n/a	0	n/a
HOU 3 - Affordable Homes in the Countryside (Rural Exceptions Housing)	-	n/a	-	0	0	0	0	0	0	++	n/a	++	n/a	+	0	-
HOU 4 – Essential Rural Worker Accommodation	-	n/a	0	0	0	?	0	0	0	++	n/a	+	n/a	+	0	0
HOU 5 - Gypsy, Traveller & Travelling Showpeople's Accommodation	-	n/a	0	0	?	?	n/a	+	?	+	+	+	n/a	+	n/a	0
HOU 6 - Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation	+	0	0	0	0	0	n/a	+	?	+	n/a	+	n/a	n/a	n/a	n/a
HOU 7 - Re-use of Rural Buildings in the Countryside	+	0	0	?	0	0	n/a	-	+	+	n/a	+	+	+	n/a	-
HOU 8 – Accessible & Adaptable Homes	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	+	+	+	n/a
HOU 9 – Minimum Space Standards	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	n/a	?	n/a	n/a
E 1 – Employment Land	0	n/a	0	0	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	+	+
E 2 - Employment Areas, Enterprise Zones & Former Airbases	+	n/a	n/a	0	+	n/a	n/a	+	+	+	n/a	n/a	++	++	+	~
E 3 - Employment Development Outside of Employment Areas	++	n/a	n/a	?	?	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	n/a	~
E 4 - Retail & Town Centre Development	+	0	0	+	n/a	?	+	+	+	+	++	+	+	+	++	++
E 5 - Signage & Shopfronts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	n/a	n/a	n/a	n/a	+	++	n/a
E 6 – New Tourist Accommodation, Static	~	0	0	+	+	++	n/a	+	?	~	n/a	n/a	+	++	n/a	+

Caravans & Holiday Lodges & Extensions to existing sites																
E 7 – Touring Caravan & Camping Sites	~	0	0	0	+	++	n/a	+	?	+	n/a	n/a	+	++	n/a	-
E 8 - New Tourist Attractions & Extensions	0	0	0	0	+	+	n/a	+	?	+	n/a	n/a	+	++	n/a	-
E 9 - Retaining an Adequate Supply & Mix of Tourist Accommodation	+	0	0	0	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	n/a

vi. Overall Conclusion of Cumulative & Significant Effects

Policies

The policies within the proposed submission version of the Local Plan have been amended since the previous iteration of the Plan and the SA report demonstrates increased positive effects across the majority of SA indicators. In particular, many of the policies have been strengthened within the Climate Change and Environment sections of the Local Plan. The cumulative table above, shows the significant positive effects of the policies with regard to the protection and enhancement of the natural environment, including carbon reduction and biodiversity net gain.

Several policies are predicted to have significant positive effects on the built environment by seeking to protect and enhance settlement character, implement high quality design, protect amenity and enhance open space. Many of the housing policies are predicted to have significant positive effects, due to the delivery of housing in areas of need, as well as meeting specific development needs such as for elderly people. Cumulatively, the housing policies are likely to have a significant positive effect upon the baseline indicators related to housing, by setting an appropriate framework for the delivery of housing that seeks to boost supply in a sustainable way.

There are some uncertain and potentially negative effects over the longer term. In particular, in relation to the lack of previously developed land (PDL) and the SA Objective to optimise the use of PDL (part SA1). Some negative effects are also identified in relation to the SA Objective to reduce the need to travel and to promote the use of sustainable transport (SA16). However, this is mainly due to the more flexible approach to rural development and in particular, affordable housing provision which, brings positive benefits in relation to baseline indicators for housing.

There are positive policies in favour of appropriate development, including within rural areas based on local need and employment requirements. These help support the vitality of more rural settlements.

Overall, the majority of the policies in the submission version of the Local Plan are predicted to have positive effects on relevant SA indicators.

Site Allocations

The SA of Site Allocations has played an important role in the evaluation of and decision-making around the selection and allocation of sites. Each of the sites has been assessed against the SA Framework. A summary of the preferred sites can be found in Chapter 9 and full appraisals of the preferred sites and alternatives can be found, respectively, in Appendices C and E.

The appraisal supports that the sites proposed for housing would be likely to have a positive impact on the local economy and on towns and villages. The sites considered for housing score significantly positively against the SA Objectives that relate to maintaining and improving the quality of where people live (SA10) and to ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs (SA12).

Overall, the Plan is predicted to have a significant positive effect on the social, environmental and economic aspects of sustainability.

vii. Mitigation

Many of the preferred policy approaches score well against relevant objectives and in many cases no mitigation measures are identified. Detailed assessment can be found in Chapter 10 and from the individual appraisals of policies in Appendix B. A precis is detailed below with a comprehensive summary in Chapter 11 of the report.

Plans should prevent significant adverse effects on the environment, however, in circumstances where such effects are unavoidable, the plan aims to reduce and as fully as possible offset such effects. The mitigation hierarchy has been applied across relevant policies with preference to:

- Avoid effects altogether
- Reduce/minimise effects
- Offset effects/ compensate: allow negative effects to occur but to provide positive effects to compensate

As part of the iterative process, policies have been refined to avoid, reduce and offset negative effects where possible. The Plan as a whole seeks to facilitate sustainable forms of development, and therefore reduce the potential for negative effects.

When considering policies, potentially significant negative effects have been identified in respect of conserving natural resources such as loss of greenfield land, waste generation and the sterilisation of mineral resources and potential to limit water consumption/maintain quality.

The Local Plan aims to mitigate against the loss of greenfield land by allocating sites for development in line with identified needs and locations. Each site has undergone a detailed assessment and individual allocation policies identify the appropriate minimum number of dwellings. However, given the limited amount of previously developed land available, it is recognised that the majority of the District's development will result in the loss of greenfield

land and this cannot be fully mitigated against. Any proposal in the countryside should be directed towards brownfield land and also avoid groundwater source protection zones as identified in the SFRA. Careful and consistent interpretation of “physically well related” and how a proposal could support local services will need to be applied in relation to Policy HOU3, Affordable housing in the countryside, (Rural Exceptions Housing).

In respect of limiting water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity, the Local Plan aims to mitigate against negative effects caused by the Plan by the inclusion of policies. The Local Plan is proposing policies directly relating to water efficiency, flood risk and surface water drainage, as well as the inclusion of other policies supporting the principles of reduced water consumption, including encouraging renewable energy, the delivery of environmental infrastructure (including SuDS), protecting geology and seeking net gains in biodiversity and providing and retaining open space and GI. Individually, specific positive policies have been included to address the issue of water quality and ensure developers considers the multi-functional benefits of combining water management (including surface water run-off and discharge) with open space. The plan adopts a policy approach that limits the use of water in residential development to 110lpppd, (policy CC4), the maximum allowed by national policy, the approach also evokes the BREEAM “Very Good” water efficiency standard for non-housing development.

Central to the Local Plan is ensuring that the population has good access to essential services and facilities. In general, this takes the form of promoting significant development in areas which have these services in existence already, but also can include requiring provision to be made for those services in response to new development. This can be sought through developer contributions as set out in policy in the Plan. Therefore, the significance of this effect is relatively high and essential to improving people’s health and wellbeing across the District. The Local Plan seeks to ensure that open space is provided on all new major development and seeks to improve connectivity to these open spaces through a focus on provision connectivity and accessibility. The Distribution, locational hierarchy and numbers take into account environmental constraints and limiting factors across the District. The Plan seeks to support the transition to more sustainable forms of transport through the facilitation of appropriate charging infrastructure and secure cycle parking facilities and improved connectivity.

Through Policy HOU 2 the Plan seeks to secure affordable housing on all housing development for 6 or more dwellings. This will help meet the affordable housing needs identified through the Central Norfolk Strategic Housing Market Assessment and as such, the SA indicator is positive. The Plan also allows for rural affordable exception sites, which have an important role in delivering affordable housing to areas outside of the locational strategy (the settlement hierarchy). There is a potential unknown impact arising from the approach to small scale sites within the Small Growth Villages and the effects this will have on the future delivery of affordable housing and exception sites. It is proposed that the delivery of rural exception sites is monitored to ensure that the delivery of these schemes within areas of identified need continues over the plan period.

In terms of renewable energy mitigation, proposals should seek to remove infrastructure after the end of their working life and restore the land to its previous condition prior to the

implementation of any permission once the equipment is no longer required or has reached the end of its serviceable life.

Central to the approach for new development is the requirement to achieve a high standard of environmental sustainability through the use of the energy hierarchy, and the prioritisation of design, energy efficient measures, followed by the provision of appropriate renewable and low carbon energy technologies.

Residential and tourist related development proposals have the potential to result in a significant increase in recreational disturbance at the internationally designated Sites in Norfolk through local and in-combination effects. The policy approach specifically set out in Policy ENV5 requires all net residential development and tourism accommodation that is likely to affect the integrity of Habitats Sites through recreational disturbance to contribute towards strategic mitigation measures identified in the Norfolk Green infrastructure & Recreational Impact Avoidance Strategy, GIRAMS. As such no further mitigation measures are identified.

Overall, the Local Plan is predicted to have a significant positive effect on the social, environmental and economic aspects of sustainability.

viii. Monitoring

Monitoring plays an important role in assessing the actual effects of any Plan. The success and effectiveness of the SA process will be monitored by the continued collection of data according to identified indicators in the SA monitoring framework as set out below and published through the Annual Monitoring Report. More detail is contained in chapter 12 of the SA Report.

Sustainability Appraisal Objective/s	Proposed Monitoring Indicators
SA1: To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	Number and percentage of dwellings completed on Previously Developed Land.
	Number of permissions for the relocation and replacement of development affected by coastal erosion.
	Area of Grade 1, 2, 3a or 3b agricultural land lost to development.
SA2: To minimise waste generation and avoid the sterilisation of mineral resources.	Percentage of household waste that is recycled / re-used / composted.
SA3: To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	Percentage of new dwellings, including building conversions, that meet or exceed the Government's Building Regulations requirement of 110 litres water use per person per day.
SA4: To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	Per Capita CO2 Levels.
	Ha of new development permitted in areas at risk of flooding.

SA5: To minimise pollution and to remediate contaminated land.	Number of Air Quality Management Areas (AQMAs).
	Number of contaminated sites remediated through the planning process.
SA6: To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	Percentage of SSSI in favourable, unfavourable and recovering condition.
	Contributions to the strategic mitigation package contained in GIRAMS.
	Percentage of the District's County Wildlife Sites (CWSs) in positive conservation management.
SA7: To increase the provision of green infrastructure.	GI permitted / provided (ha).
SA8: To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	Percentage of conservation areas with current Conservation Area Appraisals and Management Plans.
SA9: To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	Number of heritage assets 'at Risk'.
SA10: To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	Health indicators e.g. rate of diabetes diagnoses (17+) and rate of dementia diagnoses (65+). Obesity rates.
	Amount of new open space provided / loss of Open Space (sqm).
SA11: To reduce crime and the fear of crime.	Recorded crimes per 1,000 population.
SA12: To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	Amount and type of new housing, including affordable, care/sheltered housing and number of care/nursing home beds.
	Number and locations of exception site permissions and housing completions.
	Number of and percentage of dwellings that meet or exceed the Government's Technical Standards- Nationally described Space Standards.
SA13: To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	Employee jobs by industry
	New employment permitted by use class (sqm).
SA14: To encourage investment.	Value of tourism and the number of tourism supported jobs.

SA15: To maintain and enhance town centres.	Vacancy rates within town centres and floor space for Retail and Main town centre uses. E(a) Display or retail sale of goods, other than hot food; E(b) Sale of food and drink for consumption (mostly) on the premises; and E(c) Provision of: E(c)(i) Financial services, E(c)(ii) Professional services (other than health or medical services), or E(c)(iii) Other appropriate services in a commercial, business or service locality.
	Number/ floorspace of retail units lost (including through Permitted Development).
	Number / floor space new retail provision per town centre, edge of centre, out of centre location
SA16: To reduce the need to travel and to promote the use of sustainable transport.	Number of permissions / units granted in each of the tiers of the settlement hierarchy and percentage of overall growth.

1. Introduction

- 1.1. The Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) are tools used at the plan-making stage to assess the likely effects of the plan when judged against reasonable alternatives. A sustainability appraisal of the proposals in each Local Plan is required by [section 19 of the Planning and Compulsory Purchase Act 2004](#) and incorporates the required strategic environmental assessment. More generally, [section 39 of the Act](#) requires that the authority preparing a Local Plan must do so “with the objective of contributing to the achievement of sustainable development”.
- 1.2. **This report forms the SA of the policies and proposals of the North Norfolk Local Plan Proposed Submission Version, at Regulation 19 Publication Stage.** Sustainability Appraisal is a systemic process, and its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. In doing so it can help make sure that the proposals in the Plan are the most appropriate given the reasonable alternatives, taking into account proportional evidence, NPPF paragraph 35.
- 1.3. Sustainability Appraisal is an iterative process which is a mandatory requirement of Local Plan preparation, and helps to ensure that sustainable development is treated in an integrated way in the preparation of development plans.
- 1.4. A [Strategic Environmental Assessment Directive](#) is a requirement that seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. The Strategic Environmental Assessment Directive is implemented through the [Environmental Assessment of Plans and Programmes Regulations 2004](#). In the case of Local Plans the specific requirements of the SEA should be addressed as an integral part of the Sustainability process.
- 1.5. This sustainability appraisal incorporates the requirements of strategic environmental assessment. Collectively the SEA considers the effects of the Local Plan on the environment, and the SA ensures that potential environmental effects are given full consideration alongside social and economic issues.
- 1.6. The appraisals presented within this SA reflect the preferred policy approach. The recommendations and findings of the previous scoping and Interim SA reports have fed into this document. They all form part of the evidence base that underpins the emerging plan. This document includes the assessment of the cumulative, secondary and synergistic effects of the plan. The SA findings help 'document the story' behind the plans preparation and present a trail of options throughout the plan-making process, regardless of subsequent choices or plan progression. This sustainability appraisal assesses the policies within the Local Plan Pre-Submission document. The process of assessing the Local Plan policies and site allocations is largely complete at this stage but it may be necessary to assess any further changes to the final plan if these are proposed as main modifications during the Examination.

2. Methodology

2.1. Sustainability Appraisal (SA) is carried out in a series of stages, which include setting the context and objectives for the SA, (the Scope), developing and assessing the effects of policy options and carrying out consultation on a SA report. The key stages of Local Plan preparation and their relationship with the sustainability appraisal process are shown below.

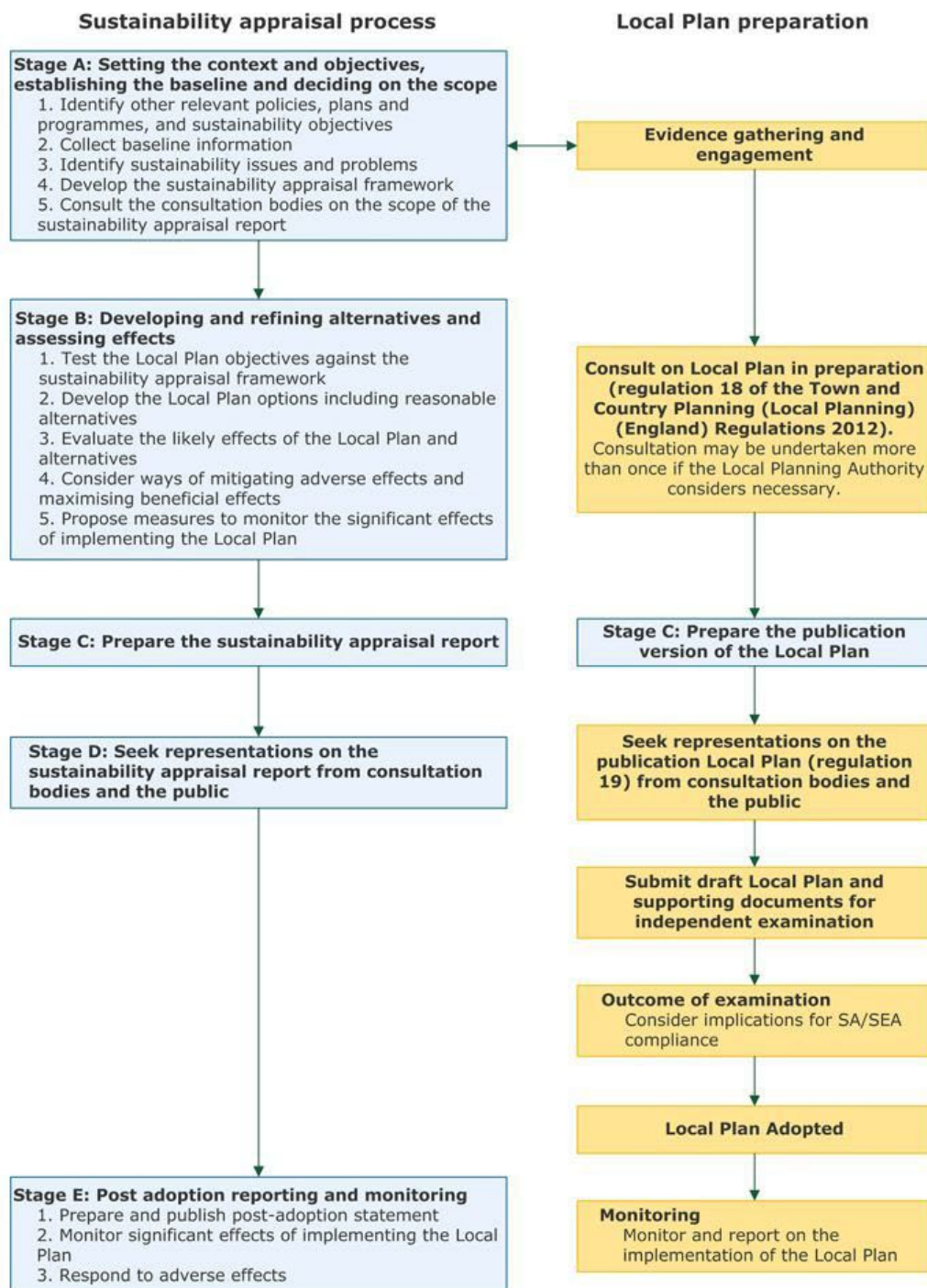


Figure 1 - Sustainability Appraisal Process

Source: National Planning Practice Guidance www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

- 2.2. A scoping report meeting the requirements of stage A was published in September 2016 and further updates in May 2019, both subject to consultation. These reports culminated in the production and updating of the sustainability appraisal framework and the setting of the sustainability appraisal objectives. This framework provides a way in which sustainability effects can be described, analysed and compared, and forms the basis of the appraisal of the effects of the Local Plan.
- 2.3. Comments received on the Draft Scoping Report, 2016 and the further Interim Scoping Report, 2019 together with the Council's response to these comments is included in Appendix H of the Interim Consultation Statement, May 2019 and Appendix E of the Proposed Submission Consultation Statement, published January 2022
- 2.4. Collectively the Interim SA Scoping report, which includes the full baseline data, review of relevant Plans, Programmes & Environmental Objectives and the SA Framework along with the appraisals and assessments of the First Draft Local Plan, May 2019 form the Interim Sustainability Appraisal Report. These represent stage A and B shown in Figure 1: Sustainability Appraisal Process.

Developing & Refining Reasonable Alternatives

- 2.5. The SEA Directive requires the assessment of the likely significant effects of implementing the Plan and all of its reasonable alternatives. Developing options and alternatives is an important part of both plan-making and the sustainability appraisal process. For the Local Plan, the reasonable alternatives are the different options put forward during the preparation of the Plan
- 2.6. The SA has been involved from an early stage in the development of the options and preferred approaches to ensure that any adverse effects of proposals were identified as early as possible and informed the Plan.

Assessing Significant Effects

- 2.7. The SEA Directive requires that any SA needs to consider the likely significant effects on the environment, including short, medium and long term effects as well as permanent and temporary effects, positive and negative effects and secondary, cumulative and synergistic effects³, i.e . It is only necessary to assess those effects that are likely to be significant, not all possible effects. In the report, the social, environmental and economic effects have been predicted and evaluated for their significance. Prediction of effects involves identifying what changes might occur to the sustainability baseline over time - these changes are then evaluated for their likely significance, in terms of their probability (i.e. certainty of prediction/impact of effect), duration, frequency and the geographical area likely to be affected. Ultimately the significance of an effect is a matter of judgement, making best use of available evidence, and requires no more than a clear and reasonable justification. Where

³ Synergistic effects - Interact to produce a total effect greater than the sum of the individual - these terms are not mutually exclusive. Often the term cumulative effects is taken to include secondary and synergistic effects

uncertainties exist or where it is considered that insufficient information exists to enable an accurate assessment to be made this has been noted.

- 2.8. The appraisals are undertaken using the sustainability appraisal framework as set out in Chapter 6. The effect of the option is assessed against each objective of the framework using the decision making criteria as a guide. The outcome of the appraisal is to identify whether the option will have a positive or negative effect on the objective and whether the effect is significant. This helps with comparison of alternative options and enables the Council to understand which options are the most sustainable that could be included in the Local Plan.
- 2.9. It is not the role of the SA to determine the options to be chosen but to inform with the identification of the appropriate options, by highlighting the sustainability implications of each. The determination of which policy approach to use is a matter of judgement with regard to the appropriate strategy.
- 2.10. The approach taken is by using symbols as a way of presenting information regarding the likely effects, for example, beneficial, adverse, uncertain, not significant, combined with commentary seeking to justify the symbol in relation to the baseline information relevant to the sustainability objective. This then aids in the identification of options around enhancement and mitigation.
- 2.11. The SA indicators are broad indicators of sustainability while many policies are focused around single issues, in some cases the indicator is not applicable and the assessment is marked with an N/A.

Sustainability Appraisal Key

++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
~	Mixed effects
-	Likely adverse effect
--	Likely strong adverse effect
?	Uncertain effect

- 2.12. Significance of the effect is determined with regard to the Environmental Assessment of Plans and Programmes Regulations 2004. In determining significance of the effect of an option regard is had to:
 - a. the probability, duration, frequency and reversibility of the effects;
 - b. the cumulative nature of the effects;
 - c. the transboundary nature of the effects;
 - d. the risks to human health or the environment (for example, due to accidents);

- e. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- f. the value and vulnerability of the area likely to be affected due to:
 - I. special natural characteristics or cultural heritage;
 - II. exceeded environmental quality standards or limit values; or
 - III. intensive land-use; and
- g. the effects on areas or landscapes which have a recognised national, Community or international protection status.

Assessing Cumulative Effects

2.13. The assessment of effects of Local Plan Options includes potential secondary, cumulative and synergistic effects as required by the SEA Directive. Many sustainability problems result from the accumulation of multiple, small and often indirect effects, rather than a few large obvious ones and consideration of such effects is included in the discussion of significant effects in this report at Chapter 10.

Consideration of Mitigation Measures

2.14. The SEA Directive requires consideration of measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme. These measures are referred to as mitigation measures, and can include recommendations for improving beneficial effects. The process of predicting the effects over the long, medium and short term help inform future monitoring and reporting and are considered within the appraisals and mitigation section.

SEA Requirements

2.15. Table 1 summarises the main stages of SEA process and the purpose of each. However, it is important to note that the applying the process a flexible approach is required, tailoring the process to the different types of plans and programmes it applies to.

Table 1 - Stages of the SEA Process

SEA Stages and Tasks	Purpose
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
Identifying other relevant plans, programmes and Environmental protection objectives	To establish how the plan or Programme is affected by outside factors, to suggest ideas for how any constraints can be addressed, and to help to identify SEA objectives
Collecting baseline information	To provide an evidence base for environmental problems, prediction of effects, and monitoring; to help in the development of SEA objectives.
Identifying environmental problems	To help focus the SEA and streamline the subsequent stages, including baseline information analysis, setting of the SEA objectives, prediction of effects and monitoring.

Developing SEA objectives	To provide a means by which the environmental performance of the plan or programme and alternatives can be assessed.
Consulting on the scope of SEA	To ensure that the SEA covers the likely significant environmental effects of the plan or programme.
Stage B: Developing and refining alternatives and assessing effects	
Testing the plan or programme objectives against the SEA objectives	To identify potential synergies or inconsistencies between the objectives of the plan or programme and the SEA objectives and help in developing alternatives.
Developing strategic alternatives	To develop and refine strategic alternatives.
To develop and refine strategic alternatives.	To predict the significant environmental effects of the plan or programme and alternatives.
Evaluating the effects of the plan or programme, including alternatives	To evaluate the predicted effects of the plan or programme and its alternatives and assist in the refinement of the plan or programme.
Mitigating adverse effects	To ensure that adverse effects are identified and potential mitigation measures are considered.
Proposing measures to monitor the environmental effects of plan or programme implementation	To detail the means by which the environmental performance of the plan or programme can be assessed.
Stage C: Preparing the Environmental Report	
Preparing the Environmental Report	To present the predicted environmental effects of the plan or programme, including alternatives, in a form suitable for public consultation and use by decision-makers.
Stage D: Consulting on the draft plan or programme and the Environmental Report	
Consulting the public and Consultation Bodies on the draft plan or programme and the Environmental Report	To give the public and the Consultation Bodies an opportunity to express their opinions on the findings of the Environmental Report and to use it as a reference point in commenting on the plan or programme. To gather more information through the opinions and concerns of the public.
Assessing significant changes	To ensure that the environmental implications of any significant changes to the draft plan or programme at this stage are assessed and taken into account.
Making decisions and providing information	To provide information on how the Environmental Report and consultees' opinions were taken into account in deciding the final form of the plan or programme to be adopted.
Stage E: Monitoring the significant effects of implementing the plan or programme on the environment	
Developing aims and methods for monitoring	To track the environmental effects of the plan or programme to show whether they are as predicted; to help identify adverse effects.
Responding to adverse effects	To prepare for appropriate responses where adverse effects are identified.

Source: *Practical Guide to the SEA Directive Fig 5 Office of the Deputy Prime Minister 2005.*

2.16. SA and SEA are required by separate legislation; however, as there are many cross-overs between the two processes, it is common that they are undertaken together. This approach has been taken for the North Norfolk Local Plan and reference to the SA incorporates the SEA requirements.

Table 2 - Checklist to show how the requirements on the SEA Directive have been met

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 SEA Directive's Requirements	Where addressed
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Details found within Chapter 6 and within Appendix A of the Interim Sustainability Appraisal Scoping Report (2019) and within Chapter 3 of the Interim Sustainability Appraisal (2019), and updated Sustainability Appraisal report, 2022
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	An overview of the baseline data can be found in Chapter 6 of the Interim Sustainability Appraisal Scoping Report (2019).
c) The environmental characteristics of areas likely to be significantly affected;	An overview of the baseline data can be found in Chapter 6 of the Interim Sustainability Appraisal Scoping Report (2019), Chapter 4 of the Interim Sustainability Appraisal (2019) and an updated summary contained in chapter 4 of this Sustainability Appraisal Report
d) Any existing environmental problems which are relevant to the plan 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;	An overview of the baseline data including sustainability issues and problems can be found in Chapter 6 of the Interim Sustainability Appraisal Scoping Report (2019) and within Chapters 4 and 5 of the Interim Sustainability Appraisal (2019) and updates in this report.
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;	Details found within Chapter 6 and within Appendix A of the Interim Sustainability Appraisal Scoping Report (2019) and within Chapter 3 of the Interim Sustainability Appraisal (2019) and this report
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, the cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	An overview of the baseline data can be found in Chapter 6 of the Interim Sustainability Appraisal Scoping Report (2019) and within Chapters 4 of this report Chapters 7,9 and 10 and appendices B and C set out the appraisal of policies and proposals
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;	Details found within Chapters 10 and 11 and Appendix B of the Sustainability Appraisal report

h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Details found within Chapter 8 of the Sustainability Appraisal report
i) a description of measures envisaged concerning monitoring in accordance with Article 10;	Details found within Chapter 12 of the Sustainability Appraisal report
j) a non-technical summary of the information provided under the above headings.	Found within the Sustainability Appraisal report

Source: *Practical Guide to the SEA Directive Fig 1 Office of the Deputy Prime Minister 2005.*

3. Review of Relevant Plans, Programmes & Environmental Objectives

- 3.1. A review of Relevant Plans, Programmes and Environmental Objectives provides context and the starting point for preparing a Sustainability Appraisal. A key consideration when seeking to establish the appropriate scope of an SA, involves reviewing the sustainability context in which the Local Plan is being prepared. This is also required by the SEA (see requirements a) and e) within Table 2). This context is set out within other relevant international, national, regional, county and local level strategies, plans and programmes and sustainability objectives which may contain objectives and policy requirements that need to be addressed by the Local Plan. Such a review was carried out at the Draft SA Scoping Report stage and has since been reviewed and updated to include more recent and relevant publications where required and republished as an Interim Scoping Report to accompany this interim Sustainability Assessment report
- 3.2. A list of the documents reviewed is listed below. A brief summary, the main relevant key objectives, key topic area/s and key implications for the Local Plan to consider is outlined in Appendix A of the Interim Sustainability Appraisal Scoping Report (2019).

Relevant Policies, Plans & Programmes and Sustainability Objectives

Applicable to all Topics:

- National Planning Policy Framework (NPPF) (2012, 2019, 2021)
- Planning Practice Guidance (2014 and updated as needed)
- Norfolk Strategic Planning Framework (2018, 2021)
- NNDC Corporate Plan (various)
- NNDC Annual Action Plan

Land, Soil & Water Resources

- Directive 2001/42/EC Strategic Environmental Assessment (SEA) (2001)
- The United Nations Conference on Environment and Development (UNCED) (Rio Earth Summit) (1992)
- 2008/98/EC EU Framework Directive on Waste (2008)
- Water Framework Directive 2000/60/EC (2002)
- Safeguarding our Soils – A Strategy for England
- Waste Management Plan for England (2013)
- National Planning Policy for Waste (2014)
- Securing the Future Delivering UK Sustainable Development Strategy (2005)
- Water Resources Management Plan (2015, 2019)
- Water Stressed Areas- Final Classification (2013)
- Norfolk Minerals and Waste Development Framework Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 (2011)
- Minerals Site Specific Allocations Development Plan Document (DPD) (2013)
- Waste Site Specific Allocations Development Plan Document (DPD) (2013)

Climate Change, Energy, Air Quality and Pollution

- Directive 2001/42/EC Strategic Environmental Assessment (SEA) (2001)
- Water Framework Directive 2000/60/EC (2002)
- Flood Directive 2007/60/EC (2007)
- Kyoto Protocol to the UN Convention on Climate Change (1992)
- Renewable Directive EU Directive 2009/28/EC (2009)
- Directive 2008/50/EC on ambient air quality and cleaner air for Europe (2008)
- EU Bathing Water Directive 2006/7/EC (2006)
- Securing the Future Delivering UK Sustainable Development Strategy (2005)
- Climate Change Act (2008)
- UK Renewable Energy Roadmap: 2011 (2011)
- Air Quality Strategy for England, Wales, Scotland and Northern Ireland (2007)
- The Air Quality Standards Regulations 2010
- Energy Act 2011 (2011)
- Water Framework Directive 2000/60/EC (2002)
- Safeguarding our Soils – A Strategy for England (2011)
- Flood Risk Regulations 2009 (2009)
- Flood and Water Management Act 2010 (2010)
- Future water: The government's water strategy for England (2011)
- Environment Act 1995 (1995)
- Environmental Protection Act 1990 (1990)
- Meeting the energy challenge: a White Paper on energy (2007)
- The Road to Zero (2018)
- Automated and Electric Vehicles Act (2018)
- The Clean Growth Strategy (2017)
- Clean Air Strategy 2019 (2019)
- North Norfolk Abstraction Licensing Strategy (2013)
- Broadland Abstraction Licensing Strategy (2013)
- Wild Anglia Manifesto (201?)
- Catchment flood Management Plan (2009)
- A Green Future: Our 25 Year Plan to Improve the Environment (2018)
- Norfolk Strategic Planning Framework (2018,2021)
- Broadland Rivers Catchment Flood Management Plan (2009)
- Tomorrow's Norfolk, Today's Challenge. A Climate Change Strategy for Norfolk (n.d.)
- Norfolk Local Flood Risk Management Strategy- Post Consultation Final Draft v.13.1 (2015)
- SMP 5 Hunstanton to Kelling Hard Shoreline Management Plan (2010)
- SMP 6 Kelling Hard to Lowestoft Shoreline Management Plan (2012)
- North Norfolk District Council Contaminated Land Strategy (2015)
- North Norfolk Landscape Sensitivity Assessment SPD (2021)
- Strategic Flood Risk Assessment (2008 and 2017)

Biodiversity, Fauna, Flora & Geodiversity

- Directive 2001/42/EC Strategic Environmental Assessment (SEA) (2001)

- The Convention on Biological Diversity (1992)
- Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention)(1979)
- EU Biodiversity Strategy (various)
- Convention on Wetlands of International Importance especially as Waterfowl Habitat (The Ramsar Convention) (1971)
- Directive 2009/147/EC on the conservation of wild birds (2009)
- 'The Habitats Directive' EC Council Directive 92/43/EEC, on the Conservation of Natural Habitats and of Wild Fauna and Flora (1992)
- The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention) (1979)
- Securing the Future Delivering UK Sustainable Development Strategy (2005)
- The Natural Choice: Securing the Value of Nature (2011)
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)
- Wildlife and Countryside Act (1981) (As Amended)
- The Countryside and Rights of Way Act 2000 (2000)
- Natural Environment and Rural Communities Act (2006)
- The Conservation of Habitats and Species Regulations (2010) (As Amended)
- The 'UK Post-2010 Biodiversity Framework' (2012)
- Working with the Grain of Nature - A Biodiversity Strategy for England (2011)
- Conserving Biodiversity- A UK Approach (2011)
- 50 Year Vision for Wetlands (2008)
- UKGAP Action Plan (being prepared)
- ODPM Circular 06/2005 – Biodiversity and geological conservation – statutory obligations and their impact within the planning system (2005)
- Statutory Instrument 2017 No. 1012 Wildlife Countryside The Conservation of Habitats and Species Regulations (2017)
- National Pollinator Strategy: for Bees and other Pollinators in England (2014)
- Realising the Benefits of Trees, Woods and Forests in the East of England (2011)
- Wild Anglia Manifesto (N.d)
- Norfolk Strategic Planning Framework (2018,2021)
- Habitat and Species Action Plans (N.d)
- Norfolk's Earth Heritage & Norfolk Geodiversity Action Plan (GAP) (being prepared)
- Making Space for Wildlife and People. Creating an Ecological Network for Norfolk (2005)
- Biodiversity Supplementary Planning Guidance for Norfolk (2004)
- Norfolk's Rights of Way Improvement Plan 2007 - 2017 Strategic Review (200?)
- England Coastal Path in the East of England (2014, updated 2016)
- State of North Norfolk Coast, Natural England (2018)

Landscape, Townscape & the Historic Environment

- Directive 2001/42/EC Strategic Environmental Assessment (SEA) (2001)
- European Spatial Development Perspective European Commission (1999)
- European Landscape Convention (2000)
- World Heritage Convention (1972)
- European Convention on the Protection of the Archaeological Heritage (The Valletta Convention) (2011)

- Convention for the Protection of the Architectural Heritage of Europe (1987)
- The Natural Choice: Securing the Value of Nature (2011)
- UK Marine Policy Statement (2011)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979
- Government Forestry Policy Statement (2013)
- The Environmental Assessment of Plans and Programmes Regulations 2004
- Securing the Future Delivering UK Sustainable Development Strategy (2005)
- East of England Marine Plans (2014)
- Realising the Benefits of Trees, Woods and Forests in the East of England (2011)
- Norfolk Strategic Planning Framework (2018,2021)
- AONB Management Plan Strategy 2014-19 & Action Plan 2014-19
- North Norfolk Landscape Character Assessment (Draft Supplementary Planning Document) (2018), final SPD (2021)
- North Norfolk Landscape Sensitivity, SPD 2021 Assessment with particular reference to renewable energy and low carbon development (Draft Supplementary Planning Document) (2018)
- North Norfolk Conservation Area Appraisals (various)
- Site Improvement Plans (SIPs): East of England (various)
- National Character Areas (various)

Healthy & Inclusive Communities

- Directive 2001/42/EC Strategic Environmental Assessment (SEA) (2001)
- Public Health Guidance 8- Promoting and creating built or natural environments that encourage and support physical activity (2008)
- Marmot Review 'Fair Society, Healthy Lives' (2010)
- Healthy Lives, Healthy People: Our Strategy for Public Health in England (2010)
- Healthy Lives, Healthy People: A Call to Action on Obesity in England (2011)
- The Mental Health Strategy for England (2011)
- Towards an Active Nation Strategy 2016-2021
- Lifetime Neighbourhoods (2011)
- Creating the Conditions for Integration (2012)
- Secured by Design (various)
- Physical Activity Needs Assessment (2017)
- Norfolk Strategic Planning Framework (2018,2021)
- Norfolk Rural Development Strategy 2013-2020
- Strategic Housing Market Assessment (2017)
- Health and Wellbeing Strategy 2014-2017
- Tackling Obesity - A Health Needs Assessment for Norfolk (2015)
- Police and Crime Plan for Norfolk 2014-2016 (2015 (refresh))
- North Norfolk District Indoor Leisure Facilities (2015)
- Norfolk's Rights of Way Improvement Plan 2007 – 2017/2019 - 2029
- England Coastal Path in the East of England (2014, updated 2016)

Housing

- Directive 2001/42/EC Strategic Environmental Assessment (SEA) (2001)
- Laying The Foundations: A Housing Strategy for England (2011)
- Planning Policy for Traveller Sites (2015)
- Housing and Planning Bill (2015-16)
- Norfolk Strategic Planning Framework (2018)
- Norfolk Rural Development Strategy (2013)
- Strategic Housing Market Assessment (2017)
- Affordable Housing
- Homelessness Strategy (2015)
- Housing Allocation Scheme (Your Choice Your Home)
- Housing Strategy 2012-2015 (2012), (2021-2025)
- Housing Strategy Action Plan
- Norfolk Caravan and Houseboats Needs Assessment (2017)

Economic Activity & Education

- Directive 2001/42/EC Strategic Environmental Assessment (SEA) (2001)
- Plan for Growth (2011)
- Policy Statement- Planning for Schools (2011)
- Local Growth: Realising Every Place's Potential (2010)
- Government Tourism Policy (2011)
- A Strategy for Sustainable Growth (2010)
- Building our Industrial Strategy Green Paper (2017)
- Industrial Strategy: building a Britain fit for the future: White Paper (2017)
- New Anglia Strategic Economic Plan
- Norfolk Strategic Planning Framework (2018,2021)
- Business Growth and Investment Opportunities Study (2015)
- Growth Sites Delivery Strategy, (2021)
- North Norfolk Retail and Main Town Centre Uses Study (2017)
- Economic Impacts of Tourism (2017, 2021)

Infrastructure & Accessibility

- Directive 2001/42/EC Strategic Environmental Assessment (SEA) (2001)
- The United Nations Conference on Environment and Development (UNCED) (Rio Earth Summit) (1992)
- Directive on the Promotion of Biofuels and other Renewable Fuels for Transport 2003/30/EC (2003)
- Securing the Future delivering UK Sustainable Development Strategy (2005)
- Creating growth, cutting carbon: making sustainable local transport happen (2011)
- The Future of Transport: A Network for 2030 (2004)
- Delivering a Sustainable Railway (2007)
- Towards a Sustainable Transport System (2007) & Delivering a Sustainable Transport System (2008)
- Delivering Sustainable Low Carbon travel: An Essential Guide for Local Authorities (2009)
- Manual for Streets (2007)
- Manual for Streets 2. Wider Application of the Principles (2010)

- Making the Connection: the Plug-in Vehicle Infrastructure Strategy (2011)
- Transport Investment Strategy; Moving Britain Forward (2017)
- Broadband Delivery UK, 2013 (latest update 2015)
- Future Telecoms Infrastructure Review, 2018
- UK Digital Strategy
- New Anglia Strategic Economic Plan
- Norfolk Strategic Planning Framework (2018,2021)
- Norfolk Rural Development Strategy 2013-2020 (2013)
- Connecting Norfolk Implementation Plan for 2015-2021 (2015) & Connecting Norfolk
- Norfolk's Transport Plan for 2026 (2011)
- Norfolk Infrastructure Plan (2015)
- Norfolk Strategic Infrastructure Delivery Pan 2020,2021
- Parking Standards for Norfolk (2007)
- North Norfolk District Indoor Leisure Facilities (2015)

4. Base Line Information

Existing & Predicted Baseline

- 4.1. Baseline information helps to provide an understanding of the existing and predicted economic, social and environmental baseline. It also helps to identify any particular sustainability issues, emerging trends and problems. The collation of social, environmental and economic information acts as a starting point from which to predict and monitor any effects that a policy or proposal may have. The SEA requires consideration of baseline information (see requirements b, c and d) within Table 2. Base line information has been collected throughout the production of the Local Plan. A scoping report was first published in September 2016 and the base line indicators and data were updated in the Interim scoping report May 2019 along with a precis included in the Interim Sustainability Appraisal Report, May 2019.
- 4.2. Below, is an updated summary based on the 2019 base line data containing relevant updates to the key indicators.

Overview: Portrait of North Norfolk

- 4.3. The North Norfolk District is a large rural area of some 87,040 hectares (excluding the Broads Authority Area) situated on the northern periphery of the East of England region. In 2011, the District had a resident population of 101,499 (ONS, 2012a). In 2016, at the start of the 20 year period covered by this Plan, North Norfolk had a reported resident population of 103,587 and was predicted to have a population of 112,078 by 2036⁴). The population is projected to age so that by the end of the plan period 40% of the Districts population will be over 65 years old with a diminishing proportion of the total population remaining economically active.
- 4.4. The District has 43 miles of North Sea coastline between Holkham in the west and Horsey in the south-east. The vast majority of this is very attractive and parts of the coast and surrounding rural landscapes are nationally recognised in the designation of the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the North Norfolk Heritage and Undeveloped Coast. The east of the District surrounds and provides a gateway to the Norfolk Broads, a unique area of internationally recognised wetlands. North Norfolk is also important for its biodiversity and areas of nature conservation interest and a number of significant areas are designated as European sites. In particular, the North Norfolk Coast stretching from Weybourne in the east, westwards along to the boundary with the Borough Council of Kings Lynn and West Norfolk in the west is of international importance for wildlife habitats.
- 4.5. Much of North Norfolk is rural and agriculture represents the dominant land-use. The District has a generally dispersed settlement pattern of towns, villages and hamlets. The majority of the population live in the main settlements of Cromer, Fakenham, Holt, North Walsham, Sheringham, Stalham and Wells-next-the-Sea along with Hoveton and a further two large villages; Briston / Melton Constable, and Mundesley.

⁴ ONS 2016

These settlements are distributed more or less evenly across the District, and accommodate just over half of the population. The remainder live in the large number of smaller villages, hamlets and scattered dwellings which are dispersed throughout the rural area. Overall the District is one of the most rural in lowland England.

- 4.6. North Norfolk has a significantly aging population. Both the 2014 and 2016 based projections show that there will be a significant increase in both numbers and proportion of the population aged over 65. By 2036, the end of the Local Plan period there will be approx. over 45,000 people aged over 65 in North Norfolk, an increase of 11,500. Overall the percentage of people aged over 65 increases from 32% to 39.9% of the Districts population by 2036 (2016 ONS). Conversely collectively population growth from all other age groups increase at a slower rate with the net result that overall proportions of those under 65 are projected to fall from 68% of the total population to 61%, It should also be noted that in some age cohorts the population is predicted to fall by 2036, notably 0-4, 15- 24 and those in age cohorts 45-64.
- 4.7. Recent population projections continue to indicate that this trend is expected to continue. Population changes result primarily from migration as opposed to natural changes (births and deaths); it is recognised that North Norfolk is attractive as a place to retire and there are difficulties in attracting and retaining younger people to the District, particularly as there are no universities and the economy has limited graduate or vocational opportunities.
- 4.8. With regard to health, deprivation and inequality, life expectancies within the District are higher than both the Norfolk and England averages (ONS, 2014b). The proportion of people in the District living in the very highest levels of deprivation is lower than the England average, although the District is ranked high for some deprivation indicators, including the physical and financial accessibility of housing and local services (DCLG, 2015a).
- 4.9. North Norfolk has a high proportion of detached dwellings (44%, (ONS, 2014c)) and a high proportion of second and holiday homes (13.5% recorded as being either second homes, holiday lets or vacant (ONS, 2012f) at the time of the census). There are 55,416 dwellings across North Norfolk (Council tax records 2020). 4476 of these approximately 8.1% of the housing stock are not recorded as a principle residence and are registered as second homes for Council Tax purposes (2020). The percentage varies across the District with higher concentrations in the coastal communities on the North Norfolk Coast where in some larger growth settlements this can be up to 30%. In some of the more rural and remote villages this rises to 38% (Salthouse). Some coastal communities also have a high concentration of holiday accommodation, such as caravan parks and chalets which contribute significantly to the local community and tourism industry of the District. On average 11.6% of dwellings are recorded as second and Holiday Homes across the District (Council tax records and Business rates 2020.).
- 4.10. 70% of residential dwellings are owner occupied across the District, 18% private rented and 12% social rented. 14% of all households are identified as being in fuel poverty which is higher than the East of England average, 8%, and the England average 10% (2015 figures). The statistic remain broadly similar when applied across the private rented sector only.

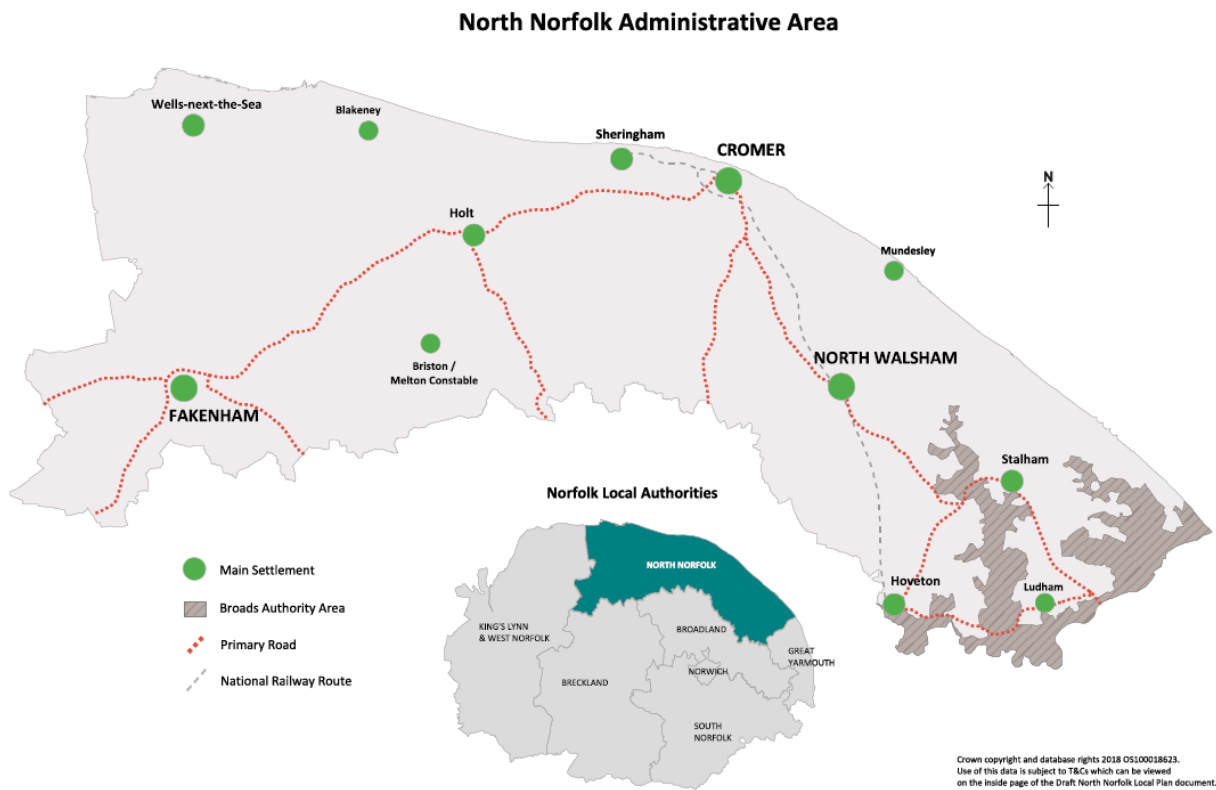


Figure 2 - North Norfolk Administrative Area & Norfolk Local Authorities

4.11. Tourism makes a vital contribution to the economy of the District, with both the natural and the historic environment representing a strong draw for tourists. Much of North Norfolk’s natural environment is protected by internationally, nationally or locally recognised designations for its features, flora, fauna or geodiversity, including the nationally recognised areas of the Norfolk Coast Area of Outstanding Natural Beauty and The Broads. Whilst a global phenomenon, it is recognised that the low-lying District is particularly susceptible to the challenge of climate change, coastal erosion and flood risk. North Norfolk is also a District immensely rich in architectural heritage with 81 conservation areas, over 2,200 listed buildings, 86 Scheduled Monuments, 33 Registered Parks and Gardens, and over 200 buildings subject to Local Listings. North Norfolk’s economy is dominated by its rural nature. The District has a higher proportion of self-employment than the than regional and national averages and a higher proportion of part-time employee jobs than both the East of England and Great Britain. In 2017, Wholesale and Retail Trade; Repair Of Motor Vehicles and Motorcycles, Accommodation and Food Service Activities, Human Health and Social Work Activities and Manufacturing accounted for 59.5% of all employee jobs in North Norfolk (ONS, 2017⁵). The local economy is particularly characterised by the fact that the majority of employees (84%) work in small businesses. Today, significant numbers of employees in the District are engaged in the provision of education, health and social care, public administration, retailing and tourism. In recent years the tourism sector has enjoyed growth and accounts for 30% of all employment through investment in quality accommodation and attractions, and a move to year-round

⁵ Year of publication for not known.

operations capturing short breaks and specialist markets in addition to the traditional summer holiday.

- 4.12. The main local important transport routes are the A148 and A149 east-west and to the south from Cromer, and the A140, A1065 and A1067 to the south. The major rail links are Norwich/Cambridge and Norwich/Ipswich, with Norwich/Sheringham also locally important (ORS, 2016a, p.19).

Land, Soil & Water Resources

Agricultural Land

- 4.13. Most of North Norfolk is in agricultural use which is considered an important resource. North Norfolk contains a significant amount of agricultural land graded as 1, 2 and 3a; the best and most versatile agricultural land. The need to identify land for development and the limited amount of Previously Developed Land (PDL) within the District means that there is pressure for the development of agricultural land. The amount of suitable and available PDL within the District is limited, meaning that, historically, the release of greenfield land has been necessary; this is likely to remain the case for the next plan period.

Year	Dwelling PDL / Total	Percentage PDL
2017/18	81/405	20%
2018/19	66/449	15%
2019/20	49/332	15%
2020/21	57/425	13%

Source: NNDC

Efficient Use of Land

- 4.14. The efficient use of land is about making the best use of this limited resource, including by maximising the amount of development provided on a site (providing it is compatible with the character of the local area). A key measure of efficient land use is development density. In the period 2015/2016, only 33% of housing developments in Principle and Secondary settlements and 23.6% in service villages, coastal villages and elsewhere achieved densities required by the Core Strategy (NNDC, 2016d, p.4). Since the publication of the Draft Sustainability Appraisal Scoping Report: Consultation Version, new data collected indicates that in the periods 2016/2017 and 2017/18, 25% and 41% respectively of housing developments in Principle and Secondary settlements and 16% and 23% respectively in service villages, coastal villages and elsewhere have achieved required densities (NNDC, 2018, p. 5). In the period 2018/2019 - Principle and Secondary settlements 25% with service villages 8% and 2019/2020 - Principle and Secondary settlements accounted for 26% with service villages 16%.

Waste

- 4.15. In terms of waste, 45,469 tonnes of household waste was collected in North Norfolk in 2015/16, of this, 41.82% was recycled, composted and re-used. In 2016/17, 41.87% of a total 42,625 tonnes was recycled, composed and re-used. In 2017/18, 41,682 tonnes of household waste was collected of which 41.65% was recycled, composted, and re-

used. In 2018/19, 41,825 tonnes of household waste was collected of which 39.32% was recycled, composted, and re-used and finally, in 2019/20, 42,860 tonnes of household waste was collected of which 40.84% was recycled, composted, and re-used (DEFRA, 2020).

Water

- 4.16. With the exception of a small area to the District's south-east which is served by the Broads water resources, North Norfolk's water resources are entirely dependent on the North Norfolk Coast Cromer Ridge chalk aquifer.
- 4.17. With average annual rainfall of approximately 71% of the long-term average for England, the Anglian region is the driest in the UK. The region also contains a significant number of internationally important wetland sites and other water dependant habitats. In recognition of the large number of customers and the vulnerability of the natural resources, the Anglian region is designated as an area of serious water stress in the Anglian Water Resources Management Plan, 2015 (Anglian Water, 2015, p.26).
- 4.18. Over the 25-year period between 2015 and 2040, in their Anglian Water Resources Management Plan, 2015, Anglian Water predicted that their supply-demand balance will be adversely affected by a combination of growth, climate change and the reductions in deployable output and that abstraction levels will need to restore abstraction to sustainable levels (Anglian Water, 2015, p.2). According to the Anglian Water Resources Management Plan, 2015, in 2012/13, the vast majority of available water supplies came from groundwater (53%) and reservoirs (40%) (Anglian Water, 2015, p.35). Approximately 30% of delivered supplies were to non-household customers (Anglian Water, 2015, p.41). Non-household demands in the Norfolk Rural, North Norfolk Coast and Hunstanton resource zones are dominated by wholesale, retail trade, food, accommodation and other services (Anglian Water, 2015, p.42).
- 4.19. Since the publication of the Draft Sustainability Appraisal Scoping Report: Consultation Version, Anglian Water have published a draft Water Resources Management Plan 2019. The plan states that the supply-demand balance is under significant pressure from population growth, climate change, sustainability reductions and the need to increase resilience to severe drought. Within the region the total impact to the supply-demand balance is 290 MI/d by 2045. This is equivalent to more than 1/4 of the average daily distribution input in 2017/18. As a result in a baseline supply-demand balance from a total regional surplus of 144 MI/d in 2020, to a total regional deficit of -32 MI/d by 2025 and -146 MI/d by 2045 (Anglian Water, 2019, p.5). Water source abstraction is from a combination of groundwater and surface water surfaces and is split 50:50, between ground water and surface water sources, where storage and catchment reservoirs are outside Norfolk. Overall, total demand (household and non-household) is projected to increase by 109 MI/d from 1,131 MI/d to 1,240 MI/d between the base year (2017-18) and 2045. Non-household demand is projected to decrease slightly over the same period, from 275 MI/d to 273 MI/d. (Anglian Water, 2019, p.27).

4.20. In addition to considering capacity to provide water, it is important to also consider sewage networks, water recycling centres and receiving water courses. There are known network capacity issues in some North Norfolk catchments such as Horning and Fakenham. In September 2018 Anglian Water published their Water Recycling Long Term Plan. This sets out the investment needed over the next 25-years to balance the supply and demand for water recycling services. The plan considers risk from growth, climate change, severe drought, and customer behaviours. It promotes sustainable solutions for maintaining reliable and affordable levels of service, and facilitates working in partnership to mitigate flood risk. Through AMP7 2020-2025 AW proposed £5.291 million investment to provide additional flow capacity at Horning Knackers Wood WRC. A further £0568m investment is proposed at Fakenham to increase process capacity and AW have confirmed that based on the local Plan trajectory they consider enough headroom based on the existing permit up until 2032.

Climate Change, Energy, Air Quality and Pollution

Climate Change

4.21. Climate change is one of the greatest global environmental threats. The full impacts of climate change are largely unknown. Since the publication of the Draft SA Scoping Report: Consultation Version (2016), UKCP18 National Climate Projections have reported that there is a greater chance of warmer, wetter winters and hotter, drier summers. In terms of future UK temperatures, all areas of the UK are projected to experience warming, with warming being greater in the summer than the winter. Future rise depends on the amount of greenhouse gases the world emits. In terms of future UK precipitation, winter precipitation is expected to increase significantly and summer rainfall is expected to decrease significantly. Sea-level rise will occur for all emission scenarios and at all locations around the UK, with the increase generally being greater in the south than in the north (Department for Environment, Food & Rural Affairs, Department for Business, Energy & Industrial Strategy, Met Office Hadley Centre and the Environment Agency, 2018 p. 3, 4, 7, 10 and 11).

4.22. Much of North Norfolk (particularly the coastline and inland areas to the east of the District) is low-lying and contains many internationally and nationally recognised habitats, making it particularly vulnerable to climate change, flooding and coastal erosion. Flooding can occur as a result of high river flows and high sea levels and the risk of flooding will increase with sea level rises, more intense rainfall and other changes predicted as a consequence of climate change. The impact of flooding can be widespread, affecting both communities, wildlife and biodiversity within the Norfolk Broads, where the fresh water habitats can be affected by saline intrusion. In the Norfolk Broads Flood alleviation and management are part of the issues addressed by the Broads Authority where it is recognised that there is a need for constant flood management, including the recognition that flood defences need to be maintained as part of a holistic view.

4.23. A Level 1 Strategic Flood Risk Assessment was produced in 2017 and appraised flood risk from tidal, fluvial, surface water, and groundwater sources, taking into account updated coastal modelling including the 2017 Anglian Coast modelling outputs, sea

defences fluvial hydraulic modelling historical events and incorporated climate change allowances as agreed with the Environment Agency. The study identifies that flooding in North Norfolk is predominantly a combination of fluvial and tidal flooding particularly in the Broads river system that lies to the east and south of the District. Significant rivers and their tributaries within the District that contribute towards flood risk include (but are not limited to) the: River Wensum, River Bure, River Stiffkey, River Glaven, the River Ant and River Thurne. Tidal flooding, however, remains the most significant hazard in the District. Many of the fluvial watercourses have quite narrow and confined floodplains in North Norfolk District. As such, the impacts of climate change are not shown to increase flood extents significantly along fluvial watercourses. Whilst flood extents may not increase significantly, climate change has the potential to increase flood levels, depths, velocities and hazard to people.

- 4.24. North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft silts, clays, sand and gravel and other material that is susceptible to erosion, which means that many coastal communities continue to be affected by coastal erosion. With 43 miles of North Sea coastline, coastal change will continue to play a significant role in defining the District's character. Further coastal change is predicted to occur during the next Local Plan period with climate change and its effect on sea levels and storminess playing a significant part in shaping the future of the District. In April 2019, recognising that there was a need for urgent progress towards making future development more sustainable, the Council declared a climate emergency and set out its Environmental Charter and action plan over the summer of 2021.

Energy

- 4.25. Carbon dioxide (CO₂) is recognised as the main greenhouse gas, accounting for about 82% of the UK greenhouse gas emissions in 2014 (DECC, 2016, p.4). Energy consumption and the subsequent release of greenhouse gases is one of the main causes of climate change. In 2014, the District's CO₂ emissions stood at 732 kt, of which 16%, 14% and 16% originated from three sectors; industry and commercial electricity, domestic electricity and road transport (minor roads) respectively (Defra & DECC via naei.defra.gov.uk, 2016). Figure 3 shows North Norfolk's total CO₂ emissions since 2008, split by sector.

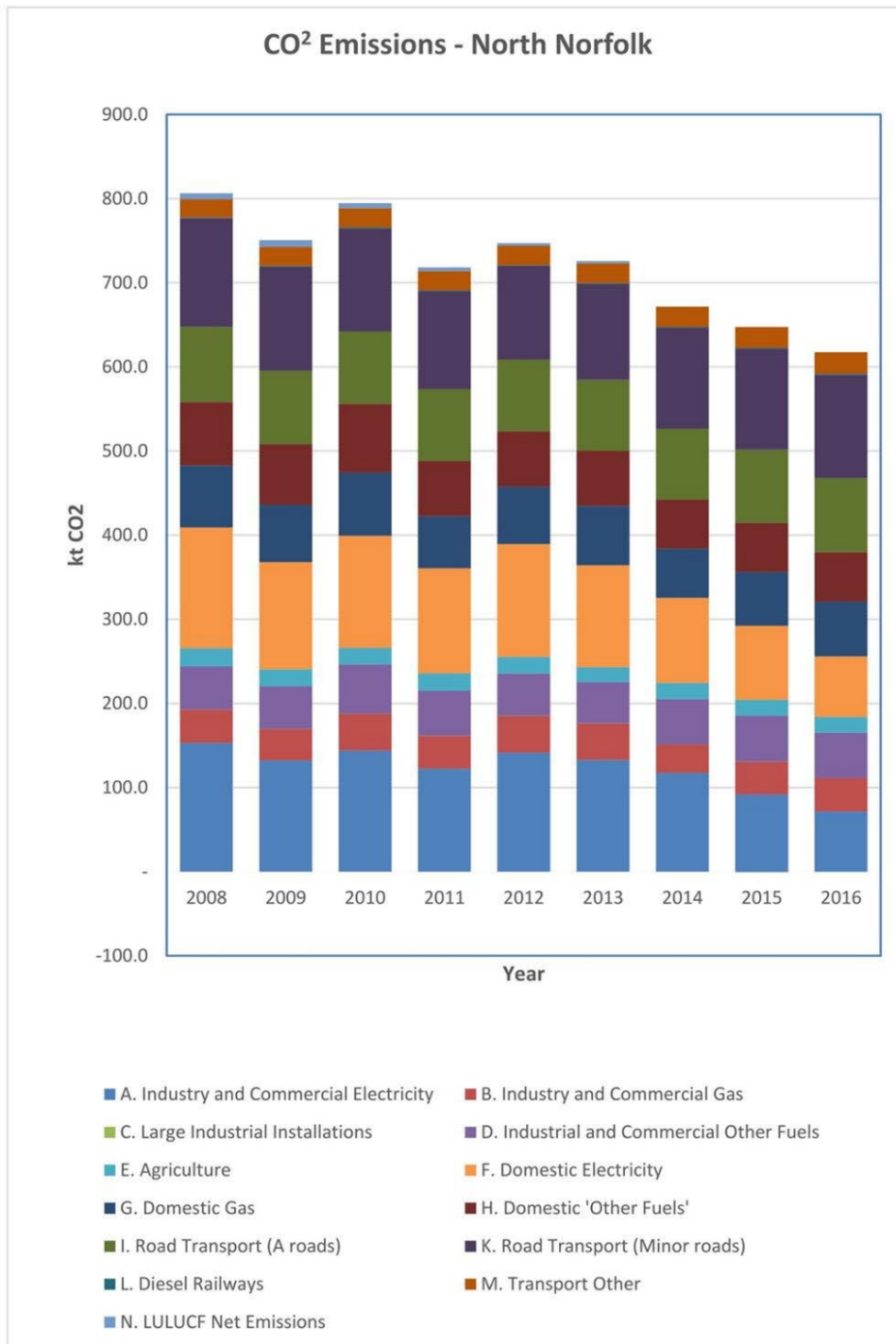


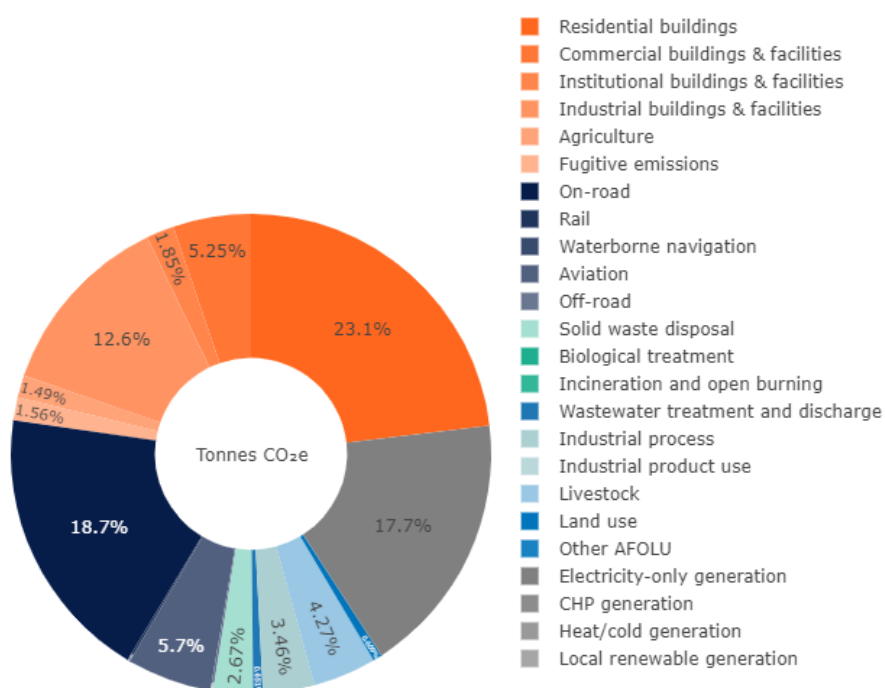
Figure 3 - North Norfolk CO2 emissions estimates (kt) (Graph produced using data from Department for Business, Energy & Industrial Strategy, 2018)

4.26. At the time of the Draft SA Scoping Report: Consultation Version (2016), whilst the District had one of the lowest overall emission amounts in the County for 2014, the per capita emissions for some categories were particularly high; per capita domestic CO2 emissions were amongst the highest in Great Britain (>2.350), as were per capita Land Use, Land Use Change and Forestry CO2 emissions (>0.119) and per capita transport CO2 emissions sit within the second highest category (2.187-2.924) (DECC, 2015, p. 32, 34 & 35). Taken together, Map 9 showed the per capita CO2 amounts per capita in 2013, which puts Norfolk per capita emissions within the highest 40% of all Local Authorities in Great Britain. Since the publication of the Draft Sustainability

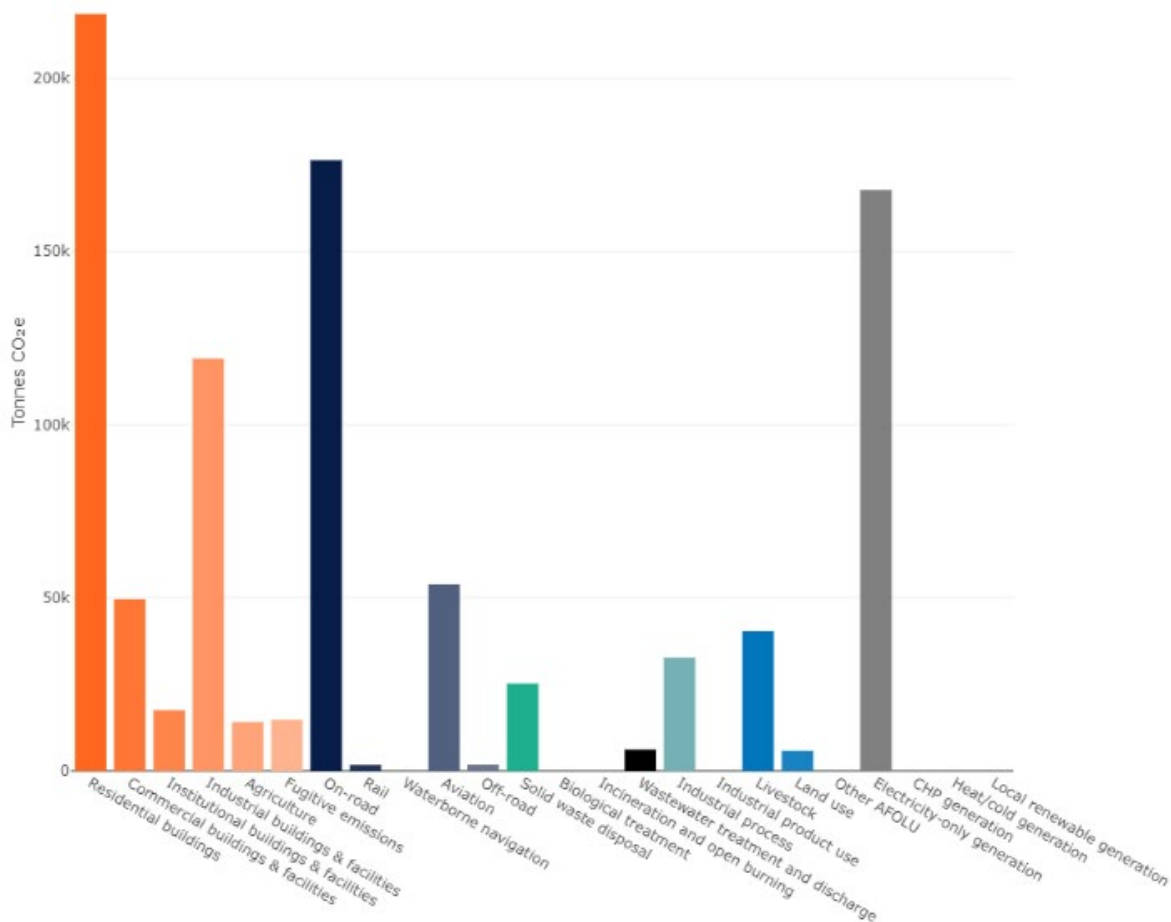
Appraisal Scoping Report: Consultation Version, the Local Authority Carbon Dioxide Emissions Estimates 2016 have been released. The data indicates that in North Norfolk the CO2 emissions per capita are 5.9 tonnes (see Map 10), Domestic emissions of CO2 per capita >1.8 (one of the highest in the country), Industry and commercial emissions CO2 per capita 1.8-2.4 tonnes, Transport emissions CO2 per capita, 2.2-2.9 tonnes; and for Land Use, Land Use and Forestry emissions CO2 per capita, -0.02 to -0.002 tonnes per capita. (BEIS 2018, P.29-33).

4.27. Further work has since been undertaken by the District Council on base line greenhouse gas emissions.

Subsector inventory summary for North Norfolk with Total



Subsector inventory summary for North Norfolk with Total



Source ([SCATTER \(scattercities.com\)](https://scattercities.com)) and uses data from here: [GHG Protocol for Cities | Greenhouse Gas Protocol](https://ghgprotocol.org/)

4.28. Coupled with the character and historical nature of much of the housing stock North Norfolk’s greenhouse gas emissions are dominated by transport sector with road, (18.7%) and rail transport (5.7%) combined accounting for approximately 24.4% of CO₂ emissions in the District (the most prominent greenhouse gas). This is closely followed by emissions from the residential sector which account for 23.1%, (SCATTER (scattercities.com)). In comparison, nationally in 2019, the transport sector is estimated to be responsible for 27% of greenhouse gas emissions, almost entirely through carbon CO₂ emissions with the main source being petrol and diesel road transport generated in particular from passenger cars, 21% from energy supply, 17 from business and 15% from the residential sector⁶.

⁶ 2019 UK Greenhouse Gas Emissions, Final figures 2.2.2021 National statistics, Dept Business, Energy & Industrial Strategy https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/957887/2019_Final_greenhouse_gas_emissions_statistical_release.pdf

Air Quality

4.29. Due to its location and rural nature, industry in the District is generally small scale. The main population within North Norfolk is located around the market towns of Wells-Next-The-Sea, Fakenham, Holt, Sheringham, Cromer, North Walsham, and Stalham. The population varies significantly between the summer and winter due to varying levels of tourism; a sector which makes a vital contribution to the economy of the District. North Norfolk does not suffer from significant air quality impacts; previous NO₂ monitoring undertaken between 1997 and 2013 in local urban towns successfully demonstrated that Nitrogen dioxide levels were well below the national objective. Particulate matter (PM) was not previously deemed to be a problem due to the absence of locations that meet the emission scenarios publicised in technical guidance. Data collected from the latest period April 2016 until Dec 2016 continues to indicate that levels of Nitrogen Dioxide have been consistent with those areas that were previously monitored before 2011/12. Annual average concentrations of Nitrogen Dioxide in the latest period did not exceed the national objective. The only exception to this was a single peak in September at one site in Hoveton, however, this was only a single month and the concentration gradually declined into the winter period. Air quality levels are kept under review. (North Norfolk District Council, 2017a, p.i). The annual average concentration of Nitrogen Dioxide, in North Norfolk, showed a clear reduction in levels from 31.3 µg/m³ in 2019 to 26 µg/m³ in 2020, against the air quality objective of 40µg/m³.

Pollution

- 4.30. **Water:** The Water Framework Directive (WFD) requires that all surface and ground water bodies are restored to good ecological/chemical status through a phased programme to 2027. River Basin Management Plans have been prepared by DEFRA and the EA to help achieve targets set. At the time of the Draft SA Scoping Report: Consultation Version (2016), within the North Norfolk Rivers Catchment, the majority of rivers are currently rated 'moderate' for ecological status or potential and 'good' for chemical status (for surface waters). In the majority of cases, the reason for not achieving good status was identified as being due to agriculture and rural land management (Environment Agency, 2016b). By 2019 5 of 6 water bodies were rated as moderate for ecological status or potential and all 6 were rated good for chemical status (Environment Agency, 2016b and 2019).
- 4.31. The majority of North Norfolk is within an area designated as being at risk from agricultural nitrate pollution (known as Nitrate Vulnerable Zones (NVZ)) (Environment Agency, 2016c). NVZs are areas of land draining into ground or surface waters that are currently high in nitrate (or may become so). There are also a number of Ground Water Protection Zones, defined to protect groundwater sources such as wells, boreholes and springs used for public drinking water supply (as detailed in the 2017 SFRA). The River Bure and Wensum catchments are covered by Surface Water Safeguard Zones. There is currently one Groundwater Safeguard Zone for the Anglian Water public water supply abstraction at Glandford (further safeguard zones may be delineated in the future). These non-statutory zones are a joint initiative between the water companies and the Environment Agency to address pollution issues. Within

their Water Resources Management Plan, 2015, Anglian Water expects water quality deterioration due to diffuse source contamination from agriculture to continue to be an issue going forward. They expect that Nitrate concentrations will continue to rise in many parts of our groundwater system and are unlikely to decline anytime in the next 20 to 50 years (Anglian Water, 2015, p.59). The 2019 Water Resources Management Plan expects that the prediction for more frequent and intense rainfall events will lead to increased nitrate and pesticide run off from fields, lowering the water quality of our regions rivers.

- 4.32. **Noise:** Problems associated with noise tend to arise in residential areas. In 2015, the Council received 274 noise complaints, with the most common complaint relating to barking dogs (Environmental Protection, 2016). From the period 2016/17 to 2020/21, 1364 noise complaints were received, barking dogs complaints attributed to 18%, but Music attracted the most at 20% of all noise complaints. During the year 2020/21, Music attracted the most complaints, followed by barking dogs.
- 4.33. **Light pollution:** North Norfolk is an area where night skies are still relatively dark. Maps on the Campaign to Protection Rural England's (CPRE) website <http://nightblight.cpre.org.uk/show> England's light pollution and dark skies down to local level, allowing a view of those areas within the District where light pollution is the greatest and in contrast, those locations with darker skies.
- 4.34. In terms of complaints, in 2015, the Council received 13 complaints relating to light pollution (Environmental Protection, 2016). In 2018, 18 light pollution complaints were received (Environmental Protection, 2019). In 2020/21, 19 light pollution complaints were received.
- 4.35. **Odour:** As with noise, problems associated with odour tend to arise in residential areas. In 2015, the Council received 74 odour complaints, with the most common complaint relating to bonfire smoke (Environmental Protection, 2016). Whilst potentially not directly comparable, in 2018, the Council received 166 complaints either directly or indirectly related to odour; 45 of these complaints related to bonfires and 48 related to accumulation or deposit (Environmental Protection, 2019).
- 4.36. **Tranquillity:** Maps on the CPRE website show data on tranquillity http://www.cpre.org.uk/resources?q=tranquillity+map&filter_order=date&filter_order_Dir=desc&t%5B%5D=3483, with those red areas having the lowest tranquillity scores and green areas the highest. Expectedly, within North Norfolk, it is the main settlements where tranquillity scores the lowest.
- 4.37. As of May 2016, the District had 2,058 potentially contaminated sites across the District, including 60 historic and current waste landfill sites. The presence of contaminants can be a constraint too, in particular, the sustainable re-use of brownfield land.

Biodiversity, Fauna, Flora & Geodiversity

- 4.38. North Norfolk contains many important and protected sites and priority habitats and species. The 'North Norfolk District State of the Environment Report, 2015 Update'

(Oddy, 2015), provides baseline data using Norfolk Biodiversity Information Service (NBIS) data and information from the Joint Nature Conservation Committee (JNCC) and Natural England websites.

4.39. Table 3 provides a summary of the number and area covered by protected/designated sites within the District.

Table 3 - Number and area covered by protected/designated sites within the District

Feature	Number falling (some partially) within North Norfolk District (2011)	Area covered (2011)	Number falling (some partially) within North Norfolk District (2015)	Area covered (2015)
Special Areas of Conservation	8	6,880ha	8	6,880ha
Special Protection Areas	3	6,880ha	3	6,886ha
Ramsar Site	2	6,864ha	2	6,862ha
Site of Special Scientific Interest	44	8,066ha	44	8,066ha
National Nature Reserves	12	5,491ha	12	5,491ha
Local Nature Reserves	5	28ha	5	28ha
Roadside Nature Reserves	22	Length in excess of 4,300m	25	6,090m in length
County Wildlife Sites	250	3,081ha	255	3,099ha

4.40. Sites of Special Scientific Interest (SSSIs) are the country’s best sites for wildlife and geology, protected under the Wildlife and Countryside Act 1981 (as amended) and designated by Natural England. Many of the SSSIs are also designated as Ramsar sites, SPAs or SACs, National Nature Reserves or local Nature Reserves. The condition of SSSIs are monitored; the majority of SSSIs within North Norfolk are either within a favourable condition, or if they are within an unfavourable condition, they are recovering (Oddy, 2015, p.5).

4.41. The North Norfolk State of the Environment Report (2015 Update) provides statistics on the percentage of CWS in positive conservation management overtime, reporting that in 2010-11 less than 60% of the District’s CWSs were in positive conservation management, but that by 2013-14 this had risen to 71% (Oddy, 2015, p.10-11). As shown in the condition tables reported in the State of the North Norfolk Coast, Natural England 20187 the ecological condition of a number of habitats and species is poor, or likely to decline because of various factors and activities. Recreational

⁷ [State of North Norfolk Coast Natural England 2018](#)

disturbance is highlighted as one of the biggest risks to the environmental condition of the North Norfolk Coast.

4.42. County Geodiversity Sites (CGSs) are designated by the Norfolk Geodiversity Partnership and are sites of important geological features. Norfolk has five designated CGSs, two of which fall within the North Norfolk District; Rising Hill Pit, Letheringsett with Glandford (a disused quarry with good exposures of Pleistocene glacial outwash sands, gravels and till) and Hempton Quarry (partly landfilled former quarry, exposing Pleistocene glacial sediments). In addition, over 280 potential Local CGSs have been identified in Norfolk through an audit commissioned by the Norfolk Geodiversity Partnership (NBIS). Geodiversity Action Plans (GAPs) are used to set out a management framework for geology, geomorphology, soils and water resources; Norfolk Geodiversity Partnership is currently preparing a Norfolk Geodiversity Action Plan (NGAP) (NBIS, 2010-2016).

Species of Conservation Concern

4.43. Within North Norfolk, NBIS data includes 1,400 species of conservation concern, including:

- 289 species on the UKBAP list (UK Biodiversity Action Plans for the most threatened species and habitats to aid recovery);
- 269 Section 41 species (those species identified as requiring action under the UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework);
- 166 species protected by the Wildlife and Countryside Act;
- 217 species on the International Union for the Conservation of Nature (IUCN) Red Data List (including 10 critically endangered);
- 145 species protected by the EC Birds Directive; and
- 49 Red and 120 Amber listed bird species (Oddy, 2015, p.19).

Landscape, Townscape and the Historic Environment

4.44. North Norfolk is considered to be outstanding in a national context for both its geology and its landforms. The District has one of the most complete sequences of late Jurassic to late Cretaceous marine strata in Britain, capped by an extremely important series of Pleistocene pre-glacial inter-glacial and glacial deposits. The legacy of the glaciers still dominate the landscape throughout the District; the gravels, sands, chalk erratics and boulder clays left behind by the retreating ice still determine the natural vegetation patterns. In recognition of the importance of the District's natural beauty, flora, fauna, geological and landscape features, many sites have been designated as having conservational importance. Included in these designations is the Norfolk Coast Area of Outstanding Natural Beauty (AONB), which stretches for 450km², approximately half of which falls within the west of the District. Part of the AONB also includes the coastal marshes of the North Norfolk Heritage Coast area which, whilst not statutorily protected, makes an important contribution to the character and heritage of the area. The east of the District surrounds and provides the gateway to the Broads; an area of internationally recognised wetland.

- 4.45. It is not only the natural environment that makes North Norfolk unique; the District boasts an important historic environment in its stock of Listed Buildings, Conservation Areas and archaeological remains; within North Norfolk, there are over 2,200 listed buildings (95 of which are Grade I, 199 of which are Grade II* and 1,956 of which are Grade II), 86 Scheduled Monuments, 33 Historic Parks and Gardens (17 of which are registered) and 81 designated Conservation Areas. In addition, since 2008, the Council has Locally Listed 190 Buildings in recognition of their local importance to the area, in the main, these buildings have been Locally Listed through conservation area appraisals and management proposal documents. It is important to recognise not only designated heritage assets that contribute to the rich heritage of North Norfolk; but also the wealth of non-designated assets and sites of historic or archaeological importance that contribute to both the District's historic environment and landscape character.
- 4.46. Despite the importance of the historic environment for the District, the most up to date records, on the Internal North Norfolk Buildings at Risk Register, 2019 contains 46 assets deemed to be 'at risk' through neglect and decay (two less than on the Register at the time of the Draft SA Scoping Report: Consultation Version (2016)), or vulnerable to becoming so within the District. Of those at risk, 29 are considered to be risk category C; slow decay; no solution agreed (two less than on the Register at the time of the Draft SA Scoping Report: Consultation Version) (Categories A – F with A being the highest priority for action). Many of those at risk are religious assets. How the District's heritage assets are protected and enhanced is something that the Local Plan will need to consider (NNDC, 2017b).

Healthy & Inclusive Communities

- 4.47. Since the 1970's, the District's population has continually increased from its previously stable population of around 70,000 (NNDC, 1995 cited in NNDC, 2006, p.53), including a 3% increase since 2001 to reach the 101,499 of 2011. This represents a slower rate of growth than both the East of England region (8.5%) and England (7.9%) (ONS, 2001a and ONS, 2012a). The Subnational population projections for England: 2014-based, projected that between 2014 and 2036 the population would increase by over 12% from 103,000 to 116,000 (ONS, 2014d). In 2016, at the start of the 20 year period covered by this Plan and based on the 2016 ONS projections North Norfolk had a reported resident population of 103,587 and was predicted to have a population of 112,078 by 2036, (8.2% increase) . The population is projected to age so that by the end of the plan period 40% of the Districts population will be over 65 years old with a diminishing proportion of the total population remaining economically active.
- 4.48. As reported within the Draft SA Scoping Report: Consultation Version (2016), the age profile of the population departs from county and national averages, with a significant proportion of the population being aged 65 and over.
- 4.49. Both the 2014 and 2016 based projections show that there will be a significant increase in both numbers and proportion of the population aged over 65. By 2036, the

⁸ ONS 2016

end of the Local Plan period there will be approx. over 45,000 people aged over 65 in North Norfolk, an increase of 11,500. Overall the percentage of people aged over 65 increases from 32% to 39.9% of the Districts population by 2036 (2016 ONS). Conversely collectively population growth from all other age groups increase at a slower rate with the net result that overall proportions of those under 65 are projected to fall from 68% of the total population to 61%, It should also be noted that in some age cohorts the population is predicted to fall by 2036, notably 0-4, 15- 24 and those in age cohorts 45-64.

- 4.50. North Norfolk has a mainly White British population, at 96.6%. The largest other ethnic group is White: Other White at 1.7%. Other ethnic groups each make up less than 1% of the population. In comparison, both Norfolk and England have lower percentages of White British residents at 92.5% and 79.8% respectively (ONS, 2012c). The proportion of White British population in the District has seen a 1.2% decrease since the 2001 Census (ONS,2001c).
- 4.51. In 2011, 66% of North Norfolk’s population identified their religion as Christian. This is a decrease of 11.5% since the 2001 Census. Over the same period there has also been an 11.5% increase in the proportion of the District’s population stating that they have no religion. The proportion of other religions including Buddhists, Hindus, Jews, Muslims and Sikhs remained fairly similar between the 2001 and 2011 Census’ (ONS 2012e and ONS 2001d).

Health

- 4.52. Good health, ‘healthy life expectancy at birth’ is fundamental to achieving a good quality of life and is one of the Government’s 12 key headline measures of sustainability (ONS, 2014b).
- 4.53. Life expectancy at birth for the North Norfolk Clinical Commissioning Group (2010-2012) was 80.8 for men and 84.3 for women, of which 65.7 and 67.1 of those years respectively would be expected to be spent free of disability. Life expectancies for the District are higher than both the Norfolk and England averages (80 for men, 83.8 for women and 79.1 for men and 82.9 for women respectively). Disability-free life expectancy in North Norfolk is significantly higher when compared to the England average (ONS, 2014a).The latest data 2018 – 2020 by Public Health England⁹ reports life expectancy for men at 80.6 yrs , Female at 84.8 yrs, Both remain higher that the regional and England averages.
- 4.54. The 2011 Census indicated that 76.7% of North Norfolk residents’ considered themselves to be in either ‘very good’ or ‘good’ health. This is lower than both the Norfolk average (79.3%) and the England average (81.4%) (ONS, 2013a). Once the results are age standardised (European Standard Population (ESP 2013) has been used to calculate the age standardised percentages of self-assessed 'Good' general health; which signify the percent of people who reported good health by adjusting for the effect of age) to allow populations to be compared on an equal footing, however,

⁹ Local Authority Health Profiles: [Local Authority Health Profiles - Data - PHE](#)

North Norfolk comes out higher than both the Norfolk and the National averages (ONS, 2013b).

- 4.55. The proportion of the District's residents who recorded that their day-to-day activities were limited by a long-term health problem or disability is particularly high at 23.3%, compared to 17.64% in England (ONS, 2013c). The Population change for the aged over 65s, 2016 – 2036 in relation to limiting long term illness- activity limited a lot is estimated to change by 49.1%, while those limited a little is estimated to increase by 37%¹⁰. Given the high proportion of older people in the District, the higher proportion of residents' who do not consider themselves to be in very good/good health and the higher proportion of people who have their day-to-day activities affected by long-term health problems or disabilities is not unexpected, although it is recognised that this proportion is likely to increase with the expected growth of older people in the District.
- 4.56. Public Health England has produced a Health Profile for North Norfolk which describes the health of people in North Norfolk as varied compared with the England average. In 2012, the percentage of adults classified as obese was worse than the average for England, as was the rate of self-harm hospital stays. In contrast, the rates of smoking related deaths were better than the average for England, as were estimated levels of smoking, sexually transmitted infections, tuberculosis, drug misuse, early deaths from cardiovascular diseases and early deaths from cancer (Public Health England, 2014). The latest 2018 profile is not fully comparable; the health of people in North Norfolk continues to be described as varied. In terms of child health, in Year 6, 15.9% of children are classified as obese, better than the average for England. In terms of adult health, the estimated levels of adult physical activity are better than the England average, as are rates of sexually transmitted infections and TB, rates of violent crime and early deaths from cardiovascular diseases. The rates of diabetes diagnoses (aged 17+) and dementia diagnoses (aged 65+) are both significantly worse than the England average. Even when statistics indicate that rates are significantly better than the England average, however, there may still be an important public health problem (Public Health England, 2018).
- 4.57. According to an Indoor Leisure Facilities Strategy (Neil Allen Associates, 2015), North Norfolk's rate of adult sports and physical activity participation is virtually unchanged over the period of the Active People surveys 2006-2014; in 2006, some 34% of the District's adult population participated at least once a week, by October 2014 the rate was 35.2% (although it did increase to 37.3% in 2011). The North Norfolk rate of participation is in line with ONS comparator authorities.

Deprivation

- 4.58. The proportion of people living in the very highest levels of deprivation in North Norfolk is lower than the England average. The Index of Multiple Deprivation (IMD) combines information from seven domains (including two supplementary indices) Income, employment, education, skills and training, health and disability, crime,

¹⁰ Source: Data from POPPI- census 2011 based reported in NNDC [Background Paper 7 Housing Constructions Standards May 2018](#)

barriers to housing and services and living environment. Information is also included on two supplementary indices (Income Deprivation Affecting Children Index (IDACI) and Income Deprivation Affecting Older People Index (IDAOPI)), which are sub-sets of the Income Deprivation Domain to produce an overall relative measure of deprivation.

4.59. According to the English Indices of Deprivation (ID) 2015, North Norfolk is ranked between 13 and 319 (the lower the rank, the higher the deprivation) of the 326 local authorities in England, depending on which of the seven domains is assessed (DCLG, 2015a). Figure 4 illustrates the levels of deprivation for each measure. In particular, it illustrates that North Norfolk ranks particularly low on the ‘barriers to housing and services’ domain (13), which measures the physical and financial accessibility of housing and local services. North Norfolk also ranks low on the ‘living environment’ domain (58), which measures the quality of the local environment (both indoors and outdoors) The domain considers two sub-domains: 1) ‘indoors’ which measures poor housing conditions and 2) ‘outdoors’ which measures aspects such as air quality and number of road traffic accidents) and the ‘education, skills and training’ domain (73), which measures the lack of attainment and skills in the local population (DCLG, 2015a). In comparison with the 2019 statistical release¹¹, only two measures show improvement: The living Environment domain increases to 63 and the Barriers to Housing and Services increases to 24. All other domains show a declining position. Income rank 122 employment 99 education 66, health and disability 135, crime 307, IDACI rank 143 and IDAOPI Rank 167.

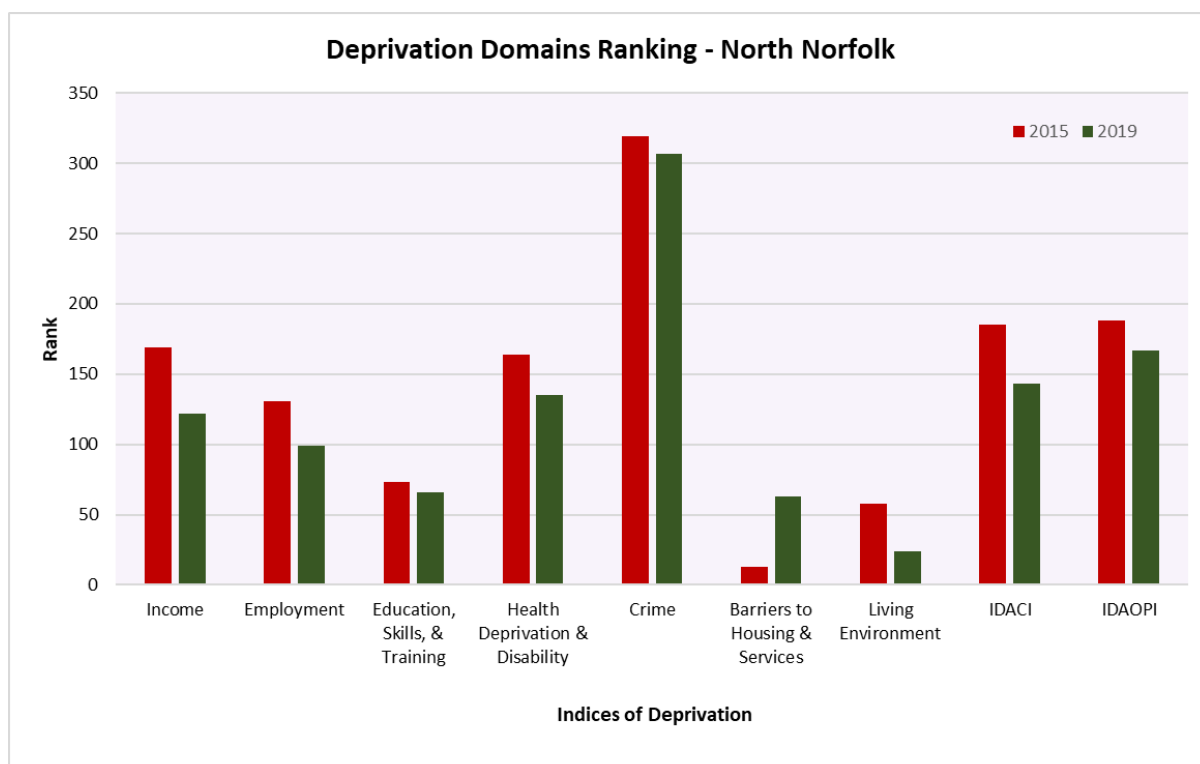
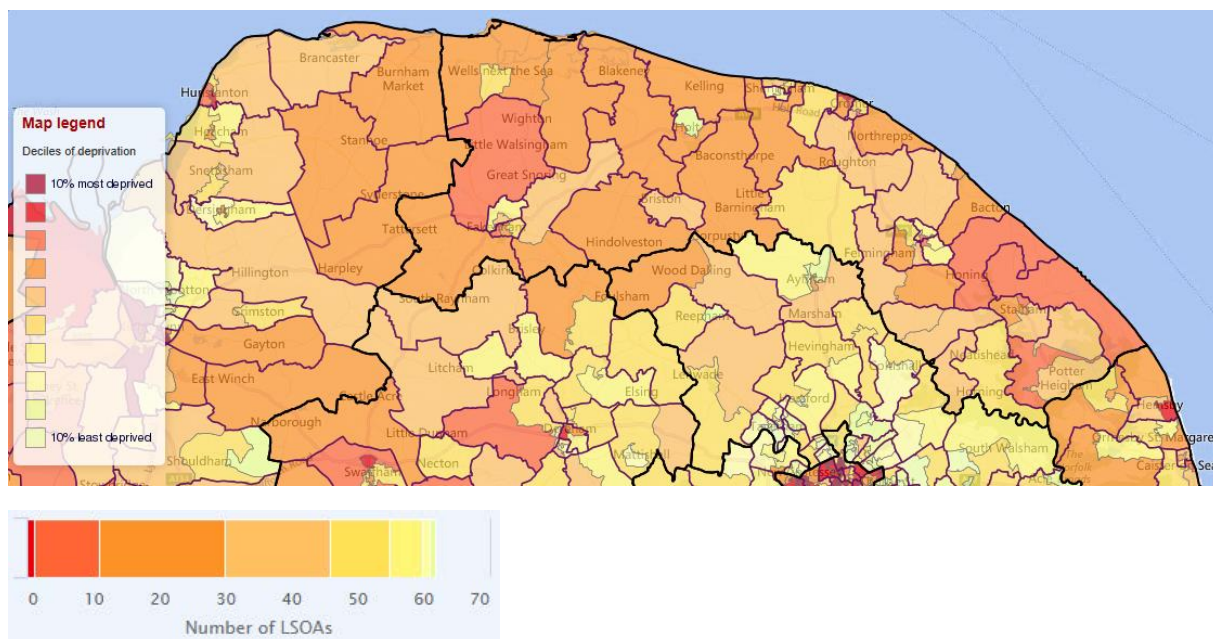


Figure 4 - Levels of Deprivation in North Norfolk

Source IOD Interactive dashboard Local Authority Focus, [MHCLG](#)

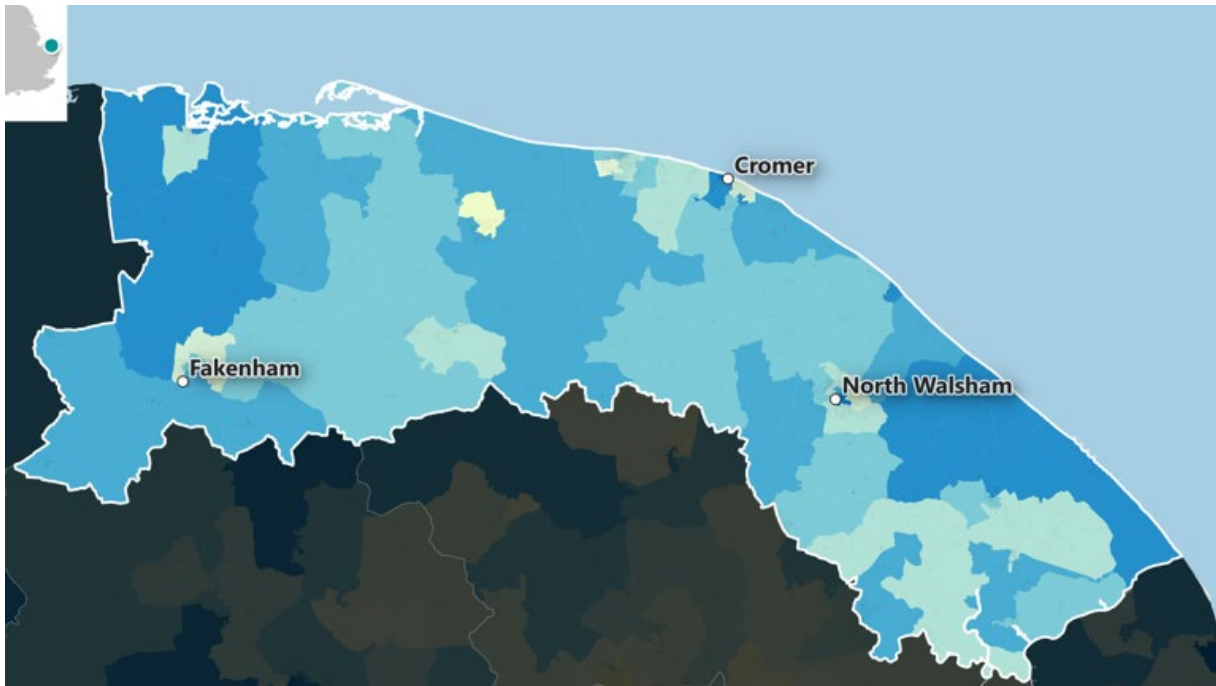
¹¹ [Ministry of Housing & Local Government IoD2019 Interactive Dashboard – Local Authority Focus](#)

4.60. Map 1 splits North Norfolk into 62 segments (Lower Layer Super Output areas (LSOAs)) to allow an understanding on how deprivation is spread out across the District (taking into account all seven domains). In 2015, the District had no LSOAs falling within the most deprived 10% within England and only one within the most deprived 20% in England. 46 of the District's 62 LSOAs are considered to be within the highest 50% of most deprived in England. Relative to other areas, North Norfolk has become more deprived according to the 2010 Index of Multiple Deprivation, when the District had 40 LSOAs within the highest 50% of most deprived in England. The map illustrates that deprivation levels are generally spread fairly evenly out across the District rather than concentrated in smaller pockets.

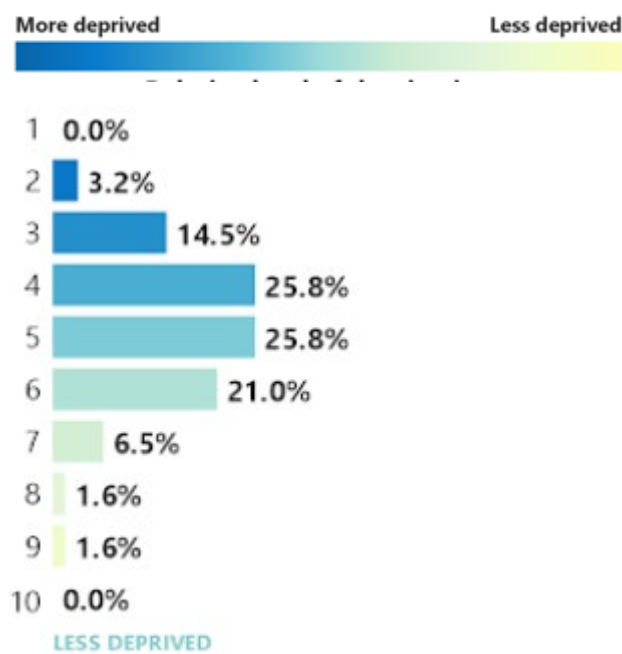


Map 1 - Map of Index of Multiple Deprivation (DCLG, 2015b) and Figure 5 Key to Map of Index of Multiple Deprivation (DCLG, 2015b).

4.61. The 2019 Statistical release. Each colour indicates the deprivation decile of each Lower Layer Super Output Area, LSOA based on the revised national coding. The coloured bar indicates the proportion of LSOAs in each national deprivation decile.



Relative levels of Deprivation



Source [English indices of deprivation 2019: mapping resources - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/collections/english-indices-of-deprivation-2019)

4.62. The Index of Multiple Deprivation (IMD) 2019 for England, ranks North Norfolk District 127th (in terms of rank of average score, out of 317 local authority areas, with 1 as the most deprived area). The IMDs at the Lower Super Output Area (LSOA) level, which are small areas of about 200 dwellings, help to identify pockets of deprivation in communities. A total of 62 LSOAs are in North Norfolk, with no LSOA ranked in the most deprived 10 percent in England.

Crime

4.63. In North Norfolk the overall crime rate for the year ending 2015 was 33.78 crimes per 1,000 people (Police recorded crime, Norfolk Constabulary). This rate was lower than

the average for the Norfolk force area of 52.93 per 1,000 people and lower than the average crime rate across other similar areas in England and Wales (ONS, cited Police UK, 2017). For the year ending 2018, this had increased to 37.00 crimes per 1,000 people (Police recorded crime, Norfolk Constabulary). This rate remained lower than the average for Norfolk of 64.5 per 1,000 people and lower than the average crime rate for England (Norfolk Insight, 2019a).

- 4.64. In the 12 months ending January 2019, the crime type with the highest rate for North Norfolk was 'violence and sexual offences', which accounted for more than a third of recorded crime (Norfolk Insight, 2019a). In the year ending September 2015, this type of crime still accounted for the highest rate, although it accounted for slightly less than a third of recorded crime (ONS, cited Police UK, 2017).
- 4.65. Crime rates are generally higher in the District's largest towns, with North Walsham, Fakenham and Cromer having the most reported crimes for the period Feb 2018 - Jan 2019. Whilst this is just a snapshot in time, it does appear to reflect typical patterns of crime in the District.
- 4.66. Whilst it is difficult to predict future rates of crime, trend data can provide an insight as to how levels of crime may continue and the rates although relatively low are showing an upward trend.
- 4.67. Overall crime levels increased to 49 per 1000 in the year Oct 20-21 (Norfolk Insight) with the highest crime rate remaining that of Violence and sexual offences which were recorded at 30.6/1000. This remains lower than the county average which increased to 70/ 1000 population over the same period.

Housing

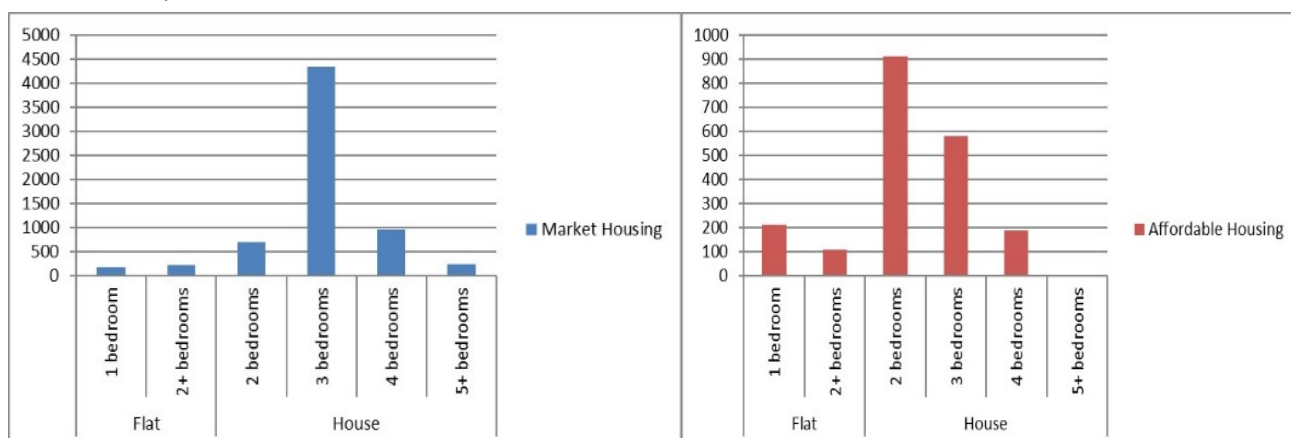
- 4.68. The 2011 Census recorded that North Norfolk residents formed 46,046 households (ONS, 2012f). The 2011 Census also identified the number of residents living in communal establishments as 2,476 (2.4%) (ONS, 2012g) and the number of 'concealed families' as 397 (0.9%) (ONS, 2015) living in North Norfolk.
- 4.69. At the time of the 2011 Census, North Norfolk had 13.5% (7,178) more dwellings than it had households. This 13.5% is derived from those dwellings recorded as being either second homes, holiday lets or vacant. This is particularly high when compared with the rest of Norfolk (7.5%) and England and Wales (4.4%) (ONS, 2012f). Evidence from the Council's own monitoring suggests that a significant proportion of these additional dwellings are second or holiday homes (rather than being vacant); since 2013, the Council has had an emphasis on bringing empty homes back into use, with the NNDC Annual Monitoring Report 2013-2015 recorded 456 dwellings as being long-term vacant¹² (NNDC, 2015a, p.18). By 2017/18, 603 dwellings were classified as being long-term vacant (as of October each year) (NNDC, 2018, P.22). The number of empty homes have decreased from 564 in October 2020 to 477 in October 2021. The reasons for this are likely due, in part, to the market but also the financial impact of the council tax levy. Nevertheless, it is clear that vacant homes would still have accounted for only

¹² Defined as being more than 6 months unoccupied or substantially unfurnished in 2015.

a small proportion of the Census percentage of the 13.5% dwellings identified in this category. The percentage of second and holiday homes is considered to be particularly high owing to the attractiveness of the North Norfolk coast and the Area of Outstanding Natural Beauty, with some of the coastal villages being particular 'hotspots'.

- 4.70. In terms of the number of dwellings in the District, the Council's own completion monitoring indicated that 2595 dwellings were added to the housing stock 2012 - 2018 (NNDC, 2016d, p.9 and NNDC, 2018, p. 10). Since the beginning of the Plan period and between 2016 – 31.3.21 a total of 1988 dwellings have been completed and a further 2392 have permission and or currently being built.
- 4.71. Of the District's households, 70.1% are owner-occupied (with 45.8% being owned outright and 24.3% being owned with a mortgage or loan. This percentage of owned outright households is particularly high, at 15% higher than the England and Wales average. The socially rented and privately rented sectors (including those living rent-free) make up 12.8% and 16.5% respectively of the District's tenure (ONS, 2012h). The District is currently unable to fulfil its housing needs from its existing housing stock; in 2016, there were a total of 2,238 households on the housing waiting list (ORS, 2017, p.59). The current number on the Waiting list is 2626, Source NNDC, October 2021
- 4.72. House prices rose in 2010, dipped in 2011 and mid-2012, but have since risen again. The average value for all property types in North Norfolk as of March 2015 was £198,487 compared to £134,174 between March and April 2015. This is the highest value in Norfolk, reflecting the high level of detached houses and the high demand in the area (Land Registry House Prices Index, 2015 cited in NNDC, 2016c, p.15). By 2017/18, the average value for all property types had risen to £218,940 (NNDC, 2018, p.18). In the year Oct 19 – 2020 this had risen to £299.658 (mean/ arithmetic average) in comparison to the Norfolk average of £256.214, (source Norfolk Insight) In terms of the number of people in households, the trend within the District has remained fairly static since the 2001 Census. The vast majority of households contain either two persons (42.6%) or one person (31.2%) (ORS, 2016b, p.151).
- 4.73. The dwelling stock types have shown little change since the 2001 Census, with a high percentage of dwellings (44%) continuing to be detached. This percentage is significantly higher than both County and England and Wales levels, where only 38.4% and 22.6% respectively are detached (ONS, 2014c).
- 4.74. The 2017 Strategic Housing Market Assessment (SHMA) (2017) identifies the total projected dwellings needed for North Norfolk as being 8,581 between 2015 - 2036 (ORS, 2017, p.95). Over the same period, the updated dwelling need within the Broads Authority Executive Area has been identified as accounting for 70 dwellings over the period 2015 – 2036) (ORS, 2017, p.96).

4.75. The SHMA identified the future need (2015-2036) for market housing and affordable housing of different types and sizes, based on the ORS Housing Model (see figure below).



Figures 6 & 7 - Housing Mix of OAN for Market and Affordable Housing: policy-off, excluding the City Deal
 (Source: ORS Housing Model. Note: Figures may not sum exactly due to arithmetic rounding)
 (Graph produced using data from ORS, 2017, p.101).

4.76. As part of the updating of the evidence base required to inform the emerging Local Plan and through Duty to Cooperate, the Norfolk authorities collectively prepared a Norfolk Caravan and Houseboats Needs Assessment 2017 (RRR Consultancy Ltd). For North Norfolk this concluded that Gypsy and Traveller pitch needs within North Norfolk between 2017-36 is 8 (RRR Consultancy, 2017, p.113).

4.77. Applying the national standard housing needs methodology to the 2016 projections, and using the latest available ,2020, affordability ratio for the District of 9.07,(published 25.03.2021) produces an updated minimum housing requirement for around 480 dwellings per year or 9,600 new homes in the twenty years covered by the Plan.

Economic Activity & Education

4.78. North Norfolk’s seven towns (Cromer, Fakenham, Holt, North Walsham, Sheringham, Stalham and Wells-next-the-Sea) and the large village of Hoveton have been the focus of the majority of development activity for the District, acting as centres for retailing and services to meet the day-to-day needs of its residents and those of the wider area. The Local Plan 2008-2021 planned for approximately 75% of new employment land and 50% of new homes to be located in the Principle Settlements of Cromer, Fakenham, Holt and North Walsham, whilst the Secondary Settlements of Hoveton, Sheringham, Stalham and Well-next-the-Sea would accommodate approximately 25% of employment land and 20% of new homes.

Employment

4.79. North Norfolk’s economy is dominated by its rural nature. The economically active employment rate of the working age population Aged 16 to 64 between October 2014 and September 2015 was 72.3%, which was below both regional and national averages of 80.3% and 77.7% respectively. This increased to 83% for the period between March 2015 and September 2018, and was higher than the regional and

national averages of 81% and 78% respectively. Self-employment in the District was 15%, higher than regional and national averages, both at 11%, for the same period October 2015 to September 2018. Whilst not at variance with the regional or national picture, North Norfolk does have a high proportion of smaller businesses employing fewer than 10 people (88.6%). Further, North Norfolk has a higher proportion of part-time employee jobs than both the East of England and Great Britain (ONS, 201?b). The Economic Activity Rate is recorded as 80.4% in the year Oct 2019 – September 2020 and is 3.9% lower than the Norfolk average of 84.3% and slightly higher than the England average 79.4%. Source: ONS Annual Population Survey 2021 reported in the BE Growth Sites Delivery Strategy NNDC August 2021.

4.80. In respect of wages, the median gross weekly full-time pay for those working in North Norfolk in 2015 was £457.50, however, may be an anomaly as it is one of only three years since 2002 when the wage level for those working in North Norfolk has been higher than the wage level for those living in the District, suggesting that in recent history wage levels are generally higher for those commuting out of the District (ONS, 201?b). By November 2018 - January 2019, the median gross weekly full-time pay for those residing in North Norfolk in 2018 was £487.90. This was £10.80 higher than the comparative wage levels of those working in North Norfolk. (ONS, 201?b).

4.81. In 2020, average weekly pay in North Norfolk was £534.70/ week when measured by place of work and £494.50/week when measured by place of residence. The difference between those figures indicates those commuting out of the District to work are finding significantly higher paid employment than those who work within North Norfolk. Medium annual pay of all workers is recorded as £22,907, and remains below both Norfolk average of £24,318 and the England Average of £26,192. Source Norfolk Insight/ ONS 2021-06.

Area	Gross Median Weekly Pay, £ (Analysis by place of work)	Gross Median Weekly Pay, £ (Analysis by place of residence)
Norfolk	536.3	537.3
North Norfolk	534.7	494.5
England	589.9	589.9

Source: Annual Survey of Hours and Earnings, 2021 reported in the BE Growth Sites Delivery Strategy NNDC Aug 2021

4.82. Between 2008 and 2015, the proportion of those residents claiming the main out-of-work benefits (Job Seekers, ESA and Incapacity Benefits, lone parents and other on income related benefits) has ranged from a high of 11.7% in February 2009 to a low of 7.7% in August 2015. Since May 2013, there has been a general trend for decreasing claimants in the District; these trends appear to correspond fairly closely with regional and national trends (ONS, 201?b). Under Universal Credit, the claimant count showed 1.1% (635 claimants), lower than the comparative figure of 1.9% and 2.6%, regionally and nationally, respectively (ONS, 201?b). This general trend has continued and by November 2016, the proportion claiming the main out-of-work benefits was 7.5% (ONS, 201?b). By September 2020 this had increased to 8.8% and is double the Norfolk and England average of 4.6 and 4.4 %.

4.83. Based on census information and reported in the e Business Growth and Investment Opportunities Study Draft Report V4 (BE Group, 2015), 70.5% of North Norfolk

workers live in the District and 63.3% of employed residents of North Norfolk also work in the District (BE Group, 2015, p.26).

- 4.84. At the time of the Draft SA Scoping Report: Consultation Version (2016), employment in some occupations in North Norfolk varied significantly from the County and National average. In particular, the proportion of North Norfolk residents employed in professional occupations was significantly lower than at both the County and National levels, whilst the proportion of residents employed in Sales and Customer Services was significantly higher than at both County and National levels. In September 2018, those employed in professional occupations and Sales and Customer Service Occupations had increased and decreased respectively, bringing them closer to Norfolk and Great Britain proportions. Those employed in Elementary Occupations has increased and is now noticeably higher than Norfolk and Great Britain proportions.
- 4.85. Whilst it is not possible to directly compare, those industries that were identified as supporting the highest proportion of jobs at the time of the previous 2006 Sustainability Appraisal Scoping Report remain as the key industries today; in 2001, of all jobs, education and health accounted for 20%, manufacturing for 15%, retail for 13% and hotels and catering for 10% (North Norfolk District Council, 2006, p.92). In 2014 and 2017, of all jobs, public admin, education and health together accounted for 24.7% and 26.6% respectively, wholesale and retail, including motor trades for 20.4% and 18.8% respectively, accommodation and food services for 15.6% and 14.1% respectively and manufacturing for 12.1% and 12.5% respectively (ONS, 2017b). In July 2021 the public sector accounted for 11% of all persons employed with the private sector making up 89% of all persons employed. The county figures and England figures are 22.2% / 77.8% and 22.6/77.4% respectively in comparison. In relation to self-employment, the District maintains it's higher than average rates with 13.3 % compared to the average of 10% across Norfolk and 9.6% across England. Source Norfolk Insight/ ONS 2021-06.
- 4.86. North Norfolk experienced net employment growth (Employee jobs excludes self-employed, government-supported trainees and HM Forces and excludes farm-based agriculture) over the 2009 to 2015 period (October 2008 to September 2009 and October 2014 to September 2015), with the accommodation and food services sector benefiting the greatest with a growth of 1,700 employees. However, the construction sector suffered a decline of 400 jobs (ONS, 2017b). By 2017, employee jobs had increased by circa 1,800, although this excluded agriculture (ONS, 2017b).
- 4.87. The East of England Forecasting Model (EEFM) produced by Cambridge Econometrics, produces economic forecasts for local authorities across the Eastern region, using certain assumptions. The forecasts used for the Draft SA Scoping Report (2016) were produced in August 2016. Assumptions made include assuming that the population would increase to 115,600 by 2036, of which 57,700 would account for the working age population. The model forecasted that North Norfolk jobs would grow by 1,900 in the period 2016-2036. The 2017 model forecast the same total growth over the same period, although the 2016 starting point was higher. The Draft SA Scoping Report: Consultation Version (2016) reported that of the industry sectors, the construction and accommodation and food services were expected to see the greatest growth over

the period. The updated model continued to indicate that the greatest decline is expected in the manufacturing industry as a whole and agriculture. The EEFM 2017 projections to 2036, indicate that construction will grow more than twice as much as Retail, Health & Care and Arts & Entertainment sectors, with all four sectors expected to see the greatest growth over the period. Education is expected to see a slight decline over the period. About half of the sectors indicate no change (Cambridge Econometrics, 2016 and Cambridge Econometrics, 2017).

- 4.88. The SHMA (2016) took into account planned jobs and workers for the District when considering the total housing need in the District (using the 2015 EEFM as a base model and refinements around market signals and discounting potential double counting of part time jobs and in/out commuting). The 2016 Draft SA Scoping Report included a household response to balance planned jobs and workers and projected this as an extra 754 additional households for the District (ORS, 2016a, P.131). The 2016 SHMA therefore considered the potential impact of the City Deal as part of the OAN. However, the 2017 SHMA notes that greater clarity now indicates that it is an aspirational jobs target which should be treated as part of the housing requirements, not the OAN (ORS, 2017, p. 126). The 2017 SHMA therefore concluded that North Norfolk has no need for a jobs led uplift as the 10% Market signals and modelled growth provide enough workers for the area; the authority requires an increase of 574 dwellings above the projections to provide enough workers for the EEFM predictions, whilst the response to market signals gives a dwelling increase of 593. The location of these jobs will have implications for how jobs growth is planned in the District.
- 4.89. In 2015, it was predicted that the Gross Value Added (GVA) would grow from circa £13 billion to £19 billion between 2016 and 2036 (ONS Regional Accounts cited in Cambridge Econometrics, 2016, £m, 2011 prices - consistent with the UK National Accounts (workplace based). Constructed based on employee data and regional GVA up to 2014. Based on 2013 prices, forecasts predict a £49.7m increase on GVA from the 2011 prices by 2036 (Cambridge Econometrics, 2017).
- 4.90. Amongst other aspects, the 2017 SHMA considers the impact of older people on employment. It is recognised that the age of retirement is a complex issue (with health, education, family circumstances, financial considerations and the compulsory retirement age (which has been phased out) influencing retirement decisions (ORS, 2017, p.40-41).
- 4.91. The Growth Sites Delivery Strategy, NNDC 2021 considers the employment land requirements from a number of scenarios: Past land take up: which uses average past take up to extrapolate forward, Labour Demand Forecasting: which is based on the econometric forecasts of the East of England model and which projects the likely jobs growth in different industry sectors, Labour supply forecasting: based around residential growth and a Policy on labour demand forecasting method: where labour demand is adjusted to account for policy interventions that are not covered in the East of England model. Each approach provided a range of forecast land requirement scenarios from between 6.5 ha (labour demand) and land take up (40ha). The study concludes that there is a sufficient supply of land allocated/designated in the emerging Plan/District to provide for all of the growth scenarios and recommended

that the preferred requirement of 40ha through the land take up is planned for in order to allow for choice and flexibility.

- 4.92. Tourism makes a vital contribution to the economy of the District, with both the natural and the historic environment representing a strong draw for tourists. With North Norfolk attracting circa eight million visitors in 2012 (The South West Research Company Ltd, 2014, p.6), much of the accommodation and food services sectors rely on tourism. It is estimated that the total visitor spend in 2014 was circa £386.7m, although when this figure is combined with indirect / induced spend, the value of tourism in North Norfolk was estimated to be £470m and to support an estimated 10,543 jobs in the District (Destination Research, 2014, p.2). By 2017, there were 8,827,700 trips (day and staying) to the District and the total tourism value was just over £505m (Destination Research, 2017). The 2021 Economic Impact of Tourism 2020, Destination Research/NNDC records significant down turn in tourism visits and spend with annual variation -56% (day trips) and -59% (Trip value) for the year 2020. The total Tourism value is reduced to £237,339,241 and the loss of approx. 3, 876 / 33% of tourism jobs. The analysis shows the significant impact and disruption the Covid pandemic has had on the visitor economy in the District.
- 4.93. An indicator of the health of the retail sector within the District is the number of vacant units within the designated primary retail frontage areas of the Towns. At the time of the 2015 Annual Monitoring Report, within the designated primary retail frontages only 5.5% (17) retail units across the towns of Cromer, Fakenham, Holt, North Walsham, Sheringham and Stalham were vacant (AMR, 2015, p.39-41). The 2017 Retail and Main Town Centre, NNDC recorded the town centre vacancy rates and compared these to national averages.

Settlement	Vacancy rate %	National average %
Cromer	7.7%	11.8%
Fakenham	9.2%	
North Walsham	17.3%	
Holt	4.3%	
Hoveton	3.4%	
Sheringham	3.7%	
Stalham	9.6%	
Wells-next-the-Sea	3.7%	

Source Retail and Main Town Centre study NNDC, 2019 Appendix 5

- 4.94. The District has a well-established shopping hierarchy with large town centres in Cromer, Fakenham and North Walsham providing for a significant proportion of shopping. These towns are geographically spread across the District, are the main centres of population, have better quality public transport, the critical mass to encourage joint shopping trips, and opportunities for development. They are therefore well placed to meet the shopping and service needs of a significant proportion of North Norfolk's population and visitors to the area and should be the focus of any large scale new development. The District is experiencing some growth pressures for retail growth particularly in the convenience sector, while the nearby

urban areas of Norwich to the south and Kings Lynn to the west exert considerable influence over comparison shopping and act as the higher order retail destinations in the Region which affects the ability of the District to attract inward investment by large scale comparison retailers with the result of maintaining a narrow comparison offer and perpetuating retail habits. The 2017 Retail and Town centre study undertook a quantitative and qualitative assessment and concluded that there is limited expenditure growth to support new retail floorspace. Since then a further 1672 sqm of additional floorspace has been granted permission, mainly in Hoveton town centre, (Including the part of the town that falls into the Broads Executive Area of the town). The challenge for the Districts town centres will be on how best to capitalise on the projected limited expenditure growth as well as maintain market share in the face of higher order centres. As more retail development comes forward there will be competing pressures on the high street for the available spend and competition will remain tight in this sector.

- 4.95. Traditional industries such as agriculture and fishing continue to play a role in the District in terms of both employment and character. Whilst the number of jobs these sectors directly supports are less than some of the other sectors, agriculture is of key importance to the District. Much of the District's 87,040 hectares is agricultural land, a significant proportion of which is classified as Grades 1, 2 or 3, supporting mainly agricultural production (particularly cereals, sugar beet and potatoes). Agriculture is a predominant land-use in the District and contributes to both the economy and to maintaining the character of the area.
- 4.96. The New Anglia Strategic Economic Plan identifies locations that make an important contribution to sector growth. Within the North Norfolk District; these are Well-next-the-Sea & Fakenham, together identified as a growth Corridor along with Growth locations of Cromer, North Walsham and Bacton, which is identified as a location for major energy infrastructure. It identifies that there is a corridor linking Fakenham and Wells-next-the-Sea, with growth supporting offshore energy through the Well-next-the-Sea port and the Egmore employment site whilst Fakenham has continued to see employment development and provision for dwellings. North Walsham also has the potential for housing and jobs growth (New Anglia, 2017).

Education

- 4.97. Over the period 2004 to 2017, there has been a significant decrease in the proportion of residents without qualifications. Whilst there was an increase in the proportion of residents with NVQs at all levels, gains in those qualified to NVQ Level 4 and above were significantly less marked in North Norfolk than for the East of England and Great Britain. Between January and December 2017, 22.2% of the District's residents had qualifications to NVQ Level 4 and above; 10.9% and 13.8% lower than the East of England and Great Britain proportions respectively (ONS, 2017b). As there are no universities in the District, the lower trend of residents with higher qualifications is likely to continue.
- 4.98. Within the Draft SA Scoping Report: Consultation Version (2016), Educational attainment for school leavers was reported as being higher than the County average

and slightly lower than the England average, with 55.88% of school leavers achieving at least 5 GCSE passes grades A* to C (including English and maths) in 2014, compared with 52.53% across Norfolk and 56.6% for England (Norfolk County Council, 201? cited in Norfolk Insight, 201?).

Infrastructure & Accessibility

- 4.99. Norfolk is served by two major trunk roads the A11 from Cambridge which connects to London and the A47 which dissects the county from east to west. Recent improvements have seen the A11 fully duelled resulting in significant time benefits in car transport into Norfolk. The A47 is a mix of single and dual carriageway connecting Kings Lynn, Norwich and Great Yarmouth. Further improvements are planned for the A47 trunk road in particular the section from North Tuddenham to Easton. Neither of these roads are particularly near or related to North Norfolk, which adds to the perception of isolation.
- 4.100. Away from the strategic road network, Norfolk's road network is a largely single carriageway network and so journey times can be slow, particularly away from the higher standard A-class network. Investment is largely focused around larger schemes outside the District such as the completed Northern Distributor Road (NDR), designed to increase the flow of traffic through and around Norwich offering quicker and shorter journeys for those in the Norwich area.
- 4.101. Within North Norfolk, the urban areas and market towns tend to be focused on the A class network. The A148 connects Fakenham, Holt and Sheringham to Cromer. At Cromer the historical street patterns restrict the scope for improvement on the A140 which connects the town to Norwich. Other service town and villages in the District such as Wells-next-the-Sea, Blakeney and Sheringham are connected along the A149 coastal road which in some places is at risk from increased flooding due to its low lying nature. The risk is increased as a result of climate change. Other market towns such as North Walsham and Stalham are connected by rural routes which pass through their centres while the A1065 and A1067 provide connectivity further south. Overall there is poor transport connectivity throughout the District and to larger towns outside the District resulting in unreliable journey times.
- 4.102. The District is served by one branch line connecting Sheringham, Cromer, North Walsham and Hoveton and Wroxham to Norwich where onward connections out of the region can be made with links to Cambridge and London.
- 4.103. Accessibility to services and facilities is problematic in some more rural and isolated parts of Norfolk. This is especially the case for people who live in households without a car and the considerable amount of people who live in the smaller villages and hamlets in the District. Where there are viable bus services they remain lengthy in terms of duration and distance. As a result of demographic change, there is an increase in the risk of isolation.

Infrastructure

- 4.104. At the time of the 2011 Census, approximately 84% of the District's households owned at least one car or van. This proportion is higher than the Norfolk average and significantly higher than the England and Wales average of 81% and 74% respectively. Households in North Norfolk have an average of 1.4 cars or vans per household; again, higher than both the Norfolk and the England and Wales average of 1.3 and 1.2 respectively (ONS, 2012i).
- 4.105. The 2011 Census indicated that approximately 42% of the District's residents travelled to work by motorised vehicle, compared to around 46.5% regionally and 49.3% across England and Wales. Further, only 1.9% of the Districts' residents use public transport; 8.3% lower than the England and Wales average (ONS, 2013e).

Accessibility

- 4.106. The average commuting distance for North Norfolk residents increased from 17.9km to 20.9km between 2001 and 2011, longer than the commute for both East of England residents and the England and Wales average (17.3km and 15km respectively) (ONS, 2012a).
- 4.107. Nationwide information about access to services is contained in the 2010 Commission for Rural Communities called State of the Countryside. Whilst now potentially outdated, the figures indicate that for many services rural towns have fairly high levels of access (for example over 90% of households are within 4km of services such as post offices, primary schools and GP surgeries). For other services (especially hospitals and job centres) access is much worse. Distances to services for villages, hamlets and isolated dwellings are, as expected, much longer; as an example, depending on whether the village is considered as sparse or less sparse, between, 50% and 64% of households were within 4km of a GP surgery, between 69% and 59% were within 2km of a post office and between 67% and 73% were within 2km of a primary school. The research has also found that most rural services have experienced little change or a slight fall in the proportion of households within set distances between 2000 and 2010 (Commission for Rural Communities, 2010, p. 29).
- 4.108. Specific to the District (and as identified in the 'Healthy and Inclusive Communities' section of this report), North Norfolk ranked as the 13th most deprived of all the 326 local authorities in England for the 'barriers to housing and services' IMD domain in 2015, which measures the physical and financial accessibility to housing and local services (DCLG, 2015a). At the time of the Draft SA Scoping Report, the average time to the nearest GP by public transport/walking in North Norfolk was 13 minutes; the longest in the County and two minutes longer than the Norfolk average. 94% of the District's users were within 30 minutes by public transport/walking of a GP, compared to 98% across the County. The average time to the nearest hospital by public transport/walking in North Norfolk was 44 minutes; six minutes longer than the Norfolk average. Further, 72% of users were within 60 minutes by public transport/walking of a hospital, compared to 81% of users across the County (Department for Transport, 2012 cited in Norfolk Insight, 2012). By 2016, the travel time in minutes to the nearest GP by public transport/walking was recorded as being 21 minutes (Department for Transport, 2016a) and the travel time in minutes to the nearest hospital by public transport/walking was 60 minutes. 57% of users were

recorded as being within 60 minutes of hospitals by public transport/walking (Department for Transport, 2016b).

- 4.109. In terms of access to swimming pools, NNDC commissioned an Indoor Leisure Facilities Strategy which identified that 75% of the District's needs can be met, lower than the national average of 90% but comparable with the neighbouring Local Authorities of Breckland and Kings Lynn and West Norfolk (Neil Allen Associates, 2015, p.21 & 23).
- 4.110. At the time of the Draft SA Scoping Report: Consultation Version (2016), Broadband and mobile phone coverage for Norfolk and Suffolk was well under the UK average, with rural areas being particularly poorly served with some having no coverage at all average (New Anglia Local Enterprise Partnership, 201?, p.14). By 2017/8, coverage for North Norfolk provided via the Better Broadband for Norfolk rollout reached 85% (NNDC, 2018b). The programme continues to co-ordinate and consider areas across Norfolk for improvement and investment with the aim of achieving 92% access to speeds of 15Mbps by March 2020. Current coverage is reported as 95%, June 2019. Source NNDC
- 4.111. Moving forward, access to broadband and good mobile phone coverage is likely to be a consideration for determining the proportion of the District's residents able to work from home in the future; in the 2011 Census, 9.4% of the District's residents worked mainly from home; 2.1% and 2.8% higher than the County and national averages respectively (ONS, 2013e) and this currently stands at 13.3%.
- 4.112. With limited bus and rail transport, the rural nature of North Norfolk means that the District's infrastructure is still geared towards car dependency and many people remain reliant on the car as their primary form of transport. Growth will create demand for travel and new trips. Within rural North Norfolk, it is likely that growth will lead to an increase in car journeys and will come with associated environmental, health and social effects. Having said this, it is clear that the pattern of transport demand is influenced by the way land is used; spreading housing, employment and retail over a wide area means that not only do people have to travel further but also that it is harder and more expensive to deliver an efficient transport network. The current North Norfolk Core Strategy seeks to deliver a high proportion of new development in towns and some of the large villages in the District compared to the more rural areas; approximately 75% of new employment land and 50% of new homes should be delivered in designated principle settlements, approximately 25% of employment land allocations and 20% of new homes in designated Secondary Settlements with the remaining 30% of new homes being in designated service villages or being rural exception schemes/conversions of rural buildings. With the concentration of new housing, services and employment being directed towards those bigger settlements, it could be expected that the proportion of residents being able to readily access key services would increase. In the period 2017/18, 50% of dwellings were completed in Principal Settlements, followed by 25% in Service Villages, with the remainder delivered in Secondary Settlements and Other Settlements, in almost equal proportions (NNDC, 2018a, p.11).

5. Sustainability Issues & Problems

6.1. The SA Scoping report identified the key sustainability issues facing the District. The Issues can be summarised as follows.

Land, Soil & Water Resources

- The District has a limited amount of suitable and available previously developed land and significant areas of high quality agricultural land.
- The need to identify and maintain a supply of developable land to meet the District's needs means that there is increasing pressure on greenfield land.
- How to protect the best and most versatile agricultural land whilst meeting District's development needs.
- The impact of new development on water supply capacity, sewage networks, water recycling centres and receiving water courses should be considered as should the incorporation of water conservation measures to protect water resources.
- The need to ensure that non-minerals development does not needlessly prevent the future extraction of locally and nationally important minerals.

Climate Change, Air Quality, Pollution & Energy

- Climate change is expected to have significant and wide-reaching impacts. There is a need to consider addressing climate change mitigation and adaptation as a cross-cutting issue.
- How to ensure that the risk of and impacts of flooding (fluvial, tidal, surface and sewer) is managed.
- How to ensure that the risk of and impacts of coastal erosion is managed.
- Per capita CO₂ emissions are higher than the national average. There is a need to promote the use of renewable energy and reduce climate change emissions.
- Conflicting priorities between the need to develop renewable energy sources and the desire to protect the unique environment of North Norfolk.
- The need to consider the impact of new development on local air quality levels.
- The need to ensure that the impacts of pollution (including water, noise, light and odour) are suitably considered and addressed, with consideration given to pollution being a cross-cutting issue (for example there are potential impacts on the natural environment and health).
- The need to ensure that there is no risk to public health or the environment from contaminated land.

Biodiversity, Fauna, Flora & Geodiversity

- How to protect and enhance habitats, including designated sites and protected species, including taking into account the effects of climate change.
- How to conserve and protect geodiversity.
- How to protect and enhance green infrastructure networks and ensure that habitats do not become further fragmented.
- How to address visitor pressure on designated sites.

Landscape, Townscape & the Historic Environment

- How policies and development proposals can protect and enhance the Districts' landscape/seascape/townscape character.
- How policies and development proposals can protect and enhance the District's historic assets, and their settings (designated and non-designated).
- How policies and development proposals can positively address 'heritage at risk'.
- The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. North Norfolk settlements have distinct characters, reflecting the local environment and their historic development.
- How to achieve sustainable, high quality design that reflects local character and creates places, spaces and buildings that work well, wear well and look good.
- How to balance development with protecting and enhancing the Districts' landscape/seascape/townscape character.

Healthy & Inclusive Communities

- The limited number of young people living in the District creates a less socially balanced community.
- The needs of the ageing population, including an increased demand for health and care services, will need to be considered.
- The health and accessibility needs of the population will need to be considered.
- There is a lack of young and working-age people in the District to support the economy and sustain workforce levels.
- There is a need to improve the health of the population and promote healthy lifestyles.
- Relatively, the District measures poorly on a number of measures of deprivation including access to housing and local services, quality of local environment and education, skills and training.
- There is a need to plan for growth where it can provide the growth benefits and sustainable access to services.
- Crime rates within the District's largest towns are generally higher than within the rest of the District.
- The need to consider reducing crime and the fear of crime.

Housing

- The housing market does not meet the needs of all parts of the community. In particular, there is a significant lack of affordable housing for local people that the Local Plan will need to address.
- A significant proportion of the existing housing stock is made-up of second homes and holiday homes and will need to be taken into account when planning for future housing needs.
- The housing needs of the ageing population need to be addressed.
- There is a need to plan for housing and economic growth where it can provide the growth benefits and sustainable access to services and jobs.

- How to balance housing needs with protecting and enhancing enhance the District's landscape/seascape/townscape character.
- There is a need to ensure that housing provision is supported by appropriate infrastructure.

Economic Activity & Education

- The District is reliant on a narrow economic base and low wage economy.
- There is a low employment rate in the District.
- The need to support the retention and growth of existing employment and traditional rural industries.
- There is a need to encourage new employment.
- There has been a significant loss of jobs in some industries, including manufacturing. This trend is expected to continue.
- The need to consider the impact of older people on employment.
- The need to ensure that tourism continues to play an important part in terms of employment, although it is generally seasonal and low paid.
- The need to retain retail spend in market towns.
- The need to retain retail services in towns and villages.
- The need to plan for housing and economic growth where it can provide the growth benefits and sustainable access to services and jobs.
- The need to ensure that employment land is appropriately located and balanced across the District.
- Educational and job opportunities for young people within the District are limited.
- There is a need to ensure that economic growth is supported by appropriate infrastructure.

Infrastructure & Accessibility

- Given the rural nature of the District, there is a high dependency on travel by car to access employment, services and facilities.
- Given the rural nature of the District, there is pressure on public transport.
- The District is car centric and there may be scope for more sustainable modes of transport.
- There may be scope to reduce the need for travel.
- Given the rural nature of the District, commuting distances tend to be significant.
- Access to services and facilities in North Norfolk is limited by its rural nature.
- The need to consider the provision of key communications infrastructure.

6. Sustainability Framework

- 6.1. The Sustainability Appraisal Framework consists of a series of sustainability objectives which have been used to test the policy and proposals including the options preferred and alternatives which may be included in the Local Plan. The sustainability objectives are also used to test the overall effect of the plan and help identify any particular significant effects, both positive and negative.
- 6.2. The objectives are based on the key issues and problems identified from the baseline review in the SA Scope. Each objective has a series of decision making questions to help assess policy and proposal options against them. For site allocation policy options, a set of spatial site specific decision making criteria are included in the framework.

Table 4 - SA Framework

Overarching Sustainability Theme & SEA Theme	Sustainability Appraisal Objective/s	Decision-Making Criteria for Policies	Site Specific Decision-Making Questions
Environmental Land, Water and Soil Resources SEA Themes: Soil, Water	SA1: To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	Will it make efficient use of land?	1a) Could the site be developed in a way that optimises the density of the site whilst also protecting the form and character of the area?
		Will it reduce the amount of derelict, degraded and underused land and properties? Will it reduce the need for development on greenfield land?	1b) Will it use land, building/s or existing infrastructure that has been previously developed?
		Will it minimise the loss of the best and most versatile agricultural land (grades 1-3)?	1c) Will it avoid the loss of the best and most versatile agricultural land (grades 1-3)?
	SA2: To minimise waste generation and avoid the sterilisation of mineral resources.	Will it contribute to the minimisation of waste production and to recycling?	N/A No Specific site assessment criteria as development specific
		Will it avoid the sterilisation of safeguarded mineral resources?	2a) Could development of the site result in the sterilisation of safeguarded mineral resources?
	SA3: To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	Will it limit water consumption?	N/A No Specific site assessment criteria as development specific
		Will it maintain and where possible enhance impact on the quality and quantity of water resources	3a) Is the site susceptible to surface water flooding (CC) and/or ground water flooding?

		(including impact on surface and ground water)?	
Environmental Climate Change, Energy, Air Quality Pollution SEA Themes: Air, Water, Climatic factors.	SA4: To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	Will it help adapt to or mitigate against climate change?	N/A No Specific site assessment criteria as will include a range of objectives including: flooding, energy efficiency ,biodiversity, transport etc that are explored in this framework
		Will it reduce energy consumption or improve energy efficiency?	N/A No Specific site assessment criteria as development specific
		Will it minimise the risk of flooding to people and properties?	4a) Is the site at risk of tidal or fluvial flooding as identified in the SFRA taking into account climate change?
			4b) Is the site at risk of surface water flooding?
		Will it minimise the risk of coastal erosion to people and properties?	4c) Is the site within or adjacent to a coastal erosion risk zone?
		Will it support renewable energy generation?	4d) Is the site situated within an identified sensitive landscape in relation to type of development proposed?
	SA5: To minimise pollution and to remediate contaminated land.	Will it minimise impact on air quality?	5a) Will the site result in increased traffic at sensitive locations?
		Will it minimise the impact of noise, light and odour pollution?	5b) Does the site have the potential to increase noise, light and / or odour pollution?
		Will it minimise, and where possible address land contamination?	5c) What would be the potential impact on land contamination?
	Environmental Biodiversity, Fauna, Flora and Geodiversity SEA Themes: Biodiversity Fauna, Flora	SA6: To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	Will it protect, maintain and enhance sites of natural importance (to include protected and unprotected species and designated and non-designated sites)?
Will it conserve and enhance species diversity and in particular avoid harm to protected species?			6b) Could the site result in disturbance or damage to any protected species or their Habitats?
Will it protect, maintain or enhance geodiversity?			6c) Could there be a potential impact on geodiversity?

	SA7: To increase the provision of green infrastructure.	Could it contribute towards enhancing or increasing green infrastructure networks and ensuring current ecological networks are not compromised and future improvements in habitat connectivity are not prejudiced?	7a) Would there be the potential to contribute towards green infrastructure networks?
Environmental Landscape, Townscape and Historic Environment SEA Themes: Cultural heritage including architectural and archaeological heritage landscape.	SA8: To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	Will it conserve and where possible enhance the areas' landscapes, townscapes and seascapes (including the special qualities of designated and non-designated areas) and their settings?	8a) Could there be a potential impact on the landscape, townscape, and / or seascape and its setting (including the special qualities of designated and non-designated areas)?
	SA9: To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	Will it enable the protection and enhancement of the historic environment (including designated and non-designated assets and their settings)? Could it benefit heritage assets currently 'at risk'?	9a) What would the potential impact be on the historic environment (including designated and non-designated assets and their settings)?
Social Healthy and Inclusive Communities SEA Themes: Population, Human Health	SA10: To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	Will it help improve the health or life expectancy of residents?	N/A No Specific site assessment criteria to avoid duplication, health and life expectancy covered within other social and environmental criteria.
		Will it promote integration with existing communities?	10a) Is the site well related to a defined settlement?
		Will it maximise access to health facilities, taking into account the needs of an ageing population?	10b) Would the site have potential to improve access to a local healthcare service (doctors' surgery)?
		Will it promote healthy lifestyles? Will it improve the quantity and quality of open space available?	10c) Is there potential for the site to contribute towards improving access to and provision of open space?
		Will it encourage access to leisure and cultural opportunities?	10d) Is it within walking distance of leisure and cultural facilities?

		Will it encourage access to local services and facilities? ¹³	10e) Will it enhance access to local services and facilities?
		Will it help reduce deprivation and inequality?	N/A No Specific site assessment criteria to avoid duplication, deprivation and inequality is made up of multiple indices which as covered within other criteria.
	SA11: To reduce crime and the fear of crime.	Will it help design out crime and the fear of crime?	11a) Will the site provide an opportunity to incorporate crime reduction measures?
Social Housing SEA Themes: Population, Material Assets	SA12: To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	Will it support the provision of a range of housing types and sizes, including affordable, to meet the needs of all the community, including specific groups such as the needs of an ageing population and Gypsies, Travellers and Travelling Showpeople? Will it deliver affordable housing and other tenures to meet needs? Will it meet the needs of Gypsies and Travellers and Travelling Showpeople?	12a) Will it contribute towards housing provision (including affordable housing provision and provision for Gypsies, Travellers and Travelling Showpeople)?
		Will it deliver housing to meet needs in appropriate locations?	12b) Will it deliver a range of different housing types?
Economic Economic Activity and Education	SA13: To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	Will it promote a range of sustainable employment opportunities? Will it sustain and where appropriate promote the rural economy?	13a) Could development of the site contribute towards delivering employment opportunities?
		Will it enable access, and where appropriate improved access, to employment, education and skills training?	13b) Could development of the site improve access to employment?
			13c) Could development of the site improve access to educational and / or training facilities?

¹³ A primary school; A secondary school; A local healthcare service (doctors' surgery); Retail and service provision for day to day needs (district/local shopping centre, village shop); Local employment opportunities (principally existing employment sites, but designated or proposed employment area in a Local Plan will also be considered); A peak-time public transport service to/from a higher order settlement (peak time for the purposes of this criterion will be 7-9am and 4-6pm)

	SA14: To encourage investment.	Will it attract new investment and provide opportunities to broaden the economy?	14a) Does the site create additional jobs and encourage inward investment to broaden the economy?
	SA15: To maintain and enhance town centres.	Will it promote the vitality and viability of town centres?	15b) Is the site well related to a defined settlement?
Economic Infrastructure and Accessibility SEA Themes: Human health	SA16: To reduce the need to travel and to promote the use of sustainable transport.	Will it facilitate efficiency in the distribution of goods?	16a) Would the site be well related to a defined settlement with good transport links and services?
		Will it reduce the need to travel by car? Will it promote sustainable transport use? Will it promote access to local services and facilities? ¹⁴	16b) Can a range of local services and facilities be accessed within the vicinity by sustainable means?
		Will it support the provision of key communications infrastructure?	16c) Would the site be well related to key communications infrastructure (broadband)?

¹⁴ A primary school; A secondary school; A local healthcare service (doctors' surgery); Retail and service provision for day to day needs (district/local shopping centre, village shop); Local employment opportunities (principally existing employment sites, but designated or proposed employment area in a Local Plan will also be considered); A peak-time public transport service to/from a higher order settlement (peak time for the purposes of this criterion will be 7-9am and 4-6pm)

7. Appraisal of Local Plan Objectives and Vision

- 7.1. The Vision and strategic aims and objectives for the North Norfolk Local Plan (Regulation 19) are contained in Chapter 2 of the Local Plan and are repeated below for reference.

Vision for North Norfolk

In 2036, residents and visitors to North Norfolk will enjoy a high quality of life. The District will have retained its distinct identity as a unique and attractive coastal and rural tourist destination and will have a diverse and thriving economy, with vibrant and appealing towns and villages which act as employment and service centres for their surrounding rural areas. Residents will have increased access to good quality affordable homes, a wider range of local higher skilled and better paid jobs, and good quality services and facilities close to where they live.

The towns of North Walsham, Fakenham and Cromer will have been the focus for a significant proportion of the required development. A mix of resource efficient and secure residential development will have been delivered to meet local needs including affordable housing, homes for the elderly and those with specialist accommodation needs. The necessary infrastructure and community facilities/services will be in place to support this growth. In the wider countryside, appropriate small-scale development will have been delivered where this meets local needs and supports the long-term sustainability of a settlement.

The quality of the natural and built environment, the Area of Outstanding Natural Beauty, the Norfolk and Suffolk Broads and their setting will have been protected and enhanced. The overall diversity and quality of North Norfolk's countryside and natural environment will have been maintained and the District's many Conservation Areas and Listed Buildings will have been conserved or enhanced. There will be better access to the countryside and green spaces for local communities. New development will have been provided and designed to minimise resource and energy use, minimise the risks arising from flooding and coastal erosion and delivered in ways that adapts and mitigates to the inevitable changes to the climate.

- 7.2. To achieve the Vision for North Norfolk the Plan contains the following 20 Strategic Objectives under five sub-headings:

Delivering Climate Resilient Sustainable Development, by:

1. Minimising the demand for resources, enhancing the natural environment and mitigating the impacts arising from climate change.
2. Facilitating the creation and maintenance of inclusive and environmentally sustainable communities, making the best and most efficient use of already developed land, buildings and natural resources, reducing greenhouse gas emissions and increasing low carbon homes.

3. Focusing larger scale development into areas where services will be available, where facilities can be supported and where new development encourages use of a choice of sustainable travel modes.
4. Managing and adapting to the impacts of coastal erosion and flooding by restricting development in areas where it would expose people and property to risks and facilitating the replacement of buildings at risk.
5. Minimising water use, protecting water quality and minimising the impacts of air, land, light, and water pollution.

Protecting Character, by:

6. Protecting, conserving and enhancing the natural environment and valuing green infrastructure for the many functions it performs.
7. Contributing to the positive management of change in the historic environment, protecting, enhancing and maintaining the unique qualities and character of the District, the wider landscape and its designated and un-designated heritage assets.
8. Ensuring high quality design that respects its context.
9. Minimising impacts on and providing net gains for biodiversity, including the enhancement of Green Infrastructure and ecological corridors.

Meeting Accommodation Needs, by:

10. Delivering the quantity of homes necessary to meet the assessed needs of the District.
11. Providing a variety of house types, sizes and tenures including affordable homes, homes suitable for the elderly, those with disabilities and those requiring specialist forms of accommodation.
12. Encouraging high quality, sustainable, and climate change resilient design which makes the best use of improvements in technology.

Enabling Economic Growth, by:

13. Promoting and supporting economic growth, diversifying and broadening the economic base of the District, enabling inward investment and supporting the growth of existing businesses.
14. Promoting the vitality and viability of the District's town centres.
15. Promoting improved broadband connectivity.
16. Maximising the economic, environmental and social benefits of tourism.

Delivering Healthy Communities, by:

17. Encouraging the creation of a network of accessible formal and informal green spaces.
18. Protecting and enhancing community facilities, existing infrastructure, services, and public transport.
19. Locating development so as to improve access to key services by public transport and facilitate increased walking and cycling.
20. Improving the accessibility and resource efficiency of new homes.

The Vision Statement

- 7.3. Overall the Vision Statement performs well against all the SA Objectives with no significant conflicts.
- 7.4. There is an emphasis placed upon recognising and maintaining a high quality of life, as well as the District maintaining its distinct and attractive landscape and townscapes. There is a growing emphasis placed upon the need to create and maintain inclusive and environmentally sustainable communities' where people want to live, work and visit. This overarching objective would positively fulfil many of the SA Objectives, as creating such places would include improving housing, community and tourist facilities, employment opportunities and would facilitate good quality affordable homes across the District, whilst managing and adapting to climate change.
- 7.5. The Vision Statement's focus for development in the main growth towns, local needs and affordable housing, ensures a diverse, good quality and affordable housing offer, which provides choice and meets the needs of the aging community. This would benefit the social SA Objectives, particularly SA Objective 12, 'To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs'. Improved housing in North Norfolk would benefit the overall living environment and the accessibility and adaptability of all new homes. Deprivation is an important indicator, as North Norfolk ranks particularly low on the barriers to housing and services in the deprivation indices. Ensuring new housing is affordable, provides for the elderly and aging population and provides adaptable dwellings for families would particularly benefit the District, where people are often priced out of the housing market.
- 7.6. The Vision Statement focuses on providing the necessary infrastructure, community facilities and services in order to support growth and long term sustainability. This fulfils the SA Objectives relating to the investment and sustainable economy and the promotion of town centres and access to services. By seeking better access to the countryside and a well-connected network of green spaces the Vision Statement is also in line with sustainability objectives, noticeably SA7 and SA 10.
- 7.7. The Vision Statement is also strong on the natural environment and seeks to ensure that development does not have a significant detrimental impact and conserves and enhances the North Norfolk Area of Outstanding Natural Beauty (AONB), local character and distinctiveness and heritage assets, along with ensuring climate change and flood risk is mitigated. The strategic aims and objectives include the need to protect and enhance biodiversity through net gains and protect sites within the District, which includes European sites. These are sites classed as Special Protection Areas (SPA's) and Special Areas of Conservation (SAC's), which fall under the EC Habitats Directive and form part of a wider European network (Natura 2000) of high quality sites that make a contribution to conserving habitats and species considered most in need of protection at a European level. There are eight SAC's within/intersecting North Norfolk and three SPA's including the North Norfolk Coast and Norfolk Valley Fens. This is a particularly important issue due to the growth

pressures and visitor impacts identified particularly in association with the North Norfolk Coast.

The Strategic Objectives of the Plan

Table 5 - Compatibility of the Strategic Objectives against the SA Objectives

SA Objectives	Strategic Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
SA1: To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	✓	✓	✓	?	✓	✓	✓	✓	✓	✓	?	✓	?	0	0	?	✓	0	✓	✓
SA2: To minimise waste generation and avoid the sterilisation of mineral resources.	✓	✓	✓	0	✓	0	0	?	0	✓	?	✓	?	✓	0	?	0	✓	0	0
SA3: To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity	✓	✓	✓	✓	✓	✓	0	?	✓	✓	✓	✓	?	0	0	0	0	0	0	✓
SA4: To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	✓	✓	✓	✓	✓	✓	0	✓	✓	?	?	✓	?	✓	?	?	✓	?	✓	✓
SA5: To minimise pollution and to remediate contaminated land.	✓	✓	✓	0	✓	0	0	0	0	?	0	✓	?	✓	0	0	0	✓	✓	✓
SA6: To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	✓	✓	✓	0	✓	✓	0	0	✓	?	0	✓	?	0	0	?	✓	0	0	0
SA7: To increase the provision of green infrastructure.	✓	✓	✓	0	0	✓	✓	✓	✓	✓	0	0	0	✓	0	✓	✓	✓	✓	0
SA8: To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and	✓	✓	✓	✓	?	✓	✓	✓	✓	?	?	✓	?	✓	?	✓	✓	?	0	?

strengthening local distinctiveness and sense of place.																					
SA9: To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	✓	?	?	0	✓	✓	✓	✓	?	?	✓	?	?	?	?	✓	0	0	?	
SA10: To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	✓	✓	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
SA11: To reduce crime and the fear of crime	0	✓	✓	0	0	0	0	✓	0	✓	✓	✓	✓	✓	0	0	✓	✓	✓	0	
SA12: To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	0	✓	✓	✓	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	0	✓	✓	✓	✓	
SA13: To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	✓	✓	✓	✓	✓	✓	0	✓	0	✓	✓	✓	✓	✓	✓	✓	0	✓	✓	0	
SA14: To encourage investment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
SA15: To maintain and enhance town centres.	✓	✓	✓	0	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
SA16: To reduce the need to travel and to promote the use of sustainable transport.	✓	✓	✓	0	✓	✓	0	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	0	

Key

✓ - Objectives are compatible ✕ - Objectives are potentially incompatible 0 – There is no link between the Objectives

? – The link between the Objectives is uncertain

Conclusion of the Appraisal of Local Plan Objectives & Vision

- 7.8. Each of the Strategic Objectives was reviewed against the SA Objectives in a matrix to determine their compatibility and to identify any potential areas where new Strategic Objectives need to be established or the existing ones clarified.
- 7.9. As set out in Table 5, the Strategic Objectives and the SA Objectives generally complement each other and importantly, no conflicts were identified. However, some areas of uncertainty were identified against some Strategic Objectives where the link between the objectives remains uncertain.
- 7.10. Each SA Objective covers a broad spectrum of considerations and in some cases, compatibility of the Local Plan objectives was assessed as uncertain. Promoting new housing, economic growth and infrastructure has the potential to adversely affect landscape and townscape character and the quality of heritage assets, biodiversity and land/waste resources. The extent of which, is dependent on the exact locations and particular circumstances. In some areas there is no direct measurable correlation between the individual SA objective and the Local Plan objective. However, the strategic objectives of the plan should be taken as a whole and not individually. In this respect, it is considered that where there is some uncertainty, the issues are adequately reflected through other strategic objectives.
- 7.11. The First Draft Local Plan (Part 1) Interim Sustainability Appraisal recommended that there should be a clear commitment that ensures development protects and enhances the District's biodiversity, landscape and historical character along with ensuring that development does not lead to any significant adverse effects on the integrity of the sites or species for which they are designated. The Strategic Objectives have been strengthened in this area, by adding a further objective; no.9. 'minimising impacts on and providing net gains for biodiversity, including the enhancement of Green Infrastructure and ecological corridors.' This Strategic Objective, along with the preceding 8 objectives, in particular, will ensure that the integrity of the natural and historic environment is protected, conserved and enhanced.

8. Appraisal of Policies & Proposals against Alternative Options

- 8.1. The appraisal of the Policies and Sites against Alternative Options, set out below, is in response to the wide ranging comments received at Regulation 18 stage and in particular, to those regarding the need to address climate change through sustainable development including environmental considerations and the inclusion of revised corporate priorities incorporated within the Council's declaration of a Climate Emergency and the adoption of an Environmental Charter. This appraisal process culminates in the policies and site allocations contained in the Submission Version of the Local Plan (Regulation 19), which sets out the preferred policy approaches and site allocations.
- 8.2. The findings of all the appraisals and the comparison between the options are presented in full in Appendices B and D for the policies and Appendices C and E for the sites.
- 8.3. Alternatives should only be tested in the SA that are 'reasonable', realistic and relevant, which is largely at the discretion of the Plan making authority (and aided by stakeholders and public consultation). To be reasonable and to inform a meaningful appraisal process, alternatives need to possess the following characteristics:
 - They relate to the objectives of the Plan being prepared – i.e. they are a potential way of achieving the Plans objectives;
 - They are discrete ways of delivering a policy and not part of a 'menu' of different policy measures that could be included in a range of policy approaches;
 - They are not unrealistic or undeliverable;
 - They provide sufficient detail to allow for an objective appraisal to be undertaken.
- 8.4. In some cases, no other reasonable option has been identified other than to rely on the national policy and guidance, which by its very nature, guides development towards sustainable solutions. Where this has been the case, the option has been appraised based on the specific policy area. In some cases, it is not considered that there is a reasonable alternative to the approach proposed, as the NPPF expects Local Plans to set out the approach and does not provide an appropriate policy criterion to consider development proposals against. In such cases, it is considered that reliance on the NPPF is not sufficient to allow for an appraisal of an alternative, as it would result in an uncertain outcome in terms of performance against the local sustainable alternatives. As such, in these circumstances no alternative option has been considered.

Appraisal of Policies against Alternative Options

- 8.5. The following tables summarise each policy area, the options identified and the Council's rationale for taking forward the preferred policy approach.

Policy CC 1 - Delivering Climate Resilient Sustainable Growth

Policy Approach	Why it is preferred
CC 1 – Introduce a policy seeks to ensure that new development positively contributes to mitigating and adapting to climate change, delivering climate resilient sustainable growth.	The Policy Approach sets out key guiding principles that seeks to ensure that new development positively contributes to mitigating and adapting to climate change and sustainable development, by delivering climate resilient sustainable growth in North Norfolk. This approach scores a significant number of positive effects against the SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
SD 1 – Preferred Option seeks to ensure that development proposals comply with the provisions of up to date policies and that the presumption in favour of sustainable development is applied if the Plan becomes out of date.	National Planning Policy requires that decisions on planning applications are reached in accordance with up to date policies in Development Plans. Where policies are out of date the presumption in favour of sustainable development should be applied in accordance with paragraph 11 of the NPPF. Policy SD1 would confirm how decisions on planning applications will be reached including in those circumstances where specific policies of the Plan are judged to be out of date.
Alternative Option (Regulation 18)	Why it is not preferred
SD 1A - Rely on national policy and guidance.	The Alternative Option would support the delivery of sustainable growth in line with that envisaged in the NPPF. This option would result in a policy gap. It would not enable the Council to clarify how it responds to local circumstances in relation to sustainable development.

Policy CC 2 Renewable and Low Carbon Energy

Policy Approach	Why it is preferred
CC 2 – Introduce a policy that supports the increase in use and supply of renewable and low carbon energy.	The Policy Approach responds to the government’s commitment, though a legally binding target, to be net carbon zero by 2050 and the Council’s Climate Emergency declaration, coupled with the Council’s positive implementation of a Green Agenda including the production of an Environmental Charter in 2021. As such, the policy is positively worded to encourage the principle of all types of renewable energy development, including any brought forward through community-led initiatives. The policy references proposals, including landward infrastructure, such as cable routes for offshore wind energy development. The policy supports all renewable energy proposals where the site is located in an area that does not exceed ‘moderate-high’ sensitivity within the Landscape Sensitivity Assessment SPD (2021). The policy wording retains a criteria based element, so that all proposals would need to demonstrate its suitability against a list of 6 requirements. In response to feedback, the list now includes the special qualities of nationally and internationally designated conservation sites, habitats and biodiversity. For further clarity, the policy has been amended to direct the location of wind energy proposals to be informed by a Wind Energy Map, which identifies the broad areas of the

	district where the principle of such proposals would be acceptable. The policy scores positively in relation to a number of the Environmental SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
SD 7 - This option would provide a positive strategy to promote renewable energy, which complies with the NPPF and helps to increase the use and supply of renewable and low carbon energy and heat.	This option would provide a clear and positively worded approach that would still provide the necessary strong protection to the most valued areas of the natural and built environment, to the amenity of local communities and to the biodiversity of the district.
Alternative Option (Regulation 18)	Why it is not preferred
SD 7A - Devolve the identification of suitable areas for onshore wind to neighbourhood planning groups and not to restrict wind energy development to areas outside of those classed as high sensitivity in the LSS.	This Alternative Option would ensure local communities have the opportunity to be fully engaged. This option would, however, represent a missed opportunity to provide a positive strategy to promote renewable energy to address the District as a whole. There is currently a small take up of neighbourhood plans and therefore would provide limited wind energy opportunities.

Policy CC 3 - Sustainable Construction, Energy Efficiency & Carbon Reduction

Policy Approach	Why it is preferred
CC 3 – Introduce a new policy to support sustainable construction, energy efficiency and carbon reduction	The Policy Approach amends the wording in light of the government’s clarification in its response to the Future Homes Standard consultation (January 2021), which confirmed that local councils have a role in helping to meet the net zero target and tackle climate change. Given North Norfolk’s wider environmental ambitions to tackle climate change, it is considered appropriate that the policy sets a localised target for reducing CO2 emissions, aid development through transition and ensure that the approach is more progressive by setting a higher minimum target, but one that aligns with the government’s direction of travel. The Policy scores well against the relevant environmental and social SA Objectives, which applies a positive strategy to promote the wider sustainability objectives.
Preferred Option (Regulation 18)	Why it is not preferred
HOU 11 - Encourage the move to more energy efficient buildings and low carbon future.	The NPPF along with Section 182 of the Planning Act 2008 puts a positive emphasis and a legal duty on local authorities to include policies on climate change mitigation and adaptation in Development Plan Documents. This option would allow the Council to encourage and promote a proactive strategy to mitigate and adapt to climate change, to move towards a low carbon future, improve more energy efficient housing and as such contribute to sustainable development objectives.
Alternative Option (Regulation 18)	Why it is not preferred
HOU 11A - Not to introduce a policy and instead rely on National policy and guidance.	This option would represent a missed opportunity to have a local policy that fully reflects the NPPF. It would result in less clear local decision making and would have resulted in maintaining the status

	quo in relation to the Plan’s sustainable development objectives.
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Policy CC 4 - Water Efficiency

Policy Approach	Why it is preferred
CC 4 – Introduce a policy that ensures the principle is applied to both residential and commercial development and aligns with building regulations optional water use standard, so as to future proof the policy.	<p>The Policy Approach requires developments to meet the higher Building Regulations optional water use standard of 110 litres/ per person/ per day, or any higher standard subsequently set nationally or locally.</p> <p>Clarity is added to the Policy, so that the principle of water efficiency applies to all development and not just residential proposals, in line with local ambition and the drive for good water management, as well as, the requirement to achieve BEEAM ‘very good’ standard. The wording is updated to ensure the requirement is aligned to building regulations rather than the specific optional standard currently quoted so as to future proof the policy. The Policy scores well against the relevant environmental and social SA Objectives, which applies a positive strategy to promote the wider sustainability objectives.</p>
Preferred Option (Regulation 18)	Why it is not preferred
HOU 10 – incorporating the new optional Building Regulations in relation to water efficiency - 110 litres/person/day.	<p>The Norfolk Authorities in conjunction with Natural England, Environment Agency and Anglian Water through the Norfolk Strategic Framework and Duty to co-operate process recognises that Local Plans should contribute to long term water resilience and evoke the optional reduced water efficiency requirements through Local Plans. The Environment Agency classify the Anglian water area as an area of serious stress. The Anglian Water River Basin Management Plan seeks demand management and water efficiency techniques in new homes so as to meet the higher water efficiency measures. Based on this and planned growth there is a clear social and environmental need for this policy approach.</p>
Alternative Option (Regulation 18)	Why it is not preferred
HOU 10A - Not to introduce the optional Building Regulations water efficiency standards.	<p>The area is an area of water stress as identified by the Environment Agency. Guidance contained in the Planning Practice Guidance advises that such an approach is justified due to the clear need. Such an approach has the ability to reduce the regions resilience to climate change and in the longer term affect the quality of people lives.</p>

Policy CC 5 - Coastal Change Management

Policy Approach	Why it is preferred
CC 5 – Introduce a policy that seeks to reduce the risk from coastal change by managing the types of development that will be supported in the Coastal Change Management Area (CCMA).	<p>The Policy Approach seeks to reduce the risk from coastal change by managing the types of development that will be supported in risk areas, whilst taking local circumstances into consideration. The Policy is positively worded and has been strengthened to add further clarity with regards to what types of development proposals will be</p>

	granted planning permission within the defined CCMA. The Policy scores well against the relevant environmental and social SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
SD 11 – an option that reduces the risk from coastal change.	This option would comply with the NPPF; make clear what development will be appropriate in the risk area, it would introduce a positive approach to development that may have a social or economic benefit to affected coastal communities and the introduction of a requirement for applications to be accompanied by a Coastal Erosion Vulnerability Assessment will ensure an applicant is fully aware of the risks of coastal change and this will be addressed in an application. In addition, this option will ensure new development is future-proofed for the impact of coastal change.
Alternative Option (Regulation 18)	Why it is not preferred
SD 11A - Introduce a policy to reduce the risk from coastal change. "In the Coastal Change Management Area new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property. In any location, development proposals that are likely to increase coastal erosion as a result of changes in surface water run-off will not be permitted."	This option is considered less positive than the preferred option and does not address the perceived blight to coastal communities. This option does not give consideration of coastal change on development which may be affected by such change but is located outside a designated Coastal Change Management Area.

Policy CC 6 - Coastal Change Adaptation

Policy Approach	Why it is preferred
CC 6 – To introduce a policy to positively assist with coastal adaptation to make provision for development and infrastructure that needs to be relocated away from the CCMA.	The Policy Approach provides a positive strategy that will assist with existing development and infrastructure that needs to be relocated away from the CCMA. As such, the approach will add value to 'at-risk' properties, for example, by not requiring the replacement to be on a like for like basis. Importantly, the proposed timeframes in which properties and business premises can be considered for relocation and rollback have both been amended to at risk of erosion up to 50 years from the date of the proposal. The main implication of this change is that it will allow forward planning by more properties and businesses, which also reflects the unpredictable and accelerating threat of climate change. The Policy Approach brings increased positive effects in relation to the relevant environmental, social and economic SA Objectives
Preferred Option (Regulation 18)	Why it is not preferred
SD 12 - to assist with coastal adaptation.	This option complies with the NPPF. It would enable coastal adaptation and roll-back of affected communities so that relocation is permitted not only on sites well-related to the settlement from which the property is moving, but also to allow for

	development adjacent to selected settlements to allow for a wider site search.
Alternative Option (Regulation 18)	Why it is not preferred
SD 12A - Not to introduce a policy to assist with coastal adaptation and instead rely on National policy and guidance.	This option does not comply with the NPPF. It does not enable properties at risk to address the problem of loss through coastal erosion. Does not provide support to coastal communities. The option is a missed opportunity to have a locally informed policy.

Policy CC 7 - Flood Risk & Surface Water Drainage

Policy Approach	Why it is preferred
CC 7 - Introduce a policy that ensures that flood risk is evaluated in proposals and ensure that appropriate management of surface water and foul water disposal in order to reduce flood risk across the District.	The Policy Approach will ensure that flood risk is evaluated in proposals and ensure that appropriate management of surface water and foul water disposal in order to reduce flood risk across the District. The Preferred Approach adds further clarity by setting out the sequentially preferred methods with regard to surface water drainage, as well as strengthening the policy wording to ensure developers clearly demonstrate resilient designs, including biodiversity net gain and show consideration of all other drainage solutions. The Policy Approach scores positively against the relevant environmental and social SA Objectives, as it seeks to direct development away from areas at risk from flooding and along with adherence to national policy, includes a local dimension with specific considerations in relation to the Lead Local Flood Authority (LLFA), Sustainable Urban Drainage solutions (SUDs) and considerations around the incorporation of green infrastructure and risk assessment from all sources of flooding.
Preferred Option (Regulation 18)	Why it is not preferred
SD 10 - The approach sets specific requirements for determining planning applications and emphasises new guidance and practices in relation to the management and reduction of flood risk and surface water disposal.	This option would enable the council to set out the preferred approach to management of surface water disposal emphasising current, new and local guidance and practices in relation to flood risk and surface water management.
Alternative Option (Regulation 18)	Why it is not preferred
SD 10A - Rely on national policy and guidance.	This option could mean decisions are made that do not fully reflect the local context and circumstances, having a neutral impact on local sustainability indicators. Reliance on such an approach is a missed opportunity to adopt a policy that sets out how flood risk and surface water should be managed locally. Uncertainty may result if national policy be altered.

Policy CC 8 - Electric Vehicle Charging

Policy Approach	Why it is preferred
CC 8 - Introduce a policy to promote and ensure the delivery of specific levels of electric vehicle charging infrastructure in new developments, which will future-proof new developments in the District.	The Policy Approach promotes and requires the delivery of appropriate electric vehicle charging infrastructure in new developments, which will future-proof new developments in the District. The

	Approach takes account of consultation feedback at Regulation 18 by amending the provision for new communal parking in residential development to be a minimum of 50% of new parking spaces with active charge points, with the remainder of spaces needing passive provision. The Policy Approach scores well against the relevant environmental, social and economic SA Objectives, particularly by assisting in mitigating the impacts of climate change through reducing transport associated carbon emissions.
Preferred Option (Regulation 18)	Why it is not preferred
SD 16 - to require the specific provision of electric vehicle charging infrastructure in new developments.	The NPPF, reflecting Government strategy of steering a shift to new cars and vans being effectively zero emission by 2040, requires at Paragraph 110 that development should "be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations". In addition Paragraph 105 states that if setting local parking standards then polices should take into account "the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles". This option would seek to require specific levels of provision in residential and non-residential developments. It would also provide an important delivery mechanism to support the Government's strategy and will assist in mitigating the impacts of climate change through reducing transport associated carbon emissions.
Alternative Option (Regulation 18)	Why it is not preferred
SD 16A - Introduce a policy that supports the provision of electric vehicle charging infrastructure. Alternative Policy "Development proposals will, where practical, promote the use of low carbon vehicles, including electric vehicles and other alternative low-carbon fuel technology, to reduce the carbon emissions resulting from the development."	By not requiring a specific level of provision, this option would represent a missed opportunity to have a local policy that fully reflects the NPPF and Government strategy. It would result in piecemeal provision and would have a negative impact on the Plan's sustainable development objectives.

Policy CC 9 - Sustainable Transport

Policy Approach	Why it is preferred
CC 9 – Introduce a policy that ensures that the public highway remains safe and convenient and that new development maximises the opportunities for the use of sustainable forms of transport.	The Policy Approach will ensure that the public highway remains safe and convenient and that new development maximises the opportunities for the use of sustainable forms of transport. In response to Regulation 18 feedback and in order to further align with the NPPF and PPG, the wording of the criteria based policy has been amended to ensure that accessibility to sustainable modes of transport is of the utmost importance. The Policy Approach scores well against the relevant social and economic SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred

SD 14 - to ensure that the public highway remains safe and convenient to use for all road users.	This option would ensure that development proposals achieve a suitable connection to the highway that is safe for pedestrians, cyclists and occupants of vehicles. The option would ensure that road safety is not jeopardised by allowing proposals that would generate levels of traffic beyond the capacity of the surrounding road network.
Alternative Option (Regulation 18)	Why it is not preferred
SD 14A - Not to introduce a policy and instead rely on National policy and guidance.	The option is a missed opportunity to have a locally informed policy that reflects the principles of the NPPF and would result in difficulty in ensuring that development proposals promote sustainable transport. Reliance on National policy could not ensure that proposals wouldn't have significant transport implications.

Policy CC 10 - Biodiversity Net Gain

Policy Approach	Why it is preferred
CC10 - To introduce a policy to ensure biodiversity net gain is achieved through development, in order to protect and enhance the natural environment.	The Policy Approach ensures that biodiversity net gain is achieved through development, in order to protect and enhance the natural environment. The Policy aligns with the Government's stated ambition for development to deliver biodiversity net gain, but goes further by ensuring that the policy provides a locally informed approach to protect and enhance biodiversity and geodiversity across the District. The policy approach scores well against the relevant environmental SA Objectives.
Alternative Option	Why it is not preferred
CC 10A - Not to provide a policy and to instead rely on emerging legislation and National Policy and Guidance.	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities (targets) and would represent a missed opportunity to embed the principle of biodiversity net gain into all new development.

Policy CC 11 - Green Infrastructure

Policy Approach	Why it is preferred
CC 11 – To introduce a policy that conserves and enhances existing green infrastructure and ensures the provision of new green infrastructure to improve connectivity and access (incorporates consideration of Public Rights of Way, PROW).	The Policy Approach will ensure that existing green infrastructure is conserved and enhanced and ensure the provision of new green infrastructure to improve connectivity and access, incorporating consideration of Public Rights of Way, PROW. As a result of feedback and further policy evaluation, the draft PROW policy (previously ENV8) has been incorporated into this policy, which provides a more comprehensive approach to all GI. The amended wording reflects the local requirements of the Norfolk Green Infrastructure and Recreational Avoidance Strategy (RAMS) to seek incorporation of multifunctional uses. The Policy Approach scores well against the relevant environmental and social SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred

ENV 5 - provide and enhance green infrastructure linking to the GI Position Statement.	This option would comply with National Policy to assist in planning positively for green infrastructure local planning authorities may wish to prepare an authority-wide green infrastructure framework or strategy. The option would identify specific place based opportunities for enhancement reflecting local requirements.
Alternative Option (Regulation 18)	Why it is not preferred
ENV 5A - Not to introduce a policy and instead rely on National policy and guidance.	This option would represent a missed opportunity to have a local policy that fully reflects the NPPF Government strategy and identified local priorities. This option would not positively provide for green infrastructure in the District and would have a negative impact on the Plan's sustainable development objectives.
Preferred Option (Regulation 18)	Why it is not preferred
ENV 8 – Rely on a separate policy to protect, enhance and promote public rights of way and access and allow the creation of a continuous route around the coast (in addition to ENV 5 Regulation 18).	The policy approach above incorporates the Public Rights of Way (PROW) wording, previously contained in this regulation 18 version. It is considered that PROW forms part of Green Infrastructure and so merging the wording of the two policies will provide a more integrated and comprehensive approach, rather than having two separate policies.
Alternative Option (Regulation 18)	Why it is not preferred
ENV 8A – Rely on national policy and guidance	This option would result in reliance on other policies in the Plan and statutory guidance in promoting wider connectivity and represent a missed opportunity to embed important local considerations into policy. It would result in a policy position that remains silent on how the council would consider proposals where there is an opportunity to improve wider access to the surrounding area and connection to public rights of way.

Policy CC 12 - Trees, Hedgerows & Woodland

Policy Approach	Why it is preferred
CC 12 – Introduce a policy that supports the retention and incorporation of existing and new trees within all development, including street trees and to ensure the protection of trees, hedgerows, woodland and other natural features from harm, including loss and deterioration and where compensatory replacement is provided.	The Policy Approach supports the retention and incorporation of existing and new trees within all development, including street trees and to ensure the protection of trees, hedgerows, woodland and other natural features from harm, including loss and deterioration and where compensatory replacement is provided. The presumption of the policy has been strengthened to include the need to take account of the harm or loss of unprotected, but nevertheless, important natural landscape features. Given the Council declared a Climate Emergency after the Regulation 18 consultation stage, the Policy now reflects this proactive approach by incorporating a positive statement at the start of the Policy to encourage and support new tree planting across the district to mitigate against the impacts of climate change and to enhance the character and appearance of the locality and enhance biodiversity

	and ecology. The Policy Approach scores positively against the relevant environmental SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
ENV 6 - to provide specific protection for trees and hedgerows.	This option would accord with the NPPF and would ensure that the preference will be for existing natural features to be incorporated into development schemes rather than being lost.
Alternative Option (Regulation 18)	Why it is not preferred
ENV 6A - Not to introduce a policy and to instead rely on other policies in the local plan, legislation and National policy and guidance.	This option would result in reliance on other policies in the Plan and statutory protections to protect these important natural features. This would be a missed opportunity to require developers to demonstrate why a loss of natural features is necessary for their proposal and to set out what the Council consider would be adequate replacement provision where loss is demonstrated to be unavoidable.

Policy CC 13 - Protecting Environmental Quality

Policy Approach	Why it is preferred
CC 13 – To introduce a policy that takes every opportunity to avoid, minimise and reduce all emissions and other forms of pollution, including light and noise pollution and ensure no deterioration in water quality.	The Policy Approach will ensure that every opportunity is taken to avoid, minimise and reduce all emissions and other forms of pollution, including light and noise pollution and ensure no deterioration in water quality. The policy has been updated in response to the NPPF, PPG and Regulation 18 consultation feedback, to strengthen the wording. In particular, the matters it covers have been extended to specifically refer to noise and light pollution. The latter is considered to be of importance in wider rural areas and the AONB, where dark skies are an important part of its intrinsic character. The Policy scores well against a number of environmental SA Objectives, whilst a number of effects score neutral / NA, potentially because they are not measurable.
Preferred Option (Regulation 18)	Why it is not preferred
SD 13 - To provide a policy to minimise and where possible reduce, all emissions and other forms of pollution including light and noise pollution and ensure no deterioration in water quality.	This option complies with the NPPF and would ensure that all types of pollution are given due weight in the determination of development proposals.
Alternative Option (Regulation 18)	Why it is not preferred
SD 13A - Not to provide a policy and to instead rely on National policy and guidance.	Reliance on the NPPF which provides an overarching approach and is supportive does not provide a specific criterion to base decisions around in this policy matter and as such could lead to inconsistent decision making and would result in difficulty ensuring that development proposals minimise pollution of the environment.

Policy SS 1 - Spatial Strategy

Policy Approach	Why it is preferred
SS 1 – Introduce a policy that sets out the spatial strategy and context for North Norfolk, providing the hierarchy of settlements and overall framework	The Policy Approach sets out the spatial strategy and context for North Norfolk, providing the

<p>to deliver growth and meet existing and future needs.</p>	<p>hierarchy of settlements and overall framework to deliver growth and meet existing and future needs. Taking the NPPF requirements and the Regulation 18 feedback in to account, this settlement hierarchy policy, along with the site allocations being included in the Plan for settlements in the top three parts of the hierarchy, provide a specific focus and degree of certainty, where sites will be developed during the plan period. In addition, suitable small growth villages have been identified based on the provision of a limited amount of services. A number of criteria have been added to clarify the qualifying conditions and quantities for development in small villages and the types of development that would be permitted as a function of the development boundary to help direct all development. The Preferred Approach ensures that the number of dwellings in any of the selected Small Growth Villages will not increase by more than 6% from the date of adoption of the Plan, unless it was through exception development, additional growth identified through neighbourhood planning or through other rural policies and permitted development, that accords with the broader policies in the local Plan. The approach is also amended to align with other policies and clarify that Affordable Housing use should first be a consideration in line with wider council aspirations and need. The Policy Approach scores well against most of the environmental, social and economic SA Objectives as the focused growth pattern will help preserve the rural character of the District.</p>
<p>Preferred Option (Regulation 18)</p>	<p>Why it is not preferred</p>
<p>SD 3 - Settlement growth and expansion - A distribution of growth which focuses larger scale proposals firstly in, and then around, the District's larger settlements and in particular those which provide the broadest range of day to day services. The scale of growth in each location to be determined by consideration of need, constraint and capacity.</p> <p>The preferred option also allows for modest growth in a selection of smaller villages and retains the potential for rural exceptions development to deliver affordable homes.</p> <p>Designated landscapes, flood risk areas, coastal erosion constraint areas, important wildlife habitats and the wider countryside are not preferred locations for development unless a specific justification applies.</p>	<p>The Selected Settlements have the broadest range of day to day services, jobs and facilities so that locating new development in these locations will help to retain, enhance and make efficient use of these.</p> <p>Development in these locations will enable residents to choose to access services and facilities by walking, cycling and by public transport and hence help reduce the need to travel by car.</p> <p>These locations have high levels of need for affordable homes and allowing development here will enable the delivery of more affordable homes where they are most needed.</p> <p>Development in these areas will maximise the use of existing infrastructure and allow infrastructure providers to plan for new facilities in the most efficient way.</p> <p>Focusing growth close to areas which are already built up will help to preserve the rural character of the District.</p> <p>Allowing development within the built up areas of the Selected Settlements will prioritise the development of previously developed land (brownfield sites).</p>
<p>Alternative Options (Regulation 18)</p>	<p>Why they are not preferred</p>

<p>SD 3A - Build a single large new settlement somewhere in the District.</p>	<p>A distribution of development across the District is more likely to address needs close to where they arise.</p> <p>In order to address the housing needs of the District around 4,500 will need to be built on allocated sites. Such a scale of growth is too small to support the range of services necessary to render a new settlement sustainable. Such a settlement is highly likely to rely on services and jobs elsewhere in the District so would substantially increase commuting, probably by car. A new settlement is not justified by the scale of housing growth requirement.</p> <p>No suitable site has been suggested or identified. No evidence that such a proposal would be deliverable or would result in sustainable growth.</p>
<p>SD 3B - Rural Dispersal - Allow more development in the smaller villages and rural area of North Norfolk.</p>	<p>The majority of housing need arises in larger settlements</p> <p>Dispersed growth would increase unsustainable travelling</p> <p>A dispersed pattern of growth may risk the delivery of sufficient homes with an excessive reliance on smaller development proposal for which there is currently limited capacity with the development industry to deliver.</p> <p>Risks unacceptable impacts on character of settlements and the countryside and environment</p> <p>Does not make efficient use of existing services</p> <p>Less likely to deliver any substantive improvements in supporting infrastructure</p>
<p>SD 3C - Settlement expansion with alternative distributions between places. Multiple options could be considered with greater or lesser quantities of growth in individual settlements.</p>	<p>The Council has carefully considered the distribution of proposed growth having regards to a range of considerations including the need for development, particularly affordable homes, capacity of places to support growth having regard to key infrastructure, services, and jobs and the impacts of environmental constraints such as landscape, flooding and wildlife impacts.</p>

Policy SS 2 - Development in the Countryside

Policy Approach	Why it is preferred
<p>SS 2 – Introduce a positively prepared policy that sets out and manages the types of development allowed in the designated Countryside Policy Area.</p>	<p>The Policy Approach will manage the types of development allowed in the designated Countryside Policy Area. This approach has not altered since the Regulation 18 consultation stage, apart from minor amendments to the wording. The Policy Approach scores positively against most of the economic and social SA Objectives, while the majority of the environmental considerations score as neutral.</p>
<p>Preferred Option (Regulation 18)</p>	<p>Why it is not preferred</p>
<p>SD 4 - Limit growth within a designated countryside policy area whilst allowing for types of development which help to sustain the rural economy or require a rural location.</p>	<p>The proposed approach reflects the NPPF. It recognises the 'intrinsic character' of the countryside and the positive contribution it makes to well-being, tourism and wildlife. It takes account of the comparative lack of services, jobs and facilities in much of the rural area but nevertheless allows for forms of growth which will</p>

	help to sustain the vitality and viability of rural communities. Developments which are dependent upon a 'countryside ' location would be supported.
Alternative Option (Regulation 18)	Why it is not preferred
SD 4A - Allow for more growth in the Countryside Policy Area including the building of new homes in a more extensive range of locations.	Such an approach runs the risk of undermining the sustainability of the District. It would increase the amount of new building in often remote areas, result in additional commuting to jobs, services and facilities, and risks undermining the rural character of the District.

Policy SS 3 - Community-Led Development

Policy Approach	Why it is preferred
SS 3 - Introduce a policy to make clear the Council's support for various types of development proposals, which are led by and have the support of, the community.	The Policy Approach makes clear the Council's support for various types of development proposals, which are led by and have the support of, the community. The policy approach has not altered from the Regulation 18 consultation stage, apart from minor amendments to the wording. The Policy Approach scores positively against a number of the environmental and social SA Objectives, scoring neutral for the remaining environmental and economic SA Objectives, potentially because community-led proposals might otherwise be contrary to the wider strategic objectives of the Plan.
Preferred Option (Regulation 18)	Why it is not preferred
SD 2 – Introduce a policy to demonstrate that the Council will support community led developments, including in some circumstances, where development proposals may not comply with other adopted policies.	National Planning Policy is supportive of measures which allow local communities to take more control over developments in their areas. A degree of flexibility in the application of District wide policies will allow communities to develop local solutions to local problems.
Alternative Option (Regulation 18)	Why it is not preferred
SD 2A - Rely on national policy and guidance.	Whilst the NPPF is supportive of community planning and preparation of Neighbourhood Plans the policy's preferred approach seeks to go further and defines local criteria.

Policy HC1 - Health and Wellbeing

Policy Approach	Why it is preferred
HC 1 – To introduce a specific policy that seeks to ensure that health infrastructure and well-being are locally informed and considered at the application stage.	The Policy Approach will ensure that health infrastructure and well-being are locally informed and considered at the application stage. The PPG identifies health as a component of infrastructure for the purposes of developer obligations (para: 035). The Preferred Approach further focusses considerations of health and well-being through development, specifically linking to the requirements of the Joint Norfolk Health Protocol and the Norfolk Strategic Framework. The Policy scores well against relevant social and economic SA Objectives.
Alternative Option	Why it is not preferred

HC 1A - Rely on national policy and guidance	The NPPF requires LPA's to consider health and well-being and the health infrastructure in Local Plans, Neighbourhood Plans and decision-making. The preferred policy approach seeks to go further by ensuring that major development is informed by the local circumstances set out in the Joint Norfolk Health Protocol.
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Policy HC 2 - Provision & Retention of Open Spaces

Policy Approach	Why it is preferred
HC 2 - Introduce a new policy to protect existing open spaces from the possible adverse impacts of development and to ensure that where new development takes place, it is served by the right quantity and type of open space to meet the needs of residents.	The Policy Approach will protect existing open spaces from the possible adverse impacts of development and ensure that where new development takes place, it is served by the right quantity and type of open space to meet the needs of residents. This policy approach has not altered from the Regulation 18 consultation stage, apart from minor amendments to the wording. The Policy Approach scores well against the relevant environmental SA Objectives, by introducing local considerations and thresholds, thus ensuring that the development would include further specific local sustainable objectives in any considerations.
Preferred Option (Regulation 18)	Why it is not preferred
ENV 7 - Introduce a new policy to protect and enhance existing open space, including Education and Formal Recreation Areas and to support the creation of new Open Spaces, based on locally defined requirements and their protection including Local Green Spaces.	This option would seek to ensure that new qualifying developments support the creation of new and enhanced open space including Education and Formal Recreation Areas based on an identified up to date local need and protects existing Open Land Areas and Local Green Spaces. All of which will make an important contribution to the health and well-being of communities and can provide a range of benefits including for biodiversity, mitigating flood risk, carbon storage, food production and for visual amenity. The approach would allow for the protection of these spaces whilst allowing improvements to their recreational and / or environmental value.
Alternative Option (Regulation 18)	Why it is not preferred
ENV 7A - Rely on national policy, standards and guidance.	Given the importance of open space, including Education and Formal Recreation Areas (as identified within, amongst others, the NPPF, PPG (2014) and the Interim North Norfolk Draft SA Scoping Report (2018)), it is clear that there should be clear, locally distinctive policies for developers and communities in respect of the protection and provision of open space. Not having a specific policy would lead to a reliance on the interpretation, justification and application of a multiple of standards on a case by case basis of multiple standards such as those put forward by Fields in Trust and or the Accessible natural Greenspace Stands (ANGST), rather than the application of locally derived requirements designed to address deficiencies.

Policy HC 3 - Provision & Retention of Local Facilities

Policy Approach	Why it is preferred
HC 3 – Introduce a new policy to allow for new or improved community facilities in sustainable locations and to prevent the premature loss of important local facilities where their continued use is considered to remain a reasonable prospect.	The Policy Approach will allow for community facilities in sustainable locations or within the designated Countryside where they meet the identified needs of the local community. The approach will also prevent the premature loss of important local facilities where their continued use is considered to remain a reasonable prospect. The policy approach has not altered from the Regulation 18 consultation stage, apart from minor amendments to the wording. The Policy Approach scores well against the relevant social and economic SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
SD 6 - a policy option with amended/updated criteria and guidance resulting in the replacement of existing Core Strategy policy CT 3.	This option would take the opportunity to review and update the existing approach into a single policy reflecting current evidence and circumstances and allow for greater transparency regarding the decision making process. Retaining existing community facilities, particularly where few are available, is an important dimension of ensuring the vitality and sustainability of communities, helping to support community cohesion which in turn can benefit health and well-being and in some cases help to deliver skills and education and delivery of improved health provision.
Alternative Option (Regulation 18)	Why it is not preferred
SD 6A - Not to introduce a policy and instead rely on national policy and guidance.	This option would not enable the Council to make informed decisions regarding the loss of a community facility as there would be no ability to apply any local criteria or guidance to guide such decisions.

Policy HC 4 - Infrastructure Provision, Developer Contributions & Viability

Policy Approach	Why it is preferred
HC 4 - Introduce a policy that sets out a strategic approach to ensure that all of the social, physical and green infrastructure that is necessary to make development acceptable is provided and sets out the approach to developer contributions whilst ensuring development viability across the District.	The Policy Approach sets out a strategic approach to ensure that all of the social, physical and green infrastructure that is necessary to make development acceptable is provided and sets out the approach to developer contributions whilst ensuring development viability across the District. In response to the Regulation 18 consultation feedback some minor changes and clarifications have been carried out in order to strengthen the policy wording, so that there is a clear purpose. The Policy Approach scores well against the relevant economic and social SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
SD 5 - policy option with criteria and guidance that provides clarity around developer contributions and introduces guidance on viability.	This option would take the opportunity to review and update the existing approach reflecting current evidence and circumstances and allow for greater transparency regarding decision making process reflecting local circumstances. It also allows the Council to specify requirements that will be placed

	on an applicant in terms of the type of evidence that will be needed to support any planning application. Not having a policy approach would result in an uncertain outcome and be a missed opportunity to include a clear approach.
Alternative Option (Regulation 18)	Why it is not preferred
N/A	It is not considered that there is a reasonable alternative to the approach proposed. The NPPF requires the Council to consider viability and set out the strategic approach to infrastructure delivery in order to ensure that developments are well supported and that there is transparency in the process. As such the approach is in line with that envisaged in the NPPF, adds local distinction and is positively prepared. Not setting out such a policy would result in an uncertain outcome.

Policy HC 5 - Fibre to the Premises (FTTP)

Policy Approach	Why it is preferred
HC 5 - To introduce a policy to improve the provision and quality of digital communications including Broadband across the District and to ensure that all new dwellings and work places are connected by fibre, or are able to be connected, in the future.	The Policy Approach seeks to improve the provision and quality of digital communications including Broadband across the District and to ensure that all new dwellings and work places are connected by fibre, or are able to be connected, in the future. The policy approach has not altered from the Regulation 18 consultation stage. The Policy Approach scores well against the relevant social and economic SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
SD 8 - To introduce a policy that supports and delivers the provision of Full Fibre to the Premises.	The Government position and National Planning Policy suggests that planning policies should be proactive in providing for the delivery of telecommunications infrastructure. NPPF paragraph 112. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution). The approach provides clarity and certainty as to the requirements expected in this policy area.
Alternative Option (Regulation 18)	Why it is not preferred
No reasonable alternative	It is not considered that there is a reasonable alternative to the approach proposed. The NPPF provides general support for this policy area. Government guidance and National Policy states that the delivery of FTTP should be a priority. By not requiring a specific level of provision, the application of no policy would represent a missed

	opportunity to have a local policy that fully reflects the NPPF and Government strategy and result in piecemeal provision.
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Policy HC 6 - Telecommunications Infrastructure

Policy Approach	Why it is preferred
HC 6 - To introduce a policy that maximises digital connectivity across North Norfolk by supporting the provision of well-designed digital infrastructure, which takes account of its visual impacts.	The Policy Approach will seek to maximise digital connectivity across North Norfolk by supporting the provision of well-designed digital infrastructure, which takes account of its visual impacts. The policy approach has not altered from the Regulation 18 consultation stage. The Policy Approach scores well against the relevant Sa Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
SD 9 – an option that supports the provision and improvement of telecommunications infrastructure including the necessary policy controls on sharing, siting and appearance.	The Government position and National Planning Policy suggests that planning policies should be proactive in providing for the delivery of telecommunications infrastructure. NPPF paragraph 112. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution). The approach would see the consideration of people’s digital connectivity and that of wider environmental considerations in areas of sensitivity.
Alternative Option (Regulation 18)	Why it is not preferred
SD 9A – an alternative option that supports the provision of telecommunications infrastructure but does not have policy controls on sharing, siting and appearance.	National Policy suggest that certain controls should be put in place to ensure that the number of masts should be kept to a minimum and masts and equipment should be sympathetically designed. NPPF paragraph 113. The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate. Not including local criteria for consideration would be

	a missed opportunity to reflect local considerations in decision making.
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Policy HC 7 - Parking Provision

Policy Approach	Why it is preferred
HC 7 - Introduce a policy to ensure the provision of adequate safe and secure vehicle and cycle parking within new developments and the protection of designated and existing public car parks.	The Policy Approach will ensure the provision of adequate safe and secure vehicle and cycle parking within new developments and the protection of designated and existing public car parks. The policy approach has not altered from the Regulation 18 consultation stage. The Policy Approach scores well against the relevant SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
SD 15 - Introduce a policy to ensure the provision of adequate vehicle and cycle parking within new developments and the protection of designated and existing public car parks.	This option would allow the Council to ensure that the parking needs of a rural district with limited availability of public transport are met in a manner that contributes to overall design quality and supports sustainable transport options.
Alternative Option (Regulation 18)	Why it is not preferred
SD 15A - Not to introduce a policy and instead rely on National policy and guidance.	This option could result in insufficient parking provision leading to inappropriate parking on streets and verges and highway safety problems. It would also result in reduced choice of transport options (e.g. a lack of secure facilities for cycle parking would discourage cycle usage) and could have a negative impact on the attractiveness of the District as a tourism destination.

Policy HC 8 - Safeguarding Land for Sustainable Transport

Policy Approach	Why it is preferred
HC 8 - Introduce a policy to safeguard land for potential sustainable transport related uses and in particular former railway track beds and railway land for potential future use as sustainable transport corridors.	The Policy Approach identifies and will safeguard sites and routes for potential sustainable transport related uses within the District that could be critical in developing infrastructure to widen transport choice, in accordance with the NPPF. In particular, the policy sets out specific former railway track beds and railway land that will be protected for potential future use as sustainable transport corridors. The Policy Approach scores well against the relevant economic and social SA Objectives by recognising the importance of safeguarding land for sustainable transport uses and identifying specific locations that the requirements should be applied to.
Preferred Option (Regulation 18)	Why it is not preferred
SD 17 – preferred option that safeguards land for sustainable transport use, in particular the former railway track beds and railway land for potential future use as sustainable transport corridors.	The likely availability and use of public transport is a very important element in determining planning policies designed to reduce the need for travel by car. To this end, national policy requires local planning authorities to explore the potential, and identify any proposals, for improving public transport by rail, including the re-opening of rail lines. Such routes could also provide walking and cycle routes as an interim measure prior to the introduction of rail services. This policy recognises the importance of safeguarding land for sustainable transport uses.

Alternative Option (Regulation 18)	Why it is not preferred
SD 17A - Not to introduce a policy and instead rely on National policy and guidance.	Although National policy is clear on promoting sustainable transport uses there is no direct policy on safeguarding land for sustainable transport uses. Reliance on National policy would not safeguard the specific areas as defined in the policy.

Policy ENV 1 - Norfolk Coast Area of Outstanding Natural Beauty & The Broads

Policy Approach	Why it is preferred
ENV 1 – Introduce a policy to ensure appropriate protection is given to the conservation and enhancement of the special qualities of the Norfolk Coast AONB and The Broads.	The Policy Approach will ensure that the statutory duty and appropriate high level of protection is given to these designated landscapes through conservation and enhancement of the defined special qualities of the Norfolk Coast Area of Outstanding Natural Beauty and the Broads. The policy approach has not altered from the Regulation 18 consultation stage, apart from minor amendments to strengthen and provide further clarity to the wording. The Policy Approach scores a mixture of positive and neutral effects against the SA Objective
Preferred Option (Regulation 18)	Why it is not preferred
ENV 1- Provide a policy to ensure appropriate protection is given to the conservation and enhancement of the special qualities of the Norfolk Coast Area of Outstanding Natural Beauty and The Broads National Park.	This option will accord with the NPPF by providing a positive strategy and ensuring great weight is given to the conservation and enhancement of the District’s national landscape designations.
Alternative Option (Regulation 18)	Why it is not preferred
ENV 1A - Not to provide a policy and to instead rely on National policy and guidance.	This option would not comply with the NPPF requirement for local plans to set out a positive strategy and would not allow for the principles and objectives of the specific areas’ management plans to be given appropriate weight in the decision making process.

Policy ENV 2 - Protection & Enhancement of Landscape & Settlement Character

Policy Approach	Why it is preferred
ENV 2 – Introduce a policy to ensure that development proposals reflect the defining and distinctive qualities of the natural, historic and cultural environment of North Norfolk.	The Policy Approach will ensure that development proposals reflect the defining and distinctive qualities of the varied landscape character areas, their key characteristics and valued features and the character, appearance and integrity of the historic and cultural environment of North Norfolk. The policy approach has not altered from the Regulation 18 consultation stage, apart from minor amendments made to strengthen and provide further clarity to the wording. The Policy Approach scores well against relevant environmental SA Objectives, as it provides clarity over the geographical areas of the district and provides a decision making framework.
Preferred Option (Regulation 18)	Why it is not preferred

ENV 2 - To provide a policy to ensure protection of the distinctive landscape character, qualities and sensitivities of the area.	This option will accord with the NPPF requirement that planning policies protect and enhance valued landscapes commensurate with their quality as identified in the development plan.
Alternative Option (Regulation 18)	Why it is not preferred
ENV 2A - Not to provide a policy and to instead rely on National policy and guidance.	This option would represent a missed opportunity to ensure that development proposals and decisions reflect on the distinctive character, qualities and sensitivities of the area in relation to the protection and enhancement of landscape character and settlement character.

Policy ENV 3 - Heritage & Undeveloped Coast

Policy Approach	Why it is preferred
ENV 3 - Introduce a policy to protect the distinctive appearance and character of the coast.	The Policy Approach will protect the undeveloped character and appearance of the distinctive coastal area of North Norfolk coast from the wider impact of inappropriate development. The policy approach has not altered from the Regulation 18 consultation stage. The Policy Approach scores well against the relevant SA Objectives, being locally informed and providing certainty in decision making.
Preferred Option (Regulation 18)	Why it is not preferred
ENV 3 -- Introduce a policy to protect the undeveloped character and appeal of the North Norfolk coast.	This option will accord with Government policy and will provide protection against the wider impact of general development, additional transport and light pollution on the distinctive coastal area of North Norfolk.
Alternative Option (Regulation 18)	Why it is not preferred
ENV 3A - Not to provide a policy and instead rely on National policy and guidance.	There would be no locally specific policy protection for the undeveloped and heritage coast. Decision making could be inconsistent and the character of the coastal area could be eroded.

Policy ENV 4 - Biodiversity & Geodiversity

Policy Approach	Why it is preferred
ENV 4 – Introduce a policy to protect and enhance biodiversity and geodiversity.	The Policy Approach will protect and enhance biodiversity and geodiversity. As a result of Regulation 18 consultation feedback and the NPPF/ PPG, the policy wording has been strengthened around the requirement to provide enhanced biodiversity and habitat creation, in order that a monitoring strategy can be developed to measure biodiversity net gain over the Plan period. Two separate policies have also been created in order to provide further clarity. One relating to Recreational Avoidance Mitigation Strategy (RAMS), Policy ENV5 and a second new policy CC10: Biodiversity Net Gain. The Policy Approach scores well against the relevant environmental SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
ENV 4 – A policy to protect and enhance biodiversity and geology.	This option will accord with the NPPF requirements for the protection and enhancement of biodiversity and geodiversity, will assist the Council in their statutory duty to have regard to

	the purpose of conserving biodiversity and will align with the Government's stated ambition for development to deliver a biodiversity net gain.
Alternative Option (Regulation 18)	Why it is not preferred
ENV 4A - Not to provide a policy and to instead rely on National policy and guidance.	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities and would represent a missed opportunity to embed the principle of environmental net gain into development. Not to provide a policy would not accord with the NPPF principles.

Policy ENV 5 - Impacts on Internationally Protected Habitats & Species, Recreational Impact Avoidance Mitigation Strategy

Policy Approach	Why it is preferred
ENV 5 –Introduce a new policy that enables growth in the District through the strategic implementation of measures to avoid adverse effects on the integrity of Habitats Sites.	The Policy Approach will ensure compliance with the Conservation of Habitats and Species Regulations 2017 (as amended) and has been created to reflect the requirements for the provision of enhanced Green Infrastructure as part of the Norfolk Green Infrastructure and Recreational Avoidance Strategy (GIRAMS), which also ensures the policy will be locally informed. The Policy Approach scores well against the relevant SA Objectives, as it will enable growth through the implementation of measures to avoid and mitigate against impacts on designated European Sites.
Alternative Option	Why it is not preferred
No Alternative Option	It is not considered that there is a reasonable alternative as the policy approach above is required by the HRA Regulations.

ENV 6 - Protection of Amenity

Policy Approach	Why it is preferred
ENV 6 - Introduce a policy to provide and protect a high standard of amenity, including living and working conditions.	The Policy Approach seeks to maintain, protect and promote adequate living and working conditions for the District's communities in order to ensure that all occupants' benefit from a good standard of amenity. In line with the PPG, the policy wording has been extended to encompass working conditions, as well as living conditions and additional wording has been added to clarify that a high standard of amenity should be achieved and maintained without preventing or unreasonably restricting the continued operation of established authorised uses and activities on adjacent sites. The Policy Approach scores positively against social and economic SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
ENV 10 - Introduce a new policy to protect amenity for all residents in the District.	This option seeks to ensure that all residents benefit from a high standard of amenity. This approach will lead to development having greater respect for amenity of existing residents and residents of new development, with positive impacts upon quality of life and well-being.

Alternative Option (Regulation 18)	Why it is not preferred
ENV 10A - Not to provide a policy and rely on National policy and guidance instead.	This option would not allow the Council to apply high standards in regards to the amenity of residents. This could lead to developments of poor quality design, leading to poorer living conditions for residents of the District, with negative impacts on the quality of life and well-being. The NPPF contains insufficient detail to ensure that the potential amenity impacts of development are properly considered.

ENV 7 - Protecting & Enhancing the Historic Environment

Policy Approach	Why it is preferred
ENV 7 - Introduce a policy that provides a positive approach to the conservation and enhancement of the historic environment.	The Policy Approach seeks to conserve and where possible, enhance the historic environment. As a result of Regulation 18 consultation feedback and further consultation with Historic England, the policy wording has been amended by adding references to Archaeology and Heritage at Risk, as well as providing clarity by distinguishing the consideration of Designated Heritage Assets and Non-designated Heritage Assets within the policy. The Policy Approach scores well against the relevant environmental, social and economic SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
ENV 11 – An option that ensures the conservation and enhancement of the historic environment.	The option complies with the NPPF and will ensure that the Council assesses proposals affecting heritage assets in a manner commensurate with the type of asset involved and the level of harm that would result.
Alternative Option (Regulation 18)	Why it is not preferred
ENV 11A - Not to provide a policy and to instead rely on National policy and guidance.	The option is a missed opportunity to have a locally informed policy that reflects the principles of the NPPF and would result in difficulty ensuring conservation and enhancement of the District's historic environment.

ENV 8 - High Quality Design

Policy Approach	Why it is preferred
ENV 8 - Introduce a policy that provides a set of design principles, which will result in improved design and ensure that the special character and qualities of North Norfolk are maintained and enhanced.	The Policy Approach provides a positively prepared design policy, which sets out a comprehensive approach to local design standards where all proposals should have regard to a high quality of design and that specifically refers to the North Norfolk Design Guide SPD, which will be updated to support this policy and the wider Local Plan policies. Additional references have been added to further align the policy wording, mainly in relation to the publication of the National Design Guide (2021) and supporting guidance, such as Building for a Healthy Life (2020). The Policy Approach scores very well against the relevant environmental, social and economic SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred

ENV 9 - A design policy setting out local design standards.	Further to this, and In line with Paragraph 130 of the NPPF, the Council is currently producing a Design Guide Supplementary Planning Document (SPD). A specific North Norfolk Design Policy allows for reference to be made to the Design Guide. The result of this will be that the Council can ensure that new development is of a high quality design, achieving many of the essential wider aims and objectives under the umbrella of achieving sustainable development.
Alternative Option (Regulation 18)	Why it is not preferred
ENV 9A - Not to introduce a policy and instead rely on National policy and guidance.	This option would not allow the Council to deliver development that is of a high quality design in line with the NPPF and its vision and expectations. Furthermore, having no policy within the plan reduces the ability to refer to the emerging North Norfolk Design Guide SPD. The result of not having a policy within the plan will lead to the potential that development of poor quality design with no regard to local design standards, character and local community aspirations.

Policy HOU 1 - Delivering Sufficient Homes

Policy Approach	Why it is preferred
HOU 1 – Introduce a policy that sets a minimum housing target for the District, of 9,600 within the Plan period. Existing and future housing needs are addressed in locations that comply with the identified settlement hierarchy.	The Policy Approach sets a minimum housing requirement for the delivery of homes over the Plan period, which ensures that existing and future housing needs are addressed in locations that comply with the Settlement Hierarchy. In so doing, the policy is updated and the supporting text updated with the methodology used describing and justifying the setting of the Housing target through the use of the 2016 ONS National Projections. The Policy Approach scores well against the relevant social and economic SA Objectives. However, it scores less well against some of the environmental indicators, which is partly due to the limited amount of PDL in North Norfolk, meaning that the majority of housing is likely to occur on greenfield land.
Preferred Option (Regulation 18)	Why it is not preferred
HOU 1 - Set the draft housing target at between 10,500 and 11,000 dwellings of which 2,000 will be affordable homes.	The National Planning Policy Framework requires that Local Plans address all housing needs. The 2016 ONS projections and the standard methodology produce a minimum housing target for around 480 dwellings per year, or 9.600 new homes. Setting a higher target between 10,500 and 11,000 dwellings provides additional housing over the level of need, introduces choice and flexibility but has increased pressure on land use and potential detrimental landscape effects. The approach taken to determining the draft target complies with the National Guidance and will ensure that sufficient homes are built in accordance with the NPPF.
Alternative Options (Regulation 18)	Why they are not preferred
HOU 1A - Set the overall housing target at 8,000 dwellings.	This figure would address the housing requirement based solely on population and household growth projections but would not comply with the

	National Planning Policy Framework. If set at this level it is possible that insufficient homes would be built to satisfy existing and newly arising need and that only 1,600 affordable homes would be provided, which is below the 2,000 which the evidence indicates are likely to be required. If insufficient homes are built to meet identified needs this may result in further upward pressure on house prices and increase problems of dwelling affordability in the District.
HOU 1B - Set the overall housing target at 12,000 dwellings.	Setting a target at this level runs the risk of unsustainable consequences as it would necessitate the release of substantially more greenfield sites for development within the Plan period. There is no evidence that such a target could be deliverable over the plan period.

Policy HOU 2 - Delivering the Right Mix of Homes

Policy Approach	Why it is preferred
HOU 2 - Introduce a policy to ensure that the type, size and tenures of homes provided closely matches the existing and predicted future needs of the local population.	The Policy Approach will ensure that the type, size and tenures of homes provided closely matches the existing and predicted future needs of the local population, which will provide mixed and inclusive communities, while retaining a degree of flexibility. The policy approach has not altered from the Regulation 18 consultation stage, apart from minor amendments to add further clarity. The Policy Approach scores well against the relevant SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
HOU 2 - a housing mix policy which requires set proportions of affordable, self-build, and specialist elderly accommodation in a mix of unit sizes based on the evidence of need.	The mix of homes required and the threshold set in the policy have been carefully considered to ensure that what will be delivered closely matches the evidence of need, will provide for mixed inclusive communities, whilst retaining a degree of flexibility.
Alternative Option (Regulation 18)	Why it is not preferred
HOU 2A – rely on National Policy and Guidance.	Such an approach would not comply with the NPPF which requires that policies should identify the size, type and tenure of homes required for different groups in the community. It runs the risk that the right types of homes would not be provided and needs would not be addressed. The approach would rely on the NPPF and as such the threshold for affordable housing would be based on the definition of major development rather than the lower threshold allowed through the designation of North Norfolk as a Rural Area under section 157(1) of the Housing Act 1985.

Policy HOU 3 - Affordable Homes in the Countryside (Rural Exceptions Housing)

Policy Approach	Why it is preferred
HOU 3 – Introduce a policy to provide for the delivery of an increased supply of affordable homes in locations close to where the need for such accommodation arises.	The Policy Approach will provide for the delivery of an increased supply of affordable homes in locations close to where the need for such accommodation arises. The policy approach has not altered from the

	Regulation 18 consultation stage, apart from minor amendments to add further clarity. The Policy Approach seeks to deliver a decision making framework in relation to the social SA Objectives through the delivery of rural exception sites in response to local housing need, while at the same time providing some clarity on the considerations of proximity to services, size and location. As such, the approach scores well against the relevant social SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
HOU 3 - Rely on a rural exception policy to address Local Housing Needs.	The approach allows for modest schemes of affordable homes which are designed to meet locally identified needs with controls over scale and location to ensure that potential impacts are managed and access to services is maintained. The approach also adds detail to the NPPF by clarifying the circumstances where cross market subsidy for affordable housing would be allowed.
Alternative Option (Regulation 18)	Why it is not preferred
HOU 3A - Rely on National Policy and Guidance.	This approach would not support rural communities in addressing local needs for affordable homes. Reliance on the NPPF which provides an overarching approach and is supportive of affordable homes as exception sites does not provide a specific criterion to base decisions around in this policy matter and as such could lead to inconsistent decision making. This option would result in a policy gap. It would not enable the Council to apply a policy in terms of how it responds to the local circumstances.

Policy HOU 4 - Essential Rural Worker Accommodation

Policy Approach	Why it is preferred
HOU 4 - Introduce a policy that seeks to address essential rural workers accommodation in order to provide clarity and a decision making framework.	The Policy Approach seeks to meet the need for essential accommodation associated with the use of land for agriculture, forestry and other rural based businesses in locations that would otherwise be judged as unsustainable. The policy approach has not altered from the Regulation 18 consultation stage, other than a minor amendment to refer to 'Essential Rural Worker', in order to better align with the terminology used within the NPPF and PPG. The Policy Approach scores well against the relevant social SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
HOU 4 - Introduce a specific policy that seeks to address agricultural and other key workers accommodation that provides clarity and a decision making framework.	The approach provides for modest proposals that demonstrate essential accommodation need in association with the use of land for agriculture, forestry and other key worker requirements, reflecting local circumstances. It provides a framework and clarity over the District for decision making purposes scoring well in relation to relevant sustainability issues for North Norfolk.
Alternative Option (Regulation 18)	Why it is not preferred
HOU 4A - Rely on National Policy and Guidance.	The approach would not support the local circumstances and rural nature of employment In

	North Norfolk. The approach would be a missed opportunity to have a locally informed policy that reflects the principles of the NPPF.
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Policy HOU 5 - Gypsy, Traveller & Travelling Showpeople's Accommodation

Policy Approach	Why it is preferred
HOU 5 – Introduce a policy to meet the needs for both permanently occupied and transient pitches for the gypsy and traveller communities.	The Policy Approach seeks to meet the needs for both permanently occupied and transient pitches for the gypsy and traveller communities. The policy approach has not altered from the Regulation 18 consultation stage, apart from minor amendments for reasons of clarity and to align the policy approach to the wider sustainable development approach and needs of the Local Plan. The Policy Approach scores well against relevant social SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
HOU 5 - Rely on a criteria based policy approach that reflects local need and circumstances on a case by case basis.	The option will meet the requirement to provide a positive policy context to address any newly arising needs over the Plan period in relation to the locally assessed need requirements, whilst ensuring that any proposed sites are well related to settlements and services and proposals minimise any adverse impacts. The approach scores well against the relevant social objectives of the sustainability appraisal.
Alternative Option (Regulation 18)	Why it is not preferred
HOU 5A - Allocate specific sites to address the identified need.	The need for new pitches over the Plan period is identified as very modest and arises mainly from those families already resident in the District. Intensification and expansion of existing sites is likely to be the most appropriate approach. Given the small amount of identified need the allocation of one or more specific sites would be a disproportionate approach.

Policy HOU 6 - Replacement Dwellings, Extensions & Annexed Accommodation

Policy Approach	Why it is preferred
HOU 6 - Introduce a policy which seeks to manage the visual impacts of replacement dwellings, house extensions and domestic outbuildings on the character of the District.	The Policy Approach seeks to manage the visual impacts of replacement dwellings, house extensions and domestic outbuildings on the character of the District. The policy approach has been expanded, from the Regulation 18 version, to include domestic outbuildings and for the material considerations of replacement dwellings to include the size of the existing property. This more flexible approach focuses on the potential impacts of development rather than a specific size limit and would allow for each proposal to be assessed on its individual merits. As such, the Policy Approach scores well against the relevant social SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
HOU 6 – A policy that seeks to control the impacts of replacement dwellings on character, landscape and townscape (amenity and design)	These types of proposal can individually and cumulative have significant impacts of the character of an area. The suggested policy seeks to

considerations are dealt with by Policies ENV6 and 8. Proposed policy requires 'no material increase in impact'.	control the potential negative impacts of such development whilst allowing for individual site circumstances to be considered.
Alternative Options (Regulation 18)	Why they are not preferred
HOU 6A - Introduce a policy which does not seek to impose any size controls over replacement dwellings or house extensions and/or include more definitive criteria within the policy such as only allowing % increases in size or proportions of plot coverage.	There are a wide range of situations where extension and replacement dwellings may be proposed and any policy needs to be sufficiently flexible to allow for individual circumstance to be considered. The use of fixed % or proportions within policies would not allow for the individual merits of proposals to be taken into account.
HOU 6B - Retain the existing policy approach in the Core Strategy which limits the size of extensions and replacement dwellings with reference to the size of existing buildings on the site. Applies in Countryside policy area only.	The size of an existing building on a site is only one of a number of factors to be taken into account. A more flexible approach which is focused on the potential impacts of development rather than a specific size limit is favoured and would allow for each proposal to be assessed on its individual merits.

Policy HOU 7 - Re-use of Rural Buildings in the Countryside

Policy Approach	Why it is preferred
HOU 7 – Introduce a policy that allows for the conversion and re-use of good quality buildings for alternative uses including residential conversion.	The Policy Approach will allow for the conversion and re-use of good quality, structurally sound buildings in ways that respect their character and protects wildlife. The policy approach has not altered from the Regulation 18 consultation stage. The approach scores well against the relevant SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
HOU 7 - Allow the re-use (conversion) of good quality buildings for alternative uses including residential conversion.	The policy recognises that the re-use of existing buildings for a range of uses including residential conversion can contribute towards addressing development needs in a sustainable way. The policy aims to ensure that existing uses are not displaced, that proposals are for conversion rather than the erection of replacement buildings, and that conversion schemes protect character. The approach is responsive to local circumstances and provides a framework for decisions.
Alternative Option(Regulation 18)	Why it is not preferred
HOU 7A - Not allow the re-use of existing buildings in the countryside or limit the locations where such re-use would be acceptable.	Such an approach would not be consistent with the National Planning Policy Framework or the allowances to re-use some buildings without the need to secure planning permission. It would fail to make efficient use of existing buildings and may increase the need to release green field site for new development. For some buildings ensuring that they are used productively may represent the best way to secure their long term maintenance.

Policy HOU 8 - Accessible & Adaptable Homes

Policy Approach	Why it is preferred
HOU 8 - Introduce a policy to ensure that new homes address the District's needs, by being built to accessible and adaptable standards.	The Policy Approach seeks to ensure that new homes address the District's needs, are built to accessible and adaptable standards and as such, can

	<p>be easily and cost effectively adapted as people's needs change throughout their lifetime. This will increase the overall percentage of appropriate housing across all housing types and tenures and address the historical deficiency in supply.</p> <p>The Policy Approach has not altered from the Regulation 18 consultation stage, apart from minor amendments to the wording to add clarity in regard to the standards being seen as a minimum, around the process of exemptions on practicality and viability grounds and the requirement to demonstrate compliance through a Design and Access Statement. The approach scores well against the relevant social SA Objectives.</p>
Preferred Option (Regulation 18)	Why it is not preferred
HOU 8 - Introduce the new optional building regulations in relation to accessibility and adaptability.	This option enables the Council to seek to address and help meet the needs of a rapidly aging population, increase the proportion of housing stock that could be considered accessible and adaptable. It helps to provide a decent well designed home suitable to the needs of the District's demographic, improving health and well-being, contributing to mixed inclusive and sustainable communities and adapting needs.
Alternative Option (Regulation 18)	Why it is not preferred
HOU 8A - Do not introduce the optional standards.	The option would not allow the Council to seek to meet the housing needs of the District. It would result in less housing options being available with increased costs associated with adaptation. There would be more people living in unsuitable homes, increased risk of health issues and negative impacts on the quality of life, well-being and the costs of public health and social care.

Policy HOU 9 - Minimum Space Standards

Preferred Approach	Why it is preferred
HOU 9 - Introduce a policy that sets out the new optional described space standards.	The Policy Approach will ensure that new homes offer a reasonable minimum level of residential amenity and quality of life, ensuring that there is sufficient internal space, privacy and storage facilities to ensure long term sustainability and usability of new homes. The policy approach has not altered from the Regulation 18 consultation stage, other than for compliance of space standard details to be included within the Design and Access Statement. The Policy Approach scores well against the relevant social SA Objectives, as it enables the Council to seek to address the housing needs of the District's population.
Preferred Option (Regulation 18)	Why it is not preferred
HOU 9 - Introduce the new optional described space standards.	This option enables the Council to seek to address the housing needs of the District's population. The size and layout of new dwellings have an important influence on health and well-being as well as future adaptability and with the aging population in North Norfolk is an important consideration for the Local Plan. The option allows the Council to seek to increase the dwelling sizes in relation to

	property sizes where there is the greatest need, ensuring that properties across the District are built to meet expectations and new dwellings continue to have a positive impact on Local plan delivery targets.
Alternative Option (Regulation 18)	Why it is not preferred
HOU 9A - Do not introduce the optional described minimum space standards.	The option would not allow the Council to seek to meet the growing social & well-being needs of the population nor would it positively address housing needs of the market or redress the current under delivery of houses that meet the national space standards in the types of tenures which are most required in the District. There would be more people living in unsuitable homes, increased risk of health issues and negative impacts on the quality of life and wellbeing.

Policy E 1 - Employment Land

Policy Approach	Why it is preferred
E 1 - Introduce a policy that ensures there is a sufficient quantity of land reserved for employment generating developments across the District.	The Policy Approach ensures that there is a sufficient quantity of land reserved for employment generating developments across the District. The policy sets out a proposed employment allocation in excess of 54 hectares of land within the District. The policy approach has not altered from the Regulation 18 consultation stage, apart from the updating of the figures in the table which reflect updated evidence. The approach scores well against the relevant social and economic SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
ECN 1 - The option sets out a proposed allocation of 48.5 to 50.5 hectares of employment land within the District.	This approach seeks to ensure that there is flexibility and choice of employment land across the District. The distribution and quantum of allocations proposed is based on the evidence of market demand at the time. This is in line with the tests of soundness within the NPPF.
Alternative Options (Regulation 18)	Why they are not preferred
ECN 1A - Introduce a policy to set out the allocation of a higher allocation in excess of 50.5 hectares of employment land.	This approach would provide further employment land within the District offering a wider choice of sites. However, this approach would not be based on known market demand and would be in conflict with Paragraph 120 of the NPPF. This option could potentially represent a soundness issue at Public Examination.
ECN 1B - Introduce a policy to set out a lower allocation than the 48.5 hectares of employment land within the District.	This approach would provide less range of choice and opportunity for businesses to expand or develop. This option would result in less job creation within the District over the plan period. This option would also not take into consideration the evidence of market demand and could potentially represent a soundness issue at Public Examination.

Policy E 2 - Employment Areas, Enterprise Zones & Former Airbases

Policy Approach	Why it is preferred
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E 2 – Introduce a policy that seeks to ensure that designated employment land within the District is protected for employment uses.	The Policy Approach seeks to ensure that designated employment land within the District is protected for employment uses, on designated Employment Areas, Enterprise Zones, Employment Allocations and Mixed Use Allocations. The policy approach has not altered from the Regulation 18 consultation stage, apart from being updated to reflect the introduction of Class E of the Use Classes Order and to clarify that proposals on former airbases are restricted to employment generating proposals. The Policy Approach provides a clear decision making framework, which scores positively against the relevant economic, social and environmental SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
ECN 2 - - This policy seeks to maintain and ensure sufficient supply of employment land and premises is available to meet local employment demands and provide flexibility and choice for business creation.	The principle purpose of the preferred approach is to protect Employment Areas for employment purposes. The preferred approach also seeks to ensure that in the first instance employment development proposals are directed towards designated sites and sets out the proposals that will be supported. A clause has also been included to support proposals on Enterprise Zones where they are in conformity with the respective Local Development Order.
Alternative Option (Regulation 18)	Why it is not preferred
ECN 2A - Rely on National Policy and Guidance.	This approach would mean that designated Employment Sites and Proposed Employment/ Mixed Use Allocations would be offered very little protection. This could lead to the loss of employment land and jobs within the District over the plan period.

Policy E 3 - Employment Development Outside of Employment Areas

Policy Approach	Why it is preferred
E 3 – Introduce a policy that provides opportunities for businesses situated outside of designated Employment Areas with the potential to expand and thrive.	<p>The Policy Approach provides opportunities for businesses situated outside of designated Employment Areas with the potential to expand and thrive and to recognise the importance of employment outside the designated Employment Areas to the wider economy by requiring such uses to be retained, where possible.</p> <p>The Policy has been amended in order to clarify the approach to conversions, redevelopment and change of use of existing employment uses to non-employment uses, specifying an employment threshold above which any proposal seeking a change of use would need to justify the change in relation to employment opportunities, viability and specifying an approach to marketing. This is to ensure that there is flexibility on a case-by-case basis, but for the avoidance of doubt, seeks an agreement on marketing with the LPA in advance of any proposal. The Policy Approach provides a clear decision making framework that scores positively against the relevant economic, social and</p>

	environmental SA Objectives by providing detailed criteria to ensure consistent decision making.
Preferred Option (Regulation 18)	Why it is not preferred
ECN 3 - The preferred option seeks to ensure that employment development within the countryside is given some level of policy protection. The preferred option also seeks to allow flexibility for existing businesses in the countryside to expand, where appropriate to do so.	This option recognises the importance of existing employment in the countryside to the rural economy. The policy seeks to ensure that the loss of existing employment is a material consideration through the decision making process. Furthermore, the policy recognises that there may be circumstances where employment operations within the countryside require expansion and seeks to provide support for this, where appropriate.
Alternative Option (Regulation 18)	Why it is not preferred
ECN 3A - No Policy. Rely on the NPPF.	This approach would mean that designated Employment Sites and Proposed Employment/ Mixed Use Allocations would be offered very little protection. This could lead to the loss of employment land and the loss of jobs within the District over the plan period.

Policy E 4 - Retail & Town Centre Development

Policy Approach	Why it is preferred
E 4 – Introduce a policy that maintains and enhances the vitality, viability and sustainability of the District’s town centres	The Policy Approach seeks to enhance local provision within town centres and encourages local sustainable shopping patterns by identifying a retail hierarchy and directing the focus for investment to town centres, by the enactment of a locally derived impact threshold, which takes account of local considerations. The policy approach has not altered from the Regulation 18 consultation stage, apart from minor amendments to the structure to provide further clarity. The Policy Approach scores well against all of the social and economic SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
ECN 4 – The Preferred Option applies to all main town centres, which identifies a retail hierarchy, directs the focus for investment on town centres, including the enactment of a locally derived impact threshold and takes account of local considerations.	This option would enable the Council to adopt a policy that reflects the nature of the Districts town centres, local circumstances and have regard to the evidence contained in the Retail and Town Centre Uses Study 2017. The approach takes into consideration the size and nature of the District’s town centres ensuring decisions are made in terms of the local rather than a national context. The approach will help to provide greater transparency regarding decision making process, provides clarity and specific considerations in relation to proposals. The policy sets out a positive approach on vitality and viability of town centres, improving access to services, and seeks to improve the quality of the build environment and public realm. The preferred policy scores well against the relevant sustainability objectives.
Alternative Option (Regulation 18)	Why it is not preferred
ECN 4A - Rely on National Policy and Guidance, including the higher threshold for any impact test.	This option would not set out a positive strategy to the management of retail and town centres that reflects the nature of the District, local circumstances and identified priorities. A

	significant proportion of retail development that comes forward within the District is below this threshold and relying on the higher national impact thresholds may adversely impact the vitality and viability of the District's Towns.
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Policy E 5 - Signage & Shopfronts

Policy Approach	Why it is preferred
E 5 – Introduce a policy that sets out criteria and guidance for Signage and shopfronts.	The Policy Approach seeks to avoid the proliferation of advertisements in sensitive locations, such as in Conservation Areas and rural locations or locations that have high visual amenity, where it is considered that the amenity of the locality will be impaired and to ensure new and replacement shopfronts are well designed to reflect the character of the surrounding area and enhance the visual amenity of the local area. The approach has not altered from the Regulation 18 consultation stage. The Policy Approach scores well against the relevant SA Objectives.
Preferred Option (Regulation 18)	
ECN 5 - Adopt a policy with criteria and guidance.	This option would bring the current policy framework up to date and create a clear decision making framework that is easily understood. It could have positive impacts on landscape character, and protect the quality of the built environment against inappropriate advertisements and signs. It would help strike an appropriate balance between protecting the character of places and maintaining an attractive environment whilst permitting high quality signage and shop frontages to ensure appropriate promotion of local businesses and towns.
Alternative Option (Regulation 18)	
ECN 5A - Rely only on national policy and guidance.	Why it is not preferred This option would not allow for a locally tailored approach. Relying on national policy would not provide the clarity needed to offer sufficient protection to North Norfolk's landscapes and built environment.

Policy E 6 - Tourist Accommodation, Static Caravans & Holiday Lodges and Extensions to existing sites

Policy Approach	Why it is preferred
E 6 - Introduce a policy that seeks to ensure that new-build tourist accommodation, static holiday caravans and holiday lodges are located in appropriate locations and to allow flexibility to give existing businesses within the Countryside the opportunity to expand, where appropriate.	The Policy Approach seeks to ensure that new-build tourist accommodation, static holiday caravans and holiday lodges are located in appropriate locations and to allow flexibility to give existing businesses within the Countryside the opportunity to expand, where appropriate. The policy approach has not altered from the Regulation 18 consultation stage, apart from some restructuring and rewording to ensure there is a clear difference between a new build development and the approach to business extensions, as well as the inclusion of additional considerations of biodiversity net gains and the impact on amenity of the AONB and highway

	network. The Policy Approach scores well against the relevant SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
ECN 6 - Introduce a policy that seeks to ensure that new-build tourist accommodation, static caravans and holiday lodges are located in appropriate locations, as well as, allowing flexibility for existing businesses within the countryside the opportunity to expand, where appropriate.	The option recognises the importance of having a broad range of tourist accommodation available across the District to support the District's economy, whilst also recognising the need to sustain and conserve the environment. It will accord with the NPPF by supporting a prosperous rural economy.
Alternative Option (Regulation 18)	Why it is not preferred
ECN 6A - Rely on national policy and guidance.	Having a policy means that the response to development proposals can be locally distinctive to North Norfolk, where tourism is vital to the District's economy and where the economy is heavily reliant on the natural environment.

Policy E 7 - Touring Caravan and Camping Sites

Policy Approach	Why it is preferred
E 7 - Introduce a policy that seeks to ensure that the use of land for touring caravan and camping sites is situated in appropriate locations.	The Policy Approach seeks to ensure that the use of land for touring caravan and camping sites is situated in appropriate locations, by setting out criteria based policy, where such development will be supported. The policy approach has been amended in response to the Regulation 18 consultation feedback, where the wording has been revised to ensure that the relevant consideration is given to flood risk and coastal erosion, including the submission of a CEVA within the CCMA. Although some of the environmental SA Objectives score neutral and a negative effect is shown in relation to the need to travel, when judged against the alternative option, the Policy approach would deliver more positive effects.
Preferred Option (Regulation 18)	Why it is not preferred
ECN 7 - Introduce a new policy that seeks to ensure that the use of land for touring caravan and camping sites is situated in appropriate locations.	The option recognises the importance of such accommodation in supporting the tourist economy within the District, whilst also recognising the need to sustain and conserve the environment. It will accord with the NPPF by supporting a prosperous rural economy.
Alternative Option (Regulation 18)	Why it is not preferred
ECN 7A - Rely on national policy and guidance.	Having a policy means that the response to development proposals can be locally distinctive to North Norfolk, where tourism is vital to the District's economy and where the economy is heavily reliant on the natural environment.

Policy E 8 – New Tourist Attractions & Extensions

Policy Approach	Why it is preferred
E 8 - Introduce a policy to ensure that tourist attractions can broaden tourism opportunities across the District and encourage the extension of the tourist season in appropriate locations.	The Policy Approach will ensure that tourist attractions can broaden tourism opportunities across the District and encourage the extension of the tourist season in appropriate locations, in order to recognise the need to manage development within sensitive landscapes. The policy approach has

	not altered from the Regulation 18 consultation stage. Although some of the environmental SA Objectives score neutral and a negative effect is shown in relation to the need to travel, when judged against the alternative option, the Policy approach would deliver more positive effects, particularly in relation to the requirement to demonstrate biodiversity net gain.
Preferred Option (Regulation 18)	Why it is not preferred
ECN 8 - Introduce a new policy that seeks to ensure that tourist attractions can broaden tourist opportunities across the District, allowing extensions to the tourist season and which are encouraged in appropriate locations.	This option recognises the importance of supporting the tourist economy within appropriate locations, whilst also recognising the need to restrict development within sensitive landscapes. It will accord with the NPPF by encouraging sustainable rural tourism which respects the character of the countryside.
Alternative Option (Regulation 18)	Why it is not preferred
ECN 8A - Rely on national policy and guidance.	Having a policy means that the response to development proposals can be locally distinctive to North Norfolk, where tourism is vital to the District's economy and where the economy is heavily reliant on the natural environment, much of which is highly protected.

Policy E 9 - Retaining an Adequate Supply & Mix of Tourist Accommodation

Policy Approach	Why it is preferred
E 9 - Introduce a policy that seeks to retain a mix of all types of tourist accommodation.	The Policy Approach seeks to retain a mix of all types of tourist accommodation, whilst recognising that there may be some circumstances where the loss of tourist accommodation is justified. The policy approach has not altered from the Regulation 18 consultation stage. The approach scores well against the relevant SA Objectives.
Preferred Option (Regulation 18)	Why it is not preferred
ECN 9 – a policy that seeks to ensure that a broad mix of all types of tourist accommodation is retained.	The option recognises the importance of retaining a diverse range of tourist accommodation across the District, whilst recognising that there may be circumstances where the loss of tourist accommodation is acceptable.
Alternative Option (Regulation 18)	Why it is not preferred
ECN 9A - Rely on national policy and guidance.	Having a policy means that the loss of beneficial tourist accommodation (except when specific criteria are met) can be discouraged.

Appraisal of Sites against Alternative Options

- 8.6. The following tables provide a summary of the site options appraised and the reasons for selecting and not selecting sites for allocation. Following the consultation of the First Draft Local Plan (Part 1), a small number of new sites and all existing sites were respectively newly assessed or re-assessed, taking account of consultation feedback and any new information received.
- 8.7. Appendix C sets out the full sustainability appraisals of the Site Proposals and Appendix E contains the full sustainability appraisals of the Alternative Site Options. These contain the scores against the sixteen SA Objectives and also provides an overall conclusion based on the environmental, social and economic groupings of the SA Objectives.

Cromer Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
C07/2	Land at Cromer High Station	Residential	The site is located behind existing development along Norwich Road and is well related to the built area of Cromer. The area is not prominent in the landscape due to the varying land levels and is screened from view by existing development. Public transport, services and schools nearby, and the town centre is in walking distance. The site scores positively in the Sustainability Appraisal. This site is already allocated for residential development in the current adopted Plan but has not been developed. This is considered to be one of the most sustainable and suitable sites for Cromer.
C16	Former Golf Practice Ground, Overstrand Road	Residential	The site is well positioned for access to the town centre, school and services. There are public transport options available. Although the site is within the Area of Outstanding Natural Beauty, it is not intrusive in the wider landscape. The site is large enough to accommodate housing, plenty of open space and landscaping. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable of the Cromer alternatives.
C22/2	Land West of Pine Tree Farm	Mixed Use (Residential + Sports Provision)	This is a very large site to the south of Cromer, which can help to accommodate a large amount of housing required for the town. The site is within acceptable distance to the town, schools and services, with public transport options available from the site. The site is located within the Area of Outstanding Natural Beauty, but due to the topography of a significant part of the site and surrounding development/ landscaping, it is not prominent in the wider landscape. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable of the Cromer alternatives.

Cromer Alternative Site Options

Site Ref	Site Name	Proposed Use	Why it is not preferred
CO7/1	Land at Gurney's Wood, Norwich Road.	Residential	Part of the site is considered suitable for allocation and has been identified as preferred option CO7/2. Site CO7/1 is not considered suitable for development. As it would result in an unacceptable loss of woodland within the Area of Outstanding Natural Beauty, the potential loss of habitats and could have an adverse impact on the landscape.
CO9	Land at Burnt Hills	Residential	The site has planning permission and is discounted from further consideration (excluded from mapping).
C10/1	Land at Runton Road / Clifton Park	Residential	The site is well positioned for access to services and to the town centre. There are good pedestrian links available and public transport is in walking distance. Overall, the site scores positively in the Sustainability Appraisal, but there is potential to cause loss of local of open space and wildlife habitat and for there being a negative biodiversity impact, being adjacent to the AONB and in close proximity to CWSs (Cromer Sea Front, Hall Wood & Cromer Old Cemetery) and SSSI & local geodiversity site (East Runton Cliffs). As such, there is potential for greater overall impact than the Preferred Sites. The preferred sites can deliver sufficient housing for Cromer.
C11	Land at Sandy Lane	Residential	The site is unavailable and is discounted from further consideration.
C15/1	Land At Harbord House, Overstrand Road	Housing	It is in a prominent location on the approach into Cromer, containing a number of valuable trees which provide an important wooded character. Development would threaten the existing trees, which are an important part of the local landscape. For these reasons, the site is not considered to be suitable for development.
C18	Land South of Burnt Hills	Housing	The site has a number of constraints and development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. For these reasons the site is not considered suitable for allocation as part of the Local Plan.
C19	Land at Compitt Hills (Larners Plantation)	Mixed Use	The site is not considered to be suitable for development, as it has a number of constraints. Development of the site could adversely affect the settlement and have a negative effect on the quality of the landscape by reducing the rural character, extending into the open countryside and have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for large scale development.

			Furthermore, the preferred sites can deliver sufficient housing for Cromer.
C19/1	Land at Compitt Hills (Larners Plantation)	Residential	The site is not considered to be suitable for development, as it has a number of constraints. Development of the site could adversely affect the settlement and have a negative effect on the quality of the landscape by reducing the rural character, extending into the open countryside and have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for large scale development. Furthermore, the preferred sites can deliver sufficient housing for Cromer.
C22/1	Land West of Pine Tree Farm	Residential	This is a large site to the south of Cromer considered to be within an acceptable distance to the town, schools and services and with public transport options available from the site. Although the site is located within the Area of Outstanding Natural Beauty it is not prominent in the wider landscape due to the topography of the site and surrounding development/ landscaping. The site scores positively in the Sustainability Appraisal. This site has been incorporated in full to form part of the Preferred Site C22/2, which includes additional land to the west (south of Burnt Hills, East of Roughton Road).
C23	Old Zoo site, land at Howards Hill	Residential	This site is considered to be unsuitable for development as it forms part of the important open space for Cromer. The preferred sites can deliver sufficient housing for Cromer.
C24	Land Adjacent To Holt Road Industrial Estate	Residential	The site is considered to be unsuitable for development, as it is in a prominent location on the approach into Cromer. Development would extend into the open countryside and would have a negative effect on the quality of the landscape and the Area of Outstanding Natural Beauty. Furthermore, the preferred sites can deliver sufficient housing for Cromer.
C25	Adjacent Pine Tree Farm, Norwich Road	Residential	The site, on its own, is not considered to be suitable for development, as the site cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Cromer.
C26/1	Cricket Ground, Overstrand Road	Residential, Residential Care Home	The site is not considered to be suitable for development. It is adjacent to residential development and within the built up area of Cromer. Although it is contained within the wider landscape by existing development, it is, nevertheless, important to the local landscape. As such, development of the site would have a negative effect on the quality of the landscape, resulting in the loss of open space, which is important for both its recreational use and contribution to settlement character and appearance. The majority of the site is at risk of surface water flooding. Furthermore the preferred sites can deliver sufficient housing for Cromer.

C27	Land West Of Holt Road Industrial Estate	Residential	The site is not considered to be suitable for development, being in a prominent location on the approach into Cromer. Development of this site would extend into the open countryside and would have a negative effect on the quality of the landscape and the Area of Outstanding Natural Beauty. Furthermore the preferred sites can deliver sufficient housing for Cromer.
C28	Land between Roughton Road and Metton Road	Residential	The site is considered to be unsuitable for development, as it has a number of constraints, where development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. The preferred sites can deliver sufficient housing for Cromer.
C30/1	Football Ground, Mill Road	Residential	The site is within the settlement boundary and is well related to the town centre and schools. The site is currently occupied by Cromer Town Football Club and so is not suitable for development until and unless an alternative facility is provided. The preferred sites can deliver sufficient housing for Cromer.
C31	Land at Stonehill Way	Mixed Use	The site is in a designated Employment Area and proposed employment development including B1, B2 and B8 would be acceptable in principle. Retail development in this location is not preferred.
C32	Land at Furze Hill	Residential	This site is not suitable for development due to the loss of open space which is elevated in the landscape. The preferred sites can deliver sufficient housing for Cromer.
C33	Land Adjacent 69 Northrepps Road	Residential	The site is not considered to be suitable for development and the local road network is considered to be unsuitable. The preferred sites can deliver sufficient housing for Cromer.
C34	Land South of Runton Road	Residential, Hotel	The site falls within the settlement boundary of Cromer and is within the residential area. The site could therefore come forward at any time, and does not need to be allocated.
C35	Land at 69A Northrepps Road	Residential	The site is discounted due to size.
C36	Land at Pine Tree Farm	Residential	The site is not considered suitable for development, as it has a number of constraints, where development could adversely affect the settlement. Development of this site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character. It would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. There is currently no development on the eastern side of Norwich Road to the south of the railway line. The preferred sites can deliver sufficient housing for Cromer.
C39	Land At Hall Road	Residential	The site is not considered to be suitable for development. Development would extend into the

			open countryside and would have a negative effect on the quality of the landscape by reducing the undeveloped character. There is currently limited development on this section of Hall Road. Furthermore, the preferred sites can deliver sufficient housing for Cromer.
C40	The Meadow Car Park, Meadow Road	Residential	The site is not considered suitable site for development, as it has a number of constraints, where development could adversely affect the settlement. Development of this site would have a negative effect on the quality of the landscape and would result in the loss of open space which is important to the local landscape and currently provides important recreational value. The preferred sites can deliver sufficient housing for Cromer.
C41	Land south of Cromer	Residential	The site is not considered suitable site for development, as it has a number of constraints, where development could adversely affect the settlement. Development of this site would result in a very large extension into the open countryside within the Area of Outstanding Natural Beauty. Consequently, there would be a negative effect on the quality of the landscape and have an adverse impact on the Area of Outstanding Natural Beauty. The majority of the site is detached from Cromer and has poor access to services and facilities. Furthermore, Roughton Road is considered to be unsuitable for further development and the proposed link between the proposed development on Norwich Road (C43/1) and Roughton Road (C42/2) has been unproven in its effectiveness and brings no strategic benefits. The preferred sites can deliver sufficient housing for Cromer.
C42	Roughton Road South	Residential	The site has a number of constraints and development could adversely affect the settlement. Development would have a negative effect on the quality of the landscape by extending into the open countryside, reducing the rural character and having a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. The site has poorer access to services and facilities and Roughton Road is considered to be sub-standard and unsuitable for further development. For these reasons the site is not considered suitable for allocation as part of the Local Plan. Furthermore the preferred sites can deliver sufficient housing for Cromer.
C42/1	Land West of Roughton Road	Residential	The site has a number of constraints and development could adversely affect the settlement. Development of this site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and having a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. The site has poorer access to services and facilities and Roughton Road is considered to be sub-standard and unsuitable for further development. For these reasons the site is not considered suitable for allocation as part of the Local Plan. The preferred sites can deliver sufficient housing for Cromer.

C42/2	Land East of Roughton Road	Residential	The site has a number of constraints and its development could adversely affect the settlement. Development would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It has poorer access to services and facilities and Roughton Road is considered to be sub-standard and unsuitable for further development. For these reasons the site is not considered suitable for allocation as part of the Local Plan. The preferred sites can deliver sufficient housing for Cromer.
C43	Norwich Road	Residential	The site has a number of constraints and development could adversely affect the settlement. Development of this large site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character which would have an adverse impact on the Area of Outstanding Natural Beauty. There is currently no development on this side of Norwich Road to the south of the railway line. The site is detached from the settlement and the majority of the site is not within walking distance of the town centre. For these reasons the site is not considered suitable for allocation as part of the Local Plan. The preferred sites can deliver sufficient housing for Cromer.
C43/1	Land West of Norwich Road	Residential	The site has a number of constraints and development could adversely affect the settlement. Development of this large site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have an adverse impact on the Area of Outstanding Natural Beauty. The site is detached from the settlement and the majority of the site is not within walking distance of the town centre. For these reasons the site is not considered suitable for allocation as part of the Local Plan. The preferred sites can deliver sufficient housing for Cromer.
C43/2	Land East of Norwich Road	Residential	The site has a number of constraints and development could adversely affect the settlement. Development of this large site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have an adverse impact on the Area of Outstanding Natural Beauty. There is currently no development on this side of Norwich Road to the south of the railway line. The site is detached from the settlement and the majority of the site is not within walking distance of the town centre. For these reasons the site is not considered suitable for allocation as part of the Local Plan. The preferred sites can deliver sufficient housing for Cromer.
C44	Norwich Road	Mixed Use	The site has a number of constraints and development could adversely affect the settlement. Development of this site would extend into the open

			countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. It also has poorer access to services and facilities in Cromer and Roughton Road is considered to be sub-standard and unsuitable for further development. For these reasons the site is not considered suitable for allocation as part of the Local Plan. The preferred sites can deliver sufficient housing for Cromer.
FLB02	Land at Metton Road	Residential / Business & Offices	The site has a number of constraints and development could adversely affect the settlement. Development of this site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have an adverse impact on the Area of Outstanding Natural Beauty. The site is detached from Cromer, has poor access to services and facilities and Metton Road is considered to be sub-standard and unsuitable for further development. For these reasons the site is not considered suitable for allocation as part of the Local Plan. Furthermore the preferred sites can deliver sufficient housing for Cromer.
NOR08	Land North of Pine Tree Barns	Residential	The site on its own is not considered to be suitable for development, as the site cannot be satisfactorily accessed. Furthermore, the preferred sites can deliver sufficient housing for Cromer.
RUN07	Land at Mill Lane	Residential	The site has a number of constraints and development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The site is detached from Cromer and from footways along Cromer Road and has poor access to services and facilities. For these reasons the site is not considered suitable for allocation as part of the Local Plan. The preferred sites can deliver sufficient housing for Cromer.
HE0012	Land at Stonehill Way	Employment	The availability of the site is unknown. Development of this site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character and would have an adverse impact on the Area of Outstanding Natural Beauty. For these reasons the site is not considered suitable for allocation as part of the Local Plan.
HE0013 / H0710	Land South of Holt Road	Employment	The site is no longer available.

Fakenham Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
F01/B	Land North of Rudham Stile Lane	Mixed Use	This site provides an opportunity to accommodate a large amount of housing required for Fakenham. The area is level and lacks any specific topographical or landscape features which are worthy of protection. The site is within an acceptable distance to the town, schools and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal. This site is

			considered to be one of the most sustainable and suitable of the Fakenham alternatives.
F02	Land Adjacent to Petrol Filling Station, Wells Road	Residential	Development of the site would be well integrated into the town and would benefit from good access to a broad range of services. Safe access can be provided adjacent to the existing PFS forecourt. The site is within an acceptable distance to town, schools and services. There are public transport options available from the site. Overall, the site scores neutral in the Sustainability Appraisal. This site is considered to be one of the most sustainable and suitable of the Fakenham alternatives.
F03	Land at Junction of A148 and B1146	Residential	The site is well contained within the landscape and well related to existing development. The site has suitable access and is well connected to the town, schools and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable of the Fakenham alternatives.
F10	Land South of Barons Close	Residential, Open Space	This site provides an opportunity for new housing along with a large amount of open space and connections to the River Wensum. The number of dwellings proposed has been reduced to ensure development would be located within flood zone 1. The site has good connections to the town, school and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable of the Fakenham alternatives.

Fakenham Alternative Site Options

Site Ref	Site Name	Proposed Use	Why it is not preferred
F01/A	Land North of Rudham Stile Lane	Mixed Use	The site has outline planning permission for 950 dwellings granted on 10/12/2020.
F01/2	Land North of Rudham Stile Lane	Residential	This site is part of F01/B and so the site is suitable to be identified as a preferred option as part of a combined site. The site is within acceptable distance to the town, schools and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal. However, on its own it will not deliver the comprehensive development or infrastructure required.
F01/3	Land North of Fakenham High School	Mixed Use	The site forms part of F01/B and is suitable to be identified as a preferred option as part of a combined site. However, on its own the site is not considered suitable due to the sub-standard nature of Rudham Stile Lane. Furthermore it will not deliver the comprehensive development or infrastructure required.
F01/4	Land North of Fakenham High School	Residential	The site forms part of F01/B and is suitable to be identified as a preferred option as part of a combined site. However on its own the site is not considered suitable due to the sub-standard nature of Rudham Stile Lane. Furthermore it will not deliver the comprehensive development or infrastructure required.
F04	Land To South Of Whitehorse Street	Residential	The majority of the site is within Flood Risk Zone 2 and as there are more suitable sites in a lower Flood Risk Zone, the site is not considered to be suitable for residential development. The site is identified as a Retail Opportunity Site in the Core Strategy, an updated Retail Study has been prepared which

			continues to suggest a modest need for further retail development. The other allocated sites adequately deliver the quantum of development required.
F05	Land Between Holt Road & Greenway Lane	Residential, Retail	The site falls within the settlement boundary of Fakenham and is currently allocated for residential development. The site could therefore come forward at any time and does not require allocation.
F06/1	Great Eastern Way Railway Cutting	Residential	This site is not considered to be suitable for development due to the loss of open space. The preferred sites can deliver sufficient housing for Fakenham.
F07	Land East of Clipbush Lane	Mixed Use	This large site is poorly integrated with the existing town and is very prominent in the landscape. Development on this site would result in a significant extension into the open countryside adversely affecting the character of the area. The site is detached from the settlement and the majority of the site is not within walking distance of the town centre. For these reasons the site is not considered suitable for allocation as part of this Local Plan. The preferred sites can deliver sufficient housing for Fakenham.
F08	Land rear of 41 Hayes Lane	Mixed Use	The majority of the site is within Flood Risk Zone 2 and as there are more suitable sites in a lower Flood Risk Zone, the site is not considered to be suitable for residential development. The site cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Fakenham.
F11	Distribution Centre, Corner Of Drift Road & Norwich Road	Residential	The site is well located for residential development, but it is currently occupied by a factory on land that forms part of an identified Employment Area. It is important to protect existing employment opportunities and also consider alternative employment uses. Furthermore, the preferred sites can deliver sufficient housing for Fakenham.
F11/A	Distribution Centre, Corner Of Drift Road & Norwich Road	Residential	The site is well located for residential development, but it is currently occupied by a factory on land that forms part of an identified Employment Area. It is important to protect existing employment opportunities and also consider alternative employment uses. Furthermore, the preferred sites can deliver sufficient housing for Fakenham.
F12	Land off Parker Drive	Residential	Although reasonably close to key services, the site is poorly related to existing residential areas, being located amongst existing employment uses. The site is not considered to be suitable for residential development. The site is currently designated as an Employment Area in the Core Strategy. The preferred sites can deliver sufficient housing for Fakenham.
F15	Land Adjacent To Baron's Hall Farm / Meadow	Residential	The site is not considered to be suitable for development, as the site cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Fakenham.
F16	Land Adjacent Football Ground	Residential	The site is not considered to be suitable for development, as the site is poorly integrated with the town and cannot be satisfactorily accessed for residential development. The preferred sites can deliver sufficient housing for Fakenham.

F17	Land Adjacent 72, Holt Road	Residential	The site is currently occupied by existing businesses and is identified as an Employment Area in the Core Strategy. It is, therefore, not considered to be suitable for residential development. The preferred sites can deliver sufficient housing for Fakenham.
F18	Land at Thorpland Road	Residential, Retail, Residential Care Home	The site has a number of constraints. Development on this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The site is detached from Fakenham, segregated by the bypass with no continuous footway available and is remote from services and facilities in the town. For these reasons the site is not considered suitable for allocation as part of this Local Plan. The preferred sites can deliver sufficient housing for Fakenham.
F19	Land Abutting Short Stay Travellers Site	Mixed Use	The site is not considered to be suitable for residential development, as it is poorly integrated with the town and cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Fakenham.
HEMP03	Land East of Dereham Road	Mixed Use	The site is located in Hempton, which is not a selected settlement. As there are preferable sites available in Fakenham, it is not considered to be suitable.
HEMP04	Land North East of Back Street	Mixed Use	The site is located in Hempton, which is not a selected settlement. As there are preferable sites available in Fakenham, it is not considered to be suitable.
SCU15	Land off Creake Road	Mixed Use	The site has a number of constraints. Development on this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The site is detached from Fakenham segregated by the bypass, remote from services and facilities in the town and cannot be satisfactorily accessed. For these reasons, the site is not considered suitable for allocation as part of the Local Plan. The preferred sites can deliver sufficient housing for Fakenham.
SCU16	Land North of Creake Road	Residential	The site is located in Sculthorpe, which is not a selected settlement, as there are preferable sites available in Fakenham and therefore, it is not considered to be suitable. The preferred sites adequately deliver the quantum of development required for Fakenham.
SCU17	Land South of Creake Road	Residential	The site has a number of constraints. Development on this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The site is detached from Fakenham segregated by the bypass, remote from services and facilities in the town and cannot be satisfactorily accessed. For these reasons the site is not considered suitable for allocation as part of the Local Plan. The preferred sites can deliver sufficient housing for Fakenham.
H0702	Land at Barber's Lane	Residential	The site is not considered to be suitable for residential development, as the local road network is considered to be unsuitable. The preferred sites can deliver sufficient housing for Fakenham.
H0705	Fakenham College	Residential	The former Fakenham College is located on this site, which is no longer occupied. The site falls within the

			settlement boundary of Fakenham and part of the site is within the designated residential area. The rest of the site is identified as Open Land Area/Formal Education Area in the current Core Strategy and this designation is proposed to be rolled forward into the new Plan. At present there is no evidence that this site is available for development. The preferred sites can deliver sufficient housing for Fakenham.
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Holt Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
H17	Land North of Valley Lane	Residential	The site is well located in relation to the town centre and services, is adjacent to existing residential areas with good connectivity to the existing school site. Suitable highway access can be achieved off Pounds Close which feeds onto the Norwich Road. The site falls within the Holt Conservation Area, is adjacent to the Glaven Valley Conservation Area and is close to a County Wildlife Site (Spouts Hill). It is reasonably well contained in the landscape and townscape, but is more visible from the west. The site scores negatively and positively in the Sustainability Appraisal. Consequently, it is important that development gives careful attention to design, building heights and layout to preserve and, where opportunities arise, enhance the conservation area, the settings of the listed buildings and that consideration should be given to bio-diversity enhancements and links through the site. This is considered to be one of the most sustainable and suitable of the Holt alternatives.
H20	Land at Heath Farm	Residential	The site has good access off the A148 and is reasonably well located to the town and services. The site would be a natural extension of the previously allocated H01 at Heath Farm. The site scores negatively and positively in the Sustainability Appraisal. There are no significant environmental constraints and the site is reasonably well contained in the landscape. The site is adjacent to a Listed Building at Heath Farm. As such, a sensitive layout, design and landscape mitigation will be a policy requirement in order to preserve the significance of the listed buildings and their setting. This is considered to be one of the most sustainable and suitable of the Holt alternatives.
H27/1	Employment Land at Heath Farm	Employment	The site will be accessed off the A148 and is reasonably well located to the town and services. Employment development on the land would form an extension to the existing industrial estate. The site is reasonably contained in the landscape, but development layout and landscaping should consider the impact on the neighbouring residential development and the nearby natural and historic environments. The site scores positively in the Sustainability Appraisal. This site coming forward would provide a continued supply of greenfield employment land in Holt (serving the Holt, Cromer and Sheringham cluster).

Holt Alternative Site Options

Site Ref	Site Name	Proposed Use	Why it is not preferred
H04	Land South of Lodge Close & Beresford Road	Residential, School and open space	Outline planning permission was granted at Appeal (PO/18/1857) in June 2021 for up to 110 dwellings, the siting of a primary school and public open space. This area is visually well-contained (unobtrusive) within the landscape with established residential properties to the north and the Holt Country Park to the south. Development here would be well integrated into the town with reasonable access on foot, bicycle, and by car to schools, town centre and other facilities. Existing bus routes lie within 400 metres.
H05	Land North Of Poultry Farm, Cley Road	Residential	The site is highly visible in the landscape and development would be a prominent, being an obvious extension into the countryside and Area of Outstanding Natural Beauty, which would have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections. Therefore, the site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Holt.
H06	Former Poultry Farm, Cley Road	Mixed Use	The site is highly visible in the landscape and development would be a prominent, being an obvious extension into the countryside and Area of Outstanding Natural Beauty, which could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections as traffic would be routed through the unsuitable and congested town centre roads. The site is not considered to be in a suitable location for development. The preferred sites can deliver sufficient housing for Holt.
H07	Garden House, Peacock Lane	Residential	The site may be suitable for small scale development as it is within the settlement boundary. However, a Tree Preservation Order covers the entire site. The site is considered to have unsuitable highways access and network connections onto Peacock Lane. The preferred sites can deliver sufficient housing for Holt.
H08	Playing Field At Woodfield Road	Residential	The site is unsuitable for development as it forms important open space and recreation area and development would result in a loss of beneficial use. Development on the site would be a prominent and obvious extension into the countryside and Area of Outstanding Natural Beauty, which could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections. The preferred sites can deliver sufficient housing for Holt without requiring the loss of community facilities.
H10	Land off Swann Grove	Residential	The site is well located to the town and services and has acceptable highways access. The site forms part of the designated open space for Holt and provides landscape screening to the A148, where development would result in a loss of beneficial use. The site is an area of informal open space adjacent to a County Wildlife Site and development of the site would

			require a significant removal of trees. The preferred sites can deliver sufficient housing for Holt.
H16	Land Adjacent Cemetery, Cley Road	Residential	The site is highly visible in the landscape and development would be a prominent and obvious extension into the countryside and AONB and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections as traffic would be routed through the unsuitable and congested town centre roads. The site is not considered to be suitable for residential development. Furthermore, the preferred sites can deliver sufficient housing for Holt.
H16/1	Land West of Cley Road	Residential	The site is highly visible in the landscape and development would be a prominent and obvious extension into the countryside and partially into the Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections as traffic would be routed through the unsuitable and congested town centre roads. The site is not considered to be suitable for residential development. Furthermore, the preferred sites can deliver sufficient housing for Holt.
H18	Land at Valley Farm	Residential	The site is highly visible in the landscape and development would be a prominent and obvious extension into the countryside and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections. The site is not considered suitable site for development. Furthermore, the preferred sites can deliver sufficient housing for Holt.
H19	Land West Of Norwich Road	Residential	The site is no longer available.
H19/1	Land West Of Norwich Road	Residential	The site is no longer available.
H20/1	Land at Heath Farm	Residential	The site is suitable, available and deliverable. However, the larger site H20 (which includes the entirety of this site) is being recommended as the preferred site.
H22	Land North of Charles Road	Residential	The site is within the settlement boundary. The site is currently used for a range of community facilities including community centre and sure start centre and development would result in the loss of a number of beneficial uses. The site is not considered suitable until and unless, alternative community facilities are provided. The preferred sites can deliver sufficient housing for Holt without requiring the loss of community facilities.
H23	Land at Thornage Road	Residential	The site is not considered to be in a suitable location for development as it is detached and reasonably remote from the town. The site is highly visible in the landscape and development would be a prominent and obvious extension into the countryside and could have an adverse impact on the landscape and townscape and could have a detrimental impact on the Glaven Valley Conservation Area and its setting. The site is considered to have unsuitable highways access and network connections into town. The preferred sites can deliver sufficient housing for Holt.

H24	Petrol Filling Station, Cromer Road	Residential	The site is no longer available.
H25	Tricorn Farm, Norwich Road	Mixed Use	The site is not considered to be in a suitable location for development as it is detached and remote from the town. The site is highly visible in the landscape and development would be a prominent and obvious extension into the countryside and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections. The preferred sites can deliver sufficient housing for Holt.
H26	Holt Primary School	Residential	The site is within the settlement boundary. The site is not considered suitable until and unless an alternative school site is provided. The preferred sites can deliver sufficient housing for Holt.
H27	Land at Heath Farm	Residential	The site is not considered to be in a suitable location for residential development. The site would be a prominent and obvious extension into the countryside and development of the whole site could have an adverse impact on the landscape. Development of the southern portion of the site may have less of a landscape impact; however, residential development in this location would be adjacent to industrial and employment uses at the Hempstead Road Industrial Estate which is considered unsatisfactory. The site is considered to have unsuitable highways access and network connections unless it is access via the new roundabout and spine road. The preferred sites can deliver sufficient housing for Holt.
H28	Land At Gresham's School	Residential	Site is within the settlement boundary. The site is unsuitable for development as it forms part of the important open space for Holt as part of the playing fields for Gresham's School and development would result in a loss of beneficial use. The preferred sites can deliver sufficient housing for Holt without requiring the loss of open space.
H29	School Playing Fields, Cromer Road / Neil Avenue	Housing	The site is within the settlement boundary. The site is not considered suitable as it forms part of the designated open space for Holt being part of the playing fields for the primary school. Development would result in a loss of this beneficial use. The preferred sites can deliver sufficient housing for Holt without requiring the loss of open space.

Hoveton Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
HV01/B	Land East of Tunstead Road	Residential	This site is well located in relation to the town centre and services and is adjacent to the high school. The site has acceptable highway access and good connections to public transport. The site should also facilitate the delivery of a link road between Tunstead Road and Stalham Road. The site is a natural and obvious extension to the adjacent HV03 site, which has been completed. There are no significant environmental constraints and the site is reasonably well contained in the landscape. The site scores positively in the Sustainability Appraisal. This is

			considered to be the most sustainable and suitable of the Hoveton alternatives.
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Hoveton Alternative Site Options

Site Ref	Site Name	Proposed Use	Why it is not preferred
HV01	Land East of Tunstead Road	Residential	This site was enlarged to form the Preferred Site Option HV01/B. The expanded iteration of this site takes into account the 1 hectare of land that is being provided for the extra-care elderly accommodation. The site is well located in relation to the town centre and services and is adjacent to the high school. The site has acceptable highway access and good connections to public transport. The site should also facilitate the delivery of a link road between Tunstead Road and Stalham Road. The site is a natural and obvious extension to the adjacent site (HV03), which has been completed. There are no significant environmental constraints and the site is reasonably well contained in the landscape. The site scores positively in the Sustainability Appraisal
HV02	Site To The West Of Tunstead Road	Residential	This is a large site and the northern extent is remote from services and the village centre. Highways access and the network are considered unsuitable and connections into town are poor. The site would extend into open countryside beyond the current confines of the village and could have an adverse impact on the landscape. The site is not considered suitable for development. Furthermore, the preferred site can deliver sufficient housing for Hoveton.
HV05	Land South of Littlewoods Lane	Residential	The site is well related to the village and services. Highways access is considered suitable for up to 100 houses. However, the site would be highly visible in the landscape and would extend into open countryside beyond the current confines of the village and could have an adverse impact on the landscape. The preferred site can deliver sufficient housing for Hoveton.
HV06	Land between Stalham Road and Tunstead Road	Residential	The site forms a small countryside gap along the Stalham Road with residential development on both sides and across the Stalham Road. Highways access is considered suitable for frontage development only and an extra spur off the existing roundabout would not be acceptable. The preferred site can deliver sufficient housing for Hoveton.
HV07	Land Adjacent Stalham Road	Residential	This is a large site, which is disconnected from services and the village. Highways access is considered unsuitable. The site is detached from the existing residential area and would significantly extend into open countryside beyond the current confines of the village and could have an adverse impact on the landscape. The site is not considered a suitable site for development. Furthermore, the preferred site can deliver sufficient housing for Hoveton.
HV08	Land To East Of Stalham Road	Residential	This is a very large site that is remote from services and the village. Highways access off Littlewood Lane and Long Lane is considered unsuitable and connections into town are poor. The site is located close to the employment area at Littlewood Lane. It is set behind

			the existing residential area and would significantly extend into open countryside beyond the current confines of the village and could have an adverse impact on the landscape. The site is not considered a suitable site for development. Furthermore, the preferred site can deliver sufficient housing for Hoveton.
HV10	Land off Coltishall Road	Residential	The site is detached from the village being located on the western side of the railway. The site is located close to the railway station and employment area. Development would significantly extend into open countryside beyond the current confines of the village and could have an adverse impact on the landscape. Highways access is considered unsuitable as access underneath the railway bridge is challenging. The site is not considered a suitable site for development. Furthermore, the preferred site can deliver sufficient housing for Hoveton.

North Walsham Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
NW01/B	Land at Norwich Road & Nursery Drive	Mixed Use	Part of this site is previously allocated within the Core Strategy. It has been enlarged and includes sites: NW05, NW06/1, NW07 & NW30. The site is well located in relation to the town centre and services. There are no significant environmental constraints and the site is well-contained within the landscape. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable of the North Walsham alternatives.
NW52	Land East of Bradfield Road	Employment	Employment development on the site would constitute an urban expansion into the rural edge of North Walsham. Development would be visible from a small number of properties in the area and from Bradfield Road. Low level development, with sympathetic and complimentary uses would mitigate the landscape impact of the development. As an employment site it has excellent connectivity with the existing employment land, being a northern extension to the industrial estate. The site score negatively in the Sustainability Appraisal, but overall, the site is reasonably well located to the residential areas of North Walsham and is within cycling and walking distance of most of the town.
NW62/A	North Walsham West	Mixed Use	This is an extremely large site (approximately 108ha) that would provide an urban extension to the west of the town centre. The delivery of the site offers the opportunity to provide significant improvements for connectivity into the town including the delivery of a Western Link Road and improvements to the Weavers Way and the public footpaths running through the site. There are no formal designations or significant environmental constraints within the site. The site proposes an allocation of further land (NW15/2) to the north east of the railway to ensure that land that may be required for highway works at the railway bridge form part of the allocated site. Furthermore, a southern extension of the site (on parts of NW08/1 & NW08/2)

			will allow for increased options for any junction arrangement and routing of the proposed Link Road. The site score positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable of the North Walsham alternatives.
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North Walsham Alternative Site Options

Site Ref	Site Name	Proposed Use	Why it is not preferred
ED1	Playing Field, Station Road	Residential	This is a large designated open space site in the centre of town. It is well located to the town and services. The site is not considered suitable for residential development, as it forms part of the designated open space for the town, which is considered important for its visual amenity value. Development would result in a loss of this beneficial use. The preferred sites can deliver sufficient housing for North Walsham without requiring the loss of this open space.
NW01/A	Land at Norwich Road & Nursery Drive	Residential	Previously preferred option and the revised site is now NW01/B.
NW05	Roseland	Residential	This site is suitable to be identified as a preferred option as part of a combined site. However, on its own it would not deliver the comprehensive development or infrastructure required. The combined sites NW05, NW06/1, NW07 & NW30 will form part of the new allocation NW01/B.
NW06/1	Land South and East of North Walsham Garden Centre	Residential	This site is suitable to be identified as a preferred option as part of a combined site. However, on its own it would not deliver the comprehensive development or infrastructure required. The combined sites NW05, NW06/1, NW07 & NW30 will form part of the new allocation NW01/B.
NW07	North Walsham Garden Centre	Residential	This site is suitable to be identified as a preferred option as part of a combined site. However, on its own it would not deliver the comprehensive development or infrastructure required. The combined sites NW05, NW06/1, NW07 & NW30 will form part of the new allocation NW01/B.
NW08	Land To The South Of North Walsham	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for North Walsham.
NW08/1	Land at Skeyton Road	Mixed Use	This site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, NW58 & NW59 will form part of the new allocation NW62. However, on its own the site will not deliver the comprehensive development or infrastructure required.

NW08/2	Land West of Norwich Road (B1150)	Mixed Use	This site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, NW58 & NW59 will form part of the new allocation NW62. However, on its own it will not deliver the comprehensive development or infrastructure required.
NW09	Land at South Rise	Mixed Use	This site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, NW58 & NW59 will form part of the new allocation NW62. However, on its own it will not deliver the comprehensive development or infrastructure required.
E10	Land at Cornish Way	Employment	This is a previously allocated employment site, which has been included as an extension in to the existing designated employment area that is well located in relation to the town centre and services. Given the above, the site is discounted from further investigation.
NW11	Tungate Road	Mixed Use	This site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, and NW58 & NW59 will form part of the new allocation NW62. However, on its own it will not deliver the comprehensive development or infrastructure required.
NW14/53	Land at Bradfield Road & Cromer Road	Mixed Use	This site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, NW58 & NW59 will form part of the new allocation NW62. However, on its own it will not deliver the comprehensive development or infrastructure required.
NW15	Land At Bradfield Road	Mixed Use	This is a large site that is reasonably remote and detached from the main town although it is well located to the employment area. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW15/1	Land At Bradfield Road	Mixed Use	This site is a reduced part of NW15. The site is reasonably remote and detached from the main town although it is well located to the employment area. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW15/2	Land at Bradfield Road	Residential	There are existing concerns from the Highway Authority regarding access to the site. The site does offer the opportunity to provide highway improvements along Bradfield Road and to the railway bridge that would be of wider strategic

			benefit. The site is discounted for individual allocation, however, the site has been included as part of an enlarged Western Extension Allocation (see NW62/A).
NW16	Land at End of Mundesley Road	Residential	The site is reasonably remote from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW16/1	Land at End of Mundesley Road (reduced parcel of land NW16)	Residential	The site is reasonably remote from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW17	Land West of Melbourne House, Bacton Road	Residential	The site is remote and detached from town. Highway access and the local road network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW18/1	Land At Melbourne House	Residential	The site is reasonably remote from the town centre and services. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW19	North Walsham Caravan Park	Residential	The site is no longer available.
NW20 & NW33	Land at Marshgate & Manor Road	Mixed Use	The site would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW21	Land Opposite Brick Kiln Farm, Manor Road	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW22	Land At Manor Road	Residential	The site is reasonably remote from the town center and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW23	Land Between Yarmouth Road and Field Lane	Residential	The site has a number of constraints and development would adversely affect the setting of the settlement. Development of this large site would extend into the open countryside and have a negative effect on the quality of the landscape by reducing the rural character. There are concerns from the Highway Authority that the site can deliver suitable access and pedestrian connections. The preferred sites can deliver sufficient housing for North Walsham.

NW24 & NW43	Land Adjacent Mushroom Farm, A149	Residential	The site would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW25	Land Off Laundry Loke	Residential	The site was previously allocated. However, the site falls within the settlement boundary of North Walsham. There is an extant planning permission for the site (PF/17/1951) for 43 dwellings.
NW26	Land Adjacent Scarborough Hill House Hotel	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW28/1	Land at Greens Road	Residential	This site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, NW58 & NW59 will form part of the new allocation NW62. However, on its own it will not deliver the comprehensive development or infrastructure required.
NW28/2	Land at Greens Road	Residential	This site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, NW58 & NW59 will form part of the new allocation NW62. However, on its own it will not deliver the comprehensive development or infrastructure required.
NW28a	North Walsham Football Club	Residential	This is a large open space site on the western edge of town. It is well located to the town and services. The site is not considered suitable as it forms part of the designated open space for the town and is well used as part of the football club facilities. Development would result in a loss of this beneficial use. The preferred sites can deliver sufficient housing for North Walsham without requiring the loss of this open space.
NW30	Ladbroke Engineering, Norwich Road	Residential	This site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW05, NW06/1, NW07 & NW30 will form part of the new allocation NW01/B. However, on its own it will not deliver the comprehensive development or infrastructure required.
NW31	Land Rear of East Coast Plastics	Mixed Use	The site is not considered a preferred location for development owing to the proximity to the industrial estate and the highway access is considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW34	Land at Spa Common	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local

			network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW36	Land at Little London Road	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW40	Adjacent Holmfield, Little London	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW41	Tungate Farm, Aylsham Road	Residential	This site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, NW58 & NW59 will form part of the new allocation NW62. However, on its own it will not deliver the comprehensive development or infrastructure required.
NW42	Land Adjacent Happisburgh Road	Residential	The site is reasonably remote from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW44	Paston College Lawns Site	Residential	The site is not available as Paston College is continuing to use the site.
NW46	Land at Fernbank, West of Bacton Road	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW47	Land Adjacent Royston Cottage, Little London	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW48	Land North of Royston Cottage, Little London	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW49	Land at 22 Skeyton Road	Residential	The site is adjacent to the settlement boundary and any review of the boundary should take into account the new western extension. This is a small site that

			may be more appropriate to come forward through an application process.
NW50	Land South of Anchor Road	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW51	Land at Southcroft, Yarmouth Road	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW52	Land East of Bradfield Road	Mixed Use	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW54	Land West of Manor Road	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW55	Land Between Manor Road & Happisburgh Road	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW56	Land at Bradfield Road	Residential	This site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, NW58 & NW59 will form part of the new allocation NW62. However, on its own it will not deliver the comprehensive development or infrastructure required.
NW57	Land At Greens Road	Residential	This site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, NW58 & NW59 will form part of the new allocation NW62. However, on its own it will not deliver the comprehensive development or infrastructure required.
NW58	Land South Cromer Road	Residential	Part of this site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41,

			NW56, NW57, NW58 & NW59 will form part of the new allocation NW62. However, on its own it will not deliver the comprehensive development or infrastructure required.
NW59	Land West Of Bradfield Road	Residential	This site is suitable to be identified as a preferred option as part of a combined site. The combined sites NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, NW58 & NW59 will form part of the new allocation NW62. However, on its own it will not deliver the comprehensive development or infrastructure required.
NW60	Land Between Lyngate Road And The Street	Residential	The site is remote and detached from the town centre and services. It would be an extension into open countryside and could have an adverse impact on the landscape. Highways access and the local network are considered to be unsuitable. The preferred sites can deliver sufficient housing for North Walsham.
NW61	Wayside Farm, Skeyton Road	Mixed Use	The site is reasonably remote from town and would have an adverse impact on the landscape. The preferred sites can deliver sufficient housing for North Walsham.
NW62	Western Extension	Mixed Use	The site is available and if allocated there is no evidence to suggest that development is undeliverable. However, in order to deliver the northern extension of the Link Road into the industrial estate, further land should be allocated to the north east of the railway. An enlarged landscape buffer should also be delivered to the south of the site. It is a combined site which includes sites: NW08/1(part), NW08/2(part), NW09, NW11, NW14/53, NW28/1, NW28/2, NW41, NW56, NW57, NW58 & NW59. It was a previously preferred option and the revised site is now NW62/A.

Sheringham Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
SH04	Land Adjoining Seaview Crescent	Residential	The site is well positioned for access to the town centre, school and services. There are public transport options available. There is also the opportunity for the site to deliver a link through the site to Morley Hill, which would improve access for recreational purposes and cross-town links. Although the site is within the Area of Outstanding Natural Beauty, it is well-contained in the landscape. The site scores positively in the Sustainability Appraisal. The site is considered to be one of the most sustainable and suitable of the Sheringham alternatives.
SH07	Former Allotments, Weybourne Road, Adjacent to Splash	Residential	Land to the west of Sheringham can provide housing required for Sheringham and open space along with a landscaped buffer on this approach into town. The site is well located to the town centre, services and schools. There are public transport options available from the site. The site scores positively in the

			Sustainability Appraisal. The site is adjacent to the AONB, and is part of the gateway (A149) into Sheringham. With careful attention to the sites layout, building heights and materials and landscaping buffer along the western boundary it is considered one of the most suitable sites for Sheringham.
SH18/1B	Land South of Butts Lane	Residential	Land to the south of Sheringham can provide housing required for Sheringham. The site is part of SH18/1A) and is not intrusive in the wider landscape, as it is enclosed by mature woodland to the south and existing residential development to the north. The western edge of the site is more prominent in the landscape and longer views of this part of the site are available from Upper Sheringham. The site is well located to the town centre, services and schools. There are public transport options available from the site. The site is adjacent to the AONB, within the Conservation Area and is part of the gateway (A149) into Sheringham. The site scores negative and positive in the Sustainability Appraisal. Therefore, careful attention needs to be given to the site layout, building heights and materials and a landscaping buffer along the western boundary. The site is considered to be one of the most sustainable and suitable of the Sheringham alternatives.

Sheringham Alternative Site Options

Site Ref	Site Name	Proposed Use	Why it is not preferred
SH10	Land at Morley Hill	Residential	The site has a number of significant constraints and development would adversely affect the settlement. The site provides important open space with recreational value which is prominent in the landscape. Development in this location would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. There is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable. Furthermore the site is not available for development. For these reasons the site is not considered suitable for allocation as part of the Local Plan. Furthermore the preferred sites can deliver sufficient housing for Sheringham.
SH11	Land Adjacent To Sheringham House	Residential	The site has a number of significant constraints; the site forms the entrance to Sheringham House and the main accesses to the House run through the site. The site makes a contribution to the character of Sheringham House. Part of the site is a designated Open Land Area. The availability of the site remains unknown. For these reasons the site is not considered a suitable site for development Furthermore the preferred sites can deliver sufficient housing for Sheringham.
SH12	Land at Westcliff	Mixed Use	The site is discounted due to size.
SH13	Land South of Woodfield's School	Residential	The site has a number of constraints; the site cannot be satisfactorily accessed and development would result in significant increase in traffic through Upper Sheringham. The site is not considered suitable for

			development. Furthermore, the preferred sites can deliver sufficient housing for Sheringham.
SH16	Land Adjacent Beeston Regis Caravan Site	Residential	The site has a number of significant constraints; the site is in an elevated position, which is visible in the landscape. Development would extend into the open countryside and have a negative effect on the quality of the landscape and could have an impact on the heritage assets located to the south of the site. The site provides important open space with recreational use. For these reasons, the site is not considered suitable for development. Furthermore the preferred sites can deliver sufficient housing for Sheringham.
SH16/1	Land off Nelson Road	Housing	The site has a number of significant constraints; it is in an elevated position, which is visible in the open countryside. There is the potential for adverse impacts on the quality of the landscape and could have a significant impact on the heritage assets located to the south of the site. For these reasons, the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Sheringham.
SH17	Land At Beeston Regis Common	Residential	The site has a number of constraints; the site is designated as Common Land and provides important open space with recreational value. Development could have a negative effect on the quality of the landscape. There is potential for impact from development upon nearby heritage assets to the east of the site. Therefore, the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Sheringham.
SH18/1A	Land South of Butts Lane	Residential	Site SH18/1A comprises an area, which encroaches into the open countryside, where development could have a negative effect on views available of the site from Upper Sheringham. Furthermore the preferred sites, including part of this site identified as SH18/1B, can deliver sufficient housing for Sheringham.
SH18/2	Land South of Butts Lane	Residential	The site is highly visible in the landscape. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. There are highway constraints to providing suitable access in combination with adjacent sites. The site is not considered suitable site for development. Furthermore, the preferred sites can deliver sufficient housing for Sheringham.
SH19	Land North Of Butts Lane	Residential	The site is highly visible in the landscape and development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside and would have a greater impact on the Area of Outstanding natural Beauty than the preferred sites. Therefore, the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Sheringham.
SH20	Land Adjacent To Blowlands Lane	Residential	Development of the site would result in highly visible built form in the landscape and development of this

			site would have a negative effect on the quality of the landscape by extending into the open countryside. Development would result in significant increase in traffic through Upper Sheringham. Therefore, the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Sheringham.
SH22	'Tradewinds', Weybourne Road	Residential	The site is remote and detached from the town and development would extend into the open countryside. The site cannot be satisfactorily accessed. Therefore, the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Sheringham.
SH23	Land Adjacent Clock Tower	Residential	The site falls within the settlement boundary of Sheringham and within the designated town centre. As such, it is not necessary to allocate the site in order to support a planning application. Any proposals would need to conform to the policies within the Local Plan.
SH25	Land at Weybourne Road	Residential	Development of the site would be highly visible in the landscape and be remote and detached from the town. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. Therefore, the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Sheringham.

Stalham Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
ST19/A	Land Adjacent Ingham Road	Residential	The site is well related to existing residential area and to the town centre, services and schools. There are public transport options available from the site. The site is less intrusive in the wider landscape, with existing residential development to the north and west. The eastern edge of the site is more prominent along the approach into Stalham. The site scores positively in the sustainability appraisal. This is considered to be one of the most sustainable and suitable of the Stalham alternatives.
ST23/2	Land North of Yarmouth Road, East of Broadbeach Gardens	Mixed Use	The site provides a number of benefits; housing, open space, employment and community / commercial land. The site is reasonably well contained within the landscape. The site scores negative and positive in the Sustainability Appraisal. It is well connected to the town centre, schools and services. There are public transport options available from the site. This is considered to be one of the most sustainable and suitable of the Stalham alternatives.

Stalham Alternative Site Options

Site Ref	Site Name	Proposed Use	Why it is not preferred
ST03	Site To The North Of Weaver's Close	Residential	Whilst this site could be suitable for housing, the availability of the site is unknown. Therefore it cannot be considered to be deliverable at this stage.
ST04	Land at Brumstead Road / Calthorpe Close	Mixed Use	A number of significant constraints were identified. Development of this site would extend into the open countryside and would have a greater impact on the quality of the landscape than the preferred sites. It is also further from the town centre and schools and includes a larger area of high grade agricultural land. For these reasons, the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Stalham.
ST05	Land Off Campingfield Lane	Residential	A number of constraints were identified. The site cannot be satisfactorily accessed The site could only provide a small number of dwellings, yielding few, if any, affordable homes. For these reasons, the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Stalham.
ST06	Land Adjoining Lancaster Close	Residential	A number of constraints were identified. Development of this site would extend into the open countryside and would have a greater impact on the quality of the landscape than the preferred sites and includes a larger area of high grade agricultural land. The site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Stalham.
ST07	Land At Stalham Green	Residential	No significant constraints were identified. However, the site goes beyond what would be considered as the natural limits of the town and would only be suitable for a small number of dwellings , yielding few, if any, affordable and having no other advantages. For these reasons the site is not considered suitable for development. Furthermore the preferred sites can deliver sufficient housing for Stalham.
ST10	Land At Stalham Green	Residential	Constraints were identified, as the site cannot be satisfactorily accessed and the site has poor access to services and facilities in Stalham. The site is not considered suitable for development. The preferred sites can deliver sufficient housing for Stalham.
ST11	Land At Field Lane/ Goose Lane	Residential	A number of significant constraints were identified and development would adversely affect the settlement. Development of this site would be located within the open countryside, which would have a negative effect on the quality of the landscape reducing the rural character. The site is detached from Stalham and has poor access to services and facilities with no safe pedestrian access. For these reasons the site is not considered suitable for development.
ST12	Glebe Land	Residential	The site has a number of significant constraints. Development of this site would have a negative effect on the quality of the landscape extending into the open countryside and would lead to the coalescence of Stalham and Sutton, harming the distinctive character of the area. The site is remote from Stalham and has poor access to services and

			facilities. For these reasons the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Stalham.
ST15	Glebe Land	Residential	Planning permission was approved by Development Committee on 17 May 2018.
ST16	Land Adjacent Stepping Stone Lane / Brumstead Road	Mixed Use	A number of significant constraints were identified. This is a large site, which is poorly integrated with the existing town and is very prominent in the landscape. Development on this site would result in a significant extension into the open countryside which would have a negative effect on the quality of the landscape and is remote from the town centre and services including schools. Includes a large area of high grade agricultural land. For these reasons the site is not considered suitable for allocation as part of this Local Plan. The preferred sites can deliver sufficient housing for Stalham.
ST17	Land East Of Chapel Field Road	Residential	A number of significant constraints were identified. This is a large site, which is poorly integrated with the existing town and is very prominent in the landscape. Development on this site would result in a significant extension into the open countryside adversely affecting the character of the area and this sensitive landscape. The area contributes towards the setting of the Broads and development would have a significant impact on SSSI, SAC, SPA and RAMSAR sites. Furthermore, the site cannot be satisfactorily accessed, the highway network is considered to be sub-standard and is segregated from Stalham by the A149. For these reasons the site is not considered suitable for allocation as part of this Local Plan. The preferred sites can deliver sufficient housing for Stalham.
ST18/1	Land To North Of Teresa Road	Residential	A number of significant constraints were identified. This site is prominent in the landscape and poorly integrated with the existing town. Development of this site would extend into the open countryside and would have a greater impact on the quality of the landscape than the preferred sites and includes a larger area of high grade agricultural land. It is also further from the town centre and schools and there is no possibility of creating suitable access. The site is not considered to be suitable for development. The preferred sites can deliver sufficient housing for Stalham.
ST19	Land Adjacent Ingham Road	Residential	Part of the site is considered suitable for allocation and has been identified as a preferred option ST19/A. Site ST19 is adjacent to existing housing including the previous allocated site which has now been developed. It is well located to schools and recreational areas. The site is not intrusive in the wider landscape, with existing residential development to the north and west. The eastern edge of the site is more prominent along the approach into Stalham. The preferred sites including site ST19/A can deliver sufficient housing for Stalham.
ST20	Rear of 'Walnut Acre', Ingham Road	Residential	The site has a number of constraints, where development of this site would have a negative effect on the quality of the landscape by reducing the rural

			<p>character and extending into the open countryside. The site is detached from Stalham and from footways along Ingham Road and has poorer access to services and facilities than the preferred sites. For these reasons the site is not considered suitable for allocation as part of this Local Plan. The preferred sites can deliver sufficient housing for Stalham.</p>
ST21	Land East of Brumstead Road	Mixed Use	<p>A number of significant constraints were identified. The site is detached from built up area and is highly visible in the landscape. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. It is detached from Stalham and has poor access to services and facilities. The site includes a larger area of high grade agricultural land than the preferred sites. There are concerns from the Highways Authority over scale, who have indicated that a maximum of 100 dwellings should be off a single point of access. For these reasons the site is not considered suitable for allocation as part of this Local Plan. The preferred sites can deliver sufficient housing for Stalham.</p>
ST22	Land North of Teresa Road	Mixed Use	<p>A number of significant constraints were identified. Development of this site would extend into the open countryside and would have a greater impact on the quality of the landscape than the preferred sites. It is also further from the town centre and schools and includes a larger area of high grade agricultural land. There are concerns from the Highways Authority over scale, who have indicated that a maximum of 100 dwellings should be off a single point of access. The site is not considered suitable for development. The preferred sites can deliver sufficient housing for Stalham.</p>
ST23	Land North of Yarmouth Road, East of Broadbeach Gardens	Residential	<p>This site makes up part of the larger ST23/2 which is considered suitable for allocation and has been identified as a preferred option. ST23 is not considered to be suitable for development, the site cannot be satisfactorily accessed. The preferred sites including site ST23/2 can deliver sufficient housing for Stalham.</p>
ST23/1	Land North of Yarmouth Road, East of Broadbeach Gardens	Residential	<p>The site is suitable to be identified as a preferred option as part of the larger site ST23/2. However on its own, has the potential to bring forward piece meal development and inhibit wider mixed use potential which would bring investment and the opportunities for greater public benefits through comprehensive planning of the wider site. As such, although suitable for residential development it is not chosen as a preferred site.</p>
H0991	Land Adjoining Calthorpe Close	Residential	<p>A number of significant constraints were identified. The site is visible in the landscape and development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. It is detached from Stalham and has poorer access to services and facilities. There are concerns from the Highways Authority over scale, who indicate that a maximum of 100 dwellings should be off a single</p>

			point of access. For these reasons the site is not considered suitable for allocation as part of the Local Plan. Furthermore, the preferred sites can deliver sufficient housing for Stalham.
SUT02	Land fronting Old Yarmouth Road	Residential	The site has a number of significant constraints. The site is detached from Stalham and has poor access to services and facilities. The site is highly visible in the landscape and development would extend into the open countryside and have a negative effect on the quality of the landscape, reducing the rural character. Furthermore the site is within Flood Risk Zone 2 and as there are more suitable sites in a lower Flood Zone. The site is located in Sutton, which is not a selected settlement and there are preferable sites available in Stalham. As such, it is not considered to be suitable for development.
SUT05	Land At Old Yarmouth Road	Residential	The site has a number of significant constraints and development would adversely affect the settlement. The site is detached from Stalham and very remote from services and facilities. The site is large and highly visible in the landscape and development would extend into the open countryside and have a negative effect on the quality of the landscape, reducing the rural character. Furthermore part of the site is within Flood Risk Zone 2 and there are suitable sites within a lower Flood Zone. The site is in close proximity to a CWS (Stalham Fen), National Park & SAC (The Broads), RAMSAR & SPA (Broadland), SSSI (Ant Broads and Marshes) and there is a potential negative biodiversity impact. The site is located in Sutton, which is not a selected settlement, as there are preferable sites available in Stalham. As such, it is not considered to be suitable for development.
SUT06	Land at Rectory Road / Old Yarmouth Road	Residential	The site has a number of significant. The site is detached from Stalham and remote from the services and facilities within the town. Development of this site would extend into the open countryside and have a negative effect on the quality of the landscape, reducing the rural character and would lead to the coalescence of Stalham and Sutton, harming the distinctive character of the area. The site is in close proximity to a CWS (Stalham Fen), National Park & SAC (The Broads), RAMSAR & SPA (Broadland), SSSI (Ant Broads and Marshes) and there is a potential negative biodiversity impact. The site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham. As such, it is not considered to be suitable for development.
SUT07	Land At Staithe Road	Residential	A number of significant constraints were identified. The site is detached from Stalham and remote from the services and facilities within the town. Development of this site would have a negative effect on the quality of the landscape reducing the rural character. Furthermore, the site is within Flood Risk Zone 2 and there are more suitable sites in a lower Flood Zone. The site is within close proximity to a National Park & SAC (The Broads), RAMSAR & SPA (Broadland) and SSSI (Ant Broads and Marshes) and there is potential for a negative biodiversity impact. The

			site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham. As such, it is not considered to be suitable for development.
SUT08	Land off Yarmouth Road (A149)	Residential	The site has a number of significant constraints. The site is detached from Stalham and remote from the services and facilities within the town. Development of this site would have a negative effect on the quality of the landscape extending into the open countryside and would lead to the coalescence of Stalham and Sutton, harming the distinctive character of the area. The site is immediately adjacent to CWS (Stalham Fen) and in close proximity to a National Park & SAC (The Broads), Ramsar & SPA (Broadland) and SSSI (Ant Broads and Marshes).and there is potential for a negative biodiversity impact. Furthermore the site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham. As such, it is not considered to be suitable for development. The preferred sites can deliver sufficient housing for Stalham.
SUT09	Land Off New Road	Residential	The site has a number of significant constraints. The site is detached from Stalham and remote from services and facilities within the town. Development of this site would have a negative effect on the quality of the landscape reducing the rural character and would lead to the coalescence of Stalham and Sutton, harming the distinctive character of the area. There is a potential negative biodiversity impact, as the site is in close proximity to a National Park & SAC (The Broads), Ramsar & SPA (Broadland) and SSSI (Ant Broads and Marshes). Furthermore the Highway Authority have stated that the site is not suitable for larger growth. The site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham. As such, it is not considered to be suitable for development.

Wells-next-the-Sea Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
W01/1	Land South of Ashburton Close (formerly Land at Market Lane)	Residential	The site is well positioned for access to the town centre, school and services. The site has acceptable highway access off the development to the north. Although the site is within the Area of Outstanding Natural Beauty, it is well-contained in the landscape. The site scores positively in the Sustainability Appraisal. The site is considered to be one of the most sustainable and suitable of the Wells alternatives.
W07/1	Land Adjacent Holkham Road	Residential	The site is well positioned for access to the town centre, school and services. Highway access can be achieved off Mill Road. Although the site is within the Area of Outstanding Natural Beauty, considerate design and layout, together with the on-site open space, will mitigate the impact on the landscape. The site scores positively in the Sustainability Appraisal. The site is considered to be one of the more sustainable and suitable of the Wells alternatives.

Wells-next-the-Sea Alternative Site Options

Site Ref	Site Name	Proposed Use	Why it is not preferred
W05	Land North Of Field View Adjacent Stiffkey Road	Residential	The site is remote and detached from the town and services. Development of this site could have a negative effect on the quality of the landscape extending into the open countryside. Highways access and the local network are considered to be unsuitable. For these reasons, the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Wells.
W06/1	The Old Coal Yard, East Quay	Mixed Use	The development would be an extension into the countryside and the port area. The majority of the site is in Flood Risk Zones 2 and 3b. The site is considered to have unsuitable highways access and network connections. For these reasons, the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Wells.
W07	Land Adjacent Holkham Road	Residential	This site is on the western edge of town and is well located to the town and services. Development of the whole site is likely to have an adverse impact on landscape and the Area of Outstanding Natural Beauty. Development at a reduced scale and with layout in line with the assessment contained in W07/1 is considered more suitable and appropriate for residential development along with onsite open space provision.
W08	Land Adjacent 106 Mill Road	Residential	The site would be a pronounced and obvious extension into the countryside and could have an adverse impact on the landscape and the Area of Outstanding Natural Beauty. The site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Wells.
W09	Land at Cadamy's Yard	Residential	The site is discounted due to size.
W10	Land West of Polka Road	Residential, Open Space	The site is an important designated open space in the heart of the town and development would impact on the openness and setting of the St. Nicholas' Church and have a detrimental impact on the conservation area. Development would result in a loss of beneficial use. The site is considered to have unsuitable highways access and network connections. Therefore, the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Wells without requiring the loss of open space.
W11	Land at Warham Road	Mixed Use	The site is remote and detached from the town and services. It would be a development in open countryside and could have an adverse impact on the landscape and the Area of Outstanding Natural Beauty. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Wells.

W11/A	Land South of Grove Road	Residential	The site forms part of a larger site W11. The site is relatively detached from the town and services. It would be a development in open countryside and could have an adverse impact on the landscape and the Area of Outstanding Natural Beauty without significant landscaping mitigation. Highways access and the local network are considered to be unsuitable. The site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Wells.
W11/B	Land at Warham Road	Residential	The site forms part of a larger site W11. The site is relatively detached from the town and services. It would be a development in open countryside and could have an adverse impact on the landscape and the Area of Outstanding Natural Beauty without significant landscaping mitigation. Highways access and the local network are considered to be suitable. The site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Wells.
W12	Former Allotments, south of Mill Road	Residential	Development on the site would have an adverse impact on the landscape, the character of the area and on the Area of Outstanding Natural Beauty. The site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Wells.
W13	Land South of Former Railway, Two Furlong Hill	Residential	Development on the site would have an adverse impact on the landscape, the character of the area and on the Area of Outstanding Natural Beauty. The site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Wells.

Blakeney Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
BLA04/A	Land East of Langham Road	Residential	The site is well positioned for access to the village, school and services, with public transport options available close by. Highways access and network connections are acceptable. The site scores neutral in the Sustainability Appraisal. Although the site is within the Area of Outstanding Natural Beauty, it is reasonably well-contained in the landscape and therefore, would not have a significant detrimental impact on the special qualities of the AONB. The site can accommodate all of the housing that is required for Blakeney and is considered to be the most sustainable and suitable for allocation in Blakeney.

Blakeney Alternative Site Options

Site Ref	Site Name	Proposed Use	Why it is not preferred
BLA01	Land South of Morston Road	Residential	Highways access onto the Morston Road is considered unsuitable. The site may have a detrimental impact on the setting of the town and the Area of Outstanding Natural Beauty. The

			preferred site can deliver sufficient housing for Blakeney.
BLA01/A	Land South of Morston Road	Residential	Development of this site would have a negative effect on the quality of the landscape by reducing the rural character, extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred site. The Highway Authority has objected and expressed safety concern in relation to access onto the A149, due to inadequate visibility splays being achieved. The alternative access proposed from Langham Road would require the construction of a new lengthy road across open countryside through site BLA09. This proposal would have adverse environmental and visual impacts on the landscape. It would also open up a much larger area of land for development with potentially much wider negative impacts. For these reasons, the site is not considered suitable for development. Furthermore, the preferred site can deliver sufficient housing for Blakeney.
BLA01/B	Land South of Morston Road	Residential	Development of this site would have a negative effect on the quality of the landscape by reducing the rural character, extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred site. The Highway Authority has objected and expressed safety concern in relation to access onto the A149, due to inadequate visibility splays being achieved. The alternative access proposed from Langham Road would require the construction of a new lengthy road across open countryside through site BLA09. This proposal would have adverse environmental and visual impacts on the landscape. It would also open up a much larger area of land for development with potentially much wider negative impacts. For these reasons, the site is not considered suitable for development. Furthermore, the preferred site can deliver sufficient housing for Blakeney.
BLA02	Land Adjacent Blakeney Downs House, Morston Road	Residential	The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. Highways access onto the Morston Road is considered unsuitable. The site is not considered suitable site for development. Furthermore, the preferred site can deliver sufficient housing for Blakeney.
BLA04	Land East of Langham Road	Residential	The site is well located to the village and services. Highways access off Langham Road is considered acceptable. Development of the whole site would extend into open countryside and could have an adverse impact on the landscape and Area of Outstanding Natural Beauty.
BLA05	Land West Of Saxlingham Road	Residential	The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an

			adverse impact on the landscape. Development on the site may have a detrimental impact on the Conservation Area. The site is considered to have unsuitable highways access and network connections. For these reasons, the site is not considered suitable for development. Furthermore, the preferred site can deliver sufficient housing for Blakeney.
BLA06	Land East Of Saxlingham Road	Residential	The site would result in the loss of a significant amount of woodland and would be highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. Development on the site may have a detrimental impact on the Conservation Area and the setting of a Listed Building. The site is considered to have unsuitable highways access and network connections. For these reasons the site is not considered suitable for development. Furthermore, the preferred site can deliver sufficient housing for Blakeney.
BLA07	Land off Langham Road	Residential	The site is within the settlement boundary. The site is unsuitable for development as it forms part of the important open space for Blakeney and development would result in a loss of beneficial use. The preferred site can deliver sufficient housing for Blakeney without requiring the loss of open space.
BLA08	Land North of Morston Road	Residential	The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access. For these reasons the site is not considered suitable for development. Furthermore, the preferred site can deliver sufficient housing for Blakeney.
BLA09	Land West of Langham Road	Residential	Development of this site would have a negative effect on the quality of the landscape by reducing the rural character, extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred site. The site is well located to the village and services. Highways access off Langham Road is considered acceptable. The site is not considered to be suitable for development. Furthermore, the preferred site can deliver sufficient housing for Blakeney.
BLA09/A	Land West of Langham Road	Residential	Development of this site would have a negative effect on the quality of the landscape by reducing the rural character, extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred site. The site is well located to the village and services. Highways access off Langham Road is considered acceptable. The site is not considered suitable for development. Furthermore, the preferred site can deliver sufficient housing for Blakeney.

BLA11	Land at 39 New Road	Residential	The site is within the settlement boundary. The site is unsuitable for development as it forms part of the important open space for Blakeney and development would result in a loss of beneficial use. Development on the site would have a detrimental impact on the Conservation Area. The preferred sites can deliver sufficient housing for Blakeney without requiring the loss of open space.
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Briston Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
BRI01	Land East of Astley School	Residential	The site is well integrated to village facilities within both Briston and Melton Constable and has good access to the primary school which is adjacent to the site and is on the bus route for the High school. It is well contained within the landscape with development either side of the site along the road frontage. Consideration should be given to landscaping along the road frontage. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable of the Briston alternatives.
BRI02	Land West of Astley School	Residential	The site is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities within both Briston and Melton Constable and has good access to the primary school which is adjacent to the site and is on the bus route for the High school. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable of the Briston alternatives.

Briston Alternative Site Options

Site Ref	Site Name	Proposed Use	Why it is not preferred
BRI02/A	Land West of Astley School	Residential	The site is well located to the village and services. It is well contained within the landscape with development either side of the site along the road frontage. Although the site is considered to be suitable, development of the site would be in addition to and through the adjacent site BRI02 and in excess of the numbers required in the spatial strategy. Therefore, the site is not considered further at this stage.
BRI03	Land At The Lanes	Residential	Development in this location could have an impact on the landscape by reducing the rural character and would result in linear development along The Lane. Furthermore, the preferred sites can deliver sufficient housing for Briston.
BRI04	Land At Holt Road, Opposite Horseshoe Common	Residential	The site is remote and detached from the village and services, with no footways available. Highways access is considered unsuitable and pedestrian access to the school would have to cross the Fakenham-Norwich road. It would be development in open countryside, would result in the loss of trees, which could have an adverse impact on biodiversity and the landscape.

			For these reasons, the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Briston.
BRI05	Land At Norwich Road (Old Vicarage To Horseshoe Lane)	Residential	A number of constraints were identified. The site is detached from the village and services. Development of this site would extend into open countryside and could have an adverse impact on the quality of the landscape, reducing the rural character. Highway Access off Norwich Road is considered to be unacceptable by the Highway Authority and unsuitable pedestrian access to school and village services. For these reasons the site is not considered suitable site for development. Furthermore, the preferred sites can deliver sufficient housing for Briston.
BRI07	Lawn Farm	Residential	A number of significant constraints were identified. The site is detached from the Briston and Melton Constable, remote from the services and facilities. Development of this site would result in a significant extension into the open countryside adversely affecting the character of the area and having a detrimental impact on the landscape. Highway Access off Norwich Road and Edgefield Road is considered to be unacceptable by the Highway Authority NCC and unsuitable pedestrian access to the school. A Tree Preservation Order covers part of the site and there is potential adverse impact on biodiversity. There is a 'Major Hazard' identified on the site due to flammable liquids and gases on the site. This site has the potential to impact upon the setting of the listed buildings. The site scores as negative in the Sustainability Appraisal. For these reasons the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Briston.
BRI08	Land At Mill Road (Springfield To Horseshoe Lane)	Residential	The site access is not achievable and there are no footways available for access to services and facilities within Briston and Melton Constable. The site could only provide a small number of dwellings. For these reasons the site is not considered suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Briston.
BRI10	Land To The South Of Playing Field	Residential	A number of significant constraints were identified: The site has poor connectivity, Stone Beck Lane is narrow with no footways available and the junction is substandard. Furthermore the site access is not achievable. The site is fairly remote from village services. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. For these reasons the site is not considered suitable site for development. Furthermore, the preferred sites can deliver sufficient housing for Briston.
BRI11	Land to The North Of Craymere Beck Road	Residential	A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard.

			Furthermore, the site access is not achievable. The site is remote from village services. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. For these reasons the site is not considered suitable site for development. The preferred sites can deliver sufficient housing for Bristol.
BRI12	Land At Craymere Road	Residential	A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. For these reasons the site is not considered suitable site for development. The preferred sites can deliver sufficient housing for Bristol.
BRI13	Land At Craymere Road (Site 8)	Residential	A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. For these reasons the site is not considered suitable site for development. The preferred sites can deliver sufficient housing for Bristol.
BRI17/1	Land At Reepham Road	Residential	A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. For these reasons the site is not considered suitable site for development. The preferred sites can deliver sufficient housing for Bristol.
BRI17/2	Land At Reepham Road	Residential	A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. For these reasons the site is not considered suitable site for

			development. The preferred sites can deliver sufficient housing for Briston.
BRI17/3	Land At Reepham Road Scrap Yard	Residential	A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development would be loosely related to settlement (back-land). Development in this location would result in a large extension beyond the current extent of the village into open countryside and would have an adverse impact on the landscape by reducing the rural character. For these reasons the site is not considered suitable site for development. The preferred sites can deliver sufficient housing for Briston.
BRI18	Land at Highfield	Residential	A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development would be very remote and detached from the built up area. Development of this site would be an obvious extension into the open countryside and would have an adverse impact on the landscape by reducing the rural character. For these reasons the site is not considered suitable site for development. The preferred sites can deliver sufficient housing for Briston.
BRI20	Land At Reepham Road	Residential	A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. For these reasons the site is not considered suitable site for development. The preferred sites can deliver sufficient housing for Briston.
BRI23	Land At Reepham Road	Residential	A number of constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character. For these reasons the site is not considered suitable site for development. The preferred sites can deliver sufficient housing for Briston.

BRI25	Land South Of Woodfield (Coal Yard)	Residential	A number of constraints were identified. The site scores as negative in the Sustainability Appraisal. The site is loosely related to the settlement. Development in this location could have an impact on the landscape by reducing the rural character and potential for biodiversity impact. For these reasons the site is not considered suitable site for development. The preferred sites can deliver sufficient housing for Briston.
BRI26	Land At The Loke	Residential	A number of constraints were identified. The site has poor connectivity; Mill Road has no footways available. Furthermore, the site access is not achievable. The site is remote from village services. Development of this site could have a negative effect on the quality of the landscape by reducing the rural character. For these reasons the site is not considered suitable site for development. The preferred sites can deliver sufficient housing for Briston.
BRI28	Land at West End	Residential	A number of constraints were identified. The site is detached from Briston and Melton Constable, remote from the services and facilities available within the village. The site access is not achievable and pedestrian access to the school would have to cross the Fakenham-Norwich road. Development would be loosely related to settlement (back-land). Development in this location would extend beyond the current extent of the village into open countryside and could have an adverse impact on the landscape. For these reasons the site is not considered suitable site for development. The preferred sites can deliver sufficient housing for Briston.
BRI29	Land East of Holt Road	Housing	A number of significant constraints were identified. The site has poor connectivity, Holt Road has no footways available and pedestrians would have to cross Norwich Road to get onto the footway into the village. The highway network is considered to be sub-standard. Furthermore, the site access is not achievable. The site is remote from village services, segregated from the village by the B1354. Development of this site would be an obvious extension into the open countryside and would have an adverse impact on the landscape by reducing the rural character. For these reasons the site is not considered suitable site for development. The preferred sites can deliver sufficient housing for Briston.

Ludham Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
LUD01/A	Land South Of School Road	Residential	The site is well-contained within the landscape, located behind existing development along School Road. The site is well integrated with the village and within walking distance of the primary school, recreation ground and general store. The site scores negative and positive in the Sustainability Appraisal.

			This is considered to be one of the most sustainable and suitable of the Ludham alternatives.
LUD06/A	Land at Eastern Edge of Grange Road	Residential	The site is well located to the village, services and schools. There are public transport options available from the site. The site is well contained within the landscape. The site is currently allocated for residential development in the existing adopted Plan but has not been developed. The site scores negative and positive in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable of the Ludham alternatives.

Ludham Alternative Site Options

Site Ref	Site Name	Proposed Use	Why it is not preferred
LUD01	Land South Of School Road	Residential	The site is well-contained within the landscape, the site lies behind existing development along School Road and Norwich Road. The site is well integrated with the village and within walking distance to primary school, recreation ground and general store. The site is relatively large and its development is likely to have a negative impact on the character of Ludham, a small growth village, as well as increasing pressure on sewage capacity. Part of the site is considered suitable for allocation and has been identified as a preferred option LUD01/A. The preferred sites, including site LUD01/A, can deliver sufficient housing for Ludham.
LUD01/B	Land East of Pound Road	Residential	A number of constraints were identified. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. Therefore, the site is not considered suitable site for development. Furthermore, the preferred sites can deliver sufficient housing for Ludham.
LUD02	Land At Catfield Road	Residential	Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. Therefore, the site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Ludham.
LUD05	Land at Yarmouth Road	Residential, Healthcare	Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. Highway improvements required to make suitable access would result in substantial loss of frontage trees and hedges. For these reasons the site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Ludham.
LUD06	Land South Of Grange Road	Residential	The site is well-contained within the landscape and well integrated with the village, within walking distance to primary school, recreation ground and general store. Part of the site is considered suitable for allocation and has been assessed separately as LUD06/A. The rest of the site is unavailable. For this reason, the site is not considered suitable site for development.

LUD07	Land East of Catfield Road	Residential	A number of significant constraints were identified: In particular, Malthouse Lane and Grange Road are unsuitable for further development. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. For these reasons, the site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Ludham.
LUD09	Land South of Norwich Road, East of Lovers Lane	Residential	A number of significant constraints are identified: The Highway Authority do not support an additional access onto the A1062 and there is no continuous footway link to the village with no ability to provide a new footpath at sections along the road. This site provides an important open landscape in this part of Ludham. Development of this site would have a greater impact on the quality of the landscape than the preferred sites. For these reasons, the site is not considered to be suitable for development. Furthermore the preferred sites can deliver sufficient housing for Ludham.
LUD10	Land West of Catfield Road	Residential	A number of constraints were identified. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. Therefore, the site is not considered to be suitable for development. Furthermore, the preferred sites can deliver sufficient housing for Ludham.

Mundesley Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
MUN03/B	Land at Cromer Road and Church Lane	Residential	The site is well located to the village and services. There is public transport options available from the site. Residential development on the site would be potentially prominent in the landscape when viewed from Cromer Road; furthermore, the site is adjacent to the Mundesley Conservation Area and opposite the Grade II Listed All Saint's Church. The site scores negative and positive in the Sustainability Appraisal. Any development would need to mitigate the impact on the landscape, and be stepped back from Cromer Road and Church Lane, incorporating an area of open space. This is considered to be one of the most sustainable and suitable of the Mundesley alternatives

Mundesley Alternative Site Options

Site Ref	Site Name	Proposed Use	Why it is not preferred
MUN03	Land West of Church Lane	Residential	The site is well located to the village and services. There is public transport options available from the site. Residential development on the site would be visible and potentially prominent in the landscape when viewed from Cromer Road. Furthermore, the site is adjacent to Mundesley Conservation Area and opposite the Grade II Listed All Saint's Church. Any development would need to mitigate the impact on the landscape,

			and be stepped back from Cromer Road and Church Lane. The Preferred Site MUN03/B is put forward, being the same as this site with the omission of an area to the north, which has dwellings being constructed on it.
MUN03/A	Land at Cromer Road and Church Lane	Residential	The site is well located to the village and services. There are public transport options available from the site. The site would provide a large area of public open space and a landscape led approach to any development will be required. This site is a combined site with MUN03 and MUN04/1.
MUN04	Land Off Links Road	Residential	The site is no longer available.
MUN04/1	Land Off Links Road	Mixed Use	The site is an important designated open space in the village and development would result in a loss of beneficial use. On its own, the site is not considered suitable for development. Furthermore, the preferred site can deliver sufficient housing for Mundesley.
MUN04/A	Land Off Links Road	Residential	The site is no longer available.
MUN05	Land At Hill Farm	Residential	The site is no longer available.
MUN08	Land South Of Hillside	Residential	The site is reasonably remote from the village and services and highway access and network connections are considered to be unsuitable. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. For these reasons, the site is not considered to be suitable for development. The preferred sites can deliver sufficient housing for Mundesley.
MUN09	Land South of Trunch Road	Residential	The site is well located to the southern part of the village and the primary school. Highway access is considered unsuitable. As such, the site is not considered suitable for development. The preferred site is better located on the highway network and are closer to the key services in the centre of Mundesley.
MUN10	Land South of Gimmingham Road	Residential	The site is no longer available.
MUN11	Land at Cromer Road / Tasman Drive	Residential	The site is within the current settlement boundary and as such, proposals could come forward in line with current policies, though there would be a need to consider the current designation and the SA conclusion. The site is reasonably remote from the village and services. The site is an important designated open space in the village and development would result in a loss of beneficial use. Given this and the negative SA score in relation biodiversity and landscape, the site is not considered suitable for allocation and could be considered under current and future policies as a windfall site within a service village.

Proposals for Other Areas Preferred Options

Site Ref	Site Name	Proposed Use	Why it is preferred
E7	Tattersett Business Park	Employment	This is a very large site that is well related to existing employment uses already established on the site, with good access to the strategic highway network

			and additional development could provide the basis for securing environmental improvements on the site, such as improved landscaping.
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9. Evaluation of Significant Effects

Prediction, Evaluation and Mitigation of the Effects of the Plan

9.1. Predicting the effects of the Local Plan is necessary in order to consider the potential changes to the identified baseline conditions, with or without strategic actions. In the context of this document, the strategic actions are the Draft policies and proposals. The prediction of effects seeks to consider the direct and indirect effects of the policies against the baseline and considers the scale, probability and impact of them. The effects have been identified through the full appraisal in Appendices B and C of the local plan policies and proposals and the cumulative appraisal below.

Summary of Cumulative Assessment

9.2. Table 6 below summarises the most sustainable policies, as well as, the cumulative impacts and reveals how the different policies promote different aspects of sustainability across the 16 SA Objectives.

Table 6 - Mitigation, Cumulative, Secondary and Synergistic Impacts - Policies

Policy	Sustainability Appraisal Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
CC1 – Delivering Climate Resilient Sustainable Growth	++	+	+	+	+	++	++	++	++	++	0	+	+	0	0	+
CC2 - Renewable & Low Carbon Energy	0	+	+	++	+	+	n/a	0	0	n/a	n/a	n/a	n/a	+	n/a	n/a
CC3 - Sustainable Construction, Energy Efficiency & Carbon Reduction	n/a	+	+	++	n/a	+	n/a	n/a	n/a	++	n/a	+	n/a	0	n/a	n/a
CC4 - Water Efficiency	n/a	++	++	++	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	0	n/a	n/a
CC5 – Coastal Change Management	+	n/a	n/a	+	+	n/a	n/a	0	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a
CC6 - Coastal Change Adaptation	+	+	n/a	++	+	n/a	n/a	+	n/a	+	n/a	+	n/a	+	n/a	n/a
CC7 - Flood Risk & Surface Water Drainage	n/a	n/a	++	++	n/a	++	+	n/a	n/a	+	n/a	+	n/a	n/a	n/a	n/a
CC8 - Electric Vehicle Charging	n/a	n/a	n/a	+	+	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	+
CC9 – Sustainable Transport	n/a	n/a	n/a	+	+	n/a	~	n/a	n/a	+	n/a	+	+	+	n/a	++
CC10 – Biodiversity Net Gain	+	n/a	+	++	n/a	++	++	++	+	+	n/a	n/a	+	n/a	n/a	n/a
CC11 - Green Infrastructure	0	n/a	+	+	n/a	++	++	++	+	++	n/a	n/a	n/a	n/a	+	+
CC12 – Trees, Hedgerows & Woodland	0	n/a	n/a	++	n/a	++	++	++	+	++	n/a	n/a	n/a	n/a	n/a	n/a
CC13 – Protecting Environmental Quality	+	+	+	n/a	++	0	n/a	+	n/a	+	n/a	0	+	n/a	n/a	0
SS1 – Spatial Strategy	0	0	0	+	+	+	+	+	+	+	0	+	+	+	++	+
SS2 - Development in the Countryside	0	0	0	0	0	0	+	0	0	+	n/a	+	+	+	n/a	-
SS3 - Community Led Development	0	0	0	0	0	+	+	+	+	++	+	++	++	+	0	0
HC1 – Health & Wellbeing	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	+	n/a	+	n/a	+	n/a	+

HC2 – Provision & Retention of Open Spaces	0	n/a	+	+	n/a	+	++	++	++	++	n/a	n/a	n/a	+	n/a	~
HC3 - Provision & Retention of Local Facilities	n/a	0	0	0	0	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	+	+	+
HC4 – Infrastructure Provision, Developer Contributions & Viability	n/a	n/a	+	0	+	++	+	n/a	n/a	++	n/a	+	n/a	+	n/a	0
HC5 - Fibre to Premises (FTTP)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	+	+	+	+	++	+	+
HC6 - Telecommunications Infrastructure	0	n/a	n/a	n/a	n/a	+	n/a	+	+	+	n/a	n/a	+	+	+	+
HC7 - Parking Provision	+	n/a	n/a	+	~	n/a	n/a	n/a	n/a	+	n/a	+	+	+	+	+
HC8 - Safeguarding Land for Sustainable Transport	0	n/a	n/a	+	n/a	~	+	n/a	n/a	+	n/a	0	+	+	+	+
ENV1 - Norfolk Coast Area of Outstanding Natural Beauty & The Broads	0	n/a	n/a	n/a	0	+	+	+	0	0	n/a	0	n/a	n/a	0	-
ENV2 - Protection & Enhancement of Landscape & Settlement Character	++	n/a	n/a	+	n/a	+	++	++	++	+	n/a	n/a	+	n/a	+	n/a
ENV3 - Heritage & Undeveloped Coast	n/a	n/a	n/a	++	n/a	n/a	n/a	+	n/a	+	n/a	n/a	n/a	+	0	~
ENV 4 Biodiversity & Geodiversity	n/a	n/a	+	+	n/a	++	++	++	+	+	n/a	n/a	+	n/a	n/a	n/a
ENV5 – Impacts on International & European sites, Recreational Impact Avoidance Mitigation Strategy	n/a	n/a	n/a	+	n/a	++	++	+	+	++	n/a	n/a	n/a	n/a	+	0
ENV6 - Protection of Amenity	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	+	+	n/a	n/a	+	n/a
ENV7 - Protecting & Enhancing the Historic Environment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	+	n/a	n/a	n/a	n/a	+	n/a
ENV8 - High Quality Design	++	n/a	+	++	n/a	++	++	++	++	++	++	++	++	n/a	+	+
HOU1 – Delivering Sufficient Homes	-	0	-	+	n/a	?	+	+	?	+	n/a	++	+	++	++	+
HOU2 – Delivering the Right Mix of Homes	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	n/a	++	+	n/a	0	n/a
HOU3 - Affordable Housing in the Countryside	-	n/a	-	0	0	0	0	0	0	++	n/a	++	n/a	+	0	-
HOU4 - Essential Rural Worker Accommodation	-	n/a	0	0	0	?	0	0	0	++	n/a	+	n/a	+	0	0
HOU5 - Gypsy, Traveller & Travelling Showpeople's Accommodation	-	n/a	0	0	?	?	n/a	+	?	+	+	+	n/a	+	n/a	0
HOU6 - Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation	+	0	0	0	0	0	n/a	+	?	+	n/a	+	n/a	n/a	n/a	n/a
HOU7 - Re-use of Rural Buildings in the Countryside	+	0	0	?	0	0	n/a	-	+	+	n/a	+	+	+	n/a	-
HOU8 - Accessible & Adaptable Homes	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	+	+	+	n/a

HOU9 - Minimum Space Standards	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	n/a	?	n/a	n/a
E1 - Employment Land	0	n/a	0	0	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	+	+
E2 - Employment Areas, Enterprise Zones & Former Airbases	+	n/a	n/a	0	+	n/a	n/a	+	+	+	n/a	n/a	++	++	+	~
E3 - Employment Development Outside of Employment Areas	++	n/a	n/a	?	?	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	n/a	~
E4 - Retail & Town Centre Development	+	0	0	+	n/a	?	+	+	+	+	++	+	+	+	++	++
E5 - Signage & Shopfronts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	n/a	n/a	n/a	n/a	+	++	n/a
E6 – New Tourist Accommodation, Static Caravans & Holiday Lodges & Extensions to Existing Sites	~	0	0	+	+	++	n/a	+	?	~	n/a	n/a	+	++	n/a	+
E7 - Touring Caravan & Camping Sites	~	0	0	0	+	++	n/a	+	?	+	n/a	n/a	+	++	n/a	-
E8 – New Tourist Attractions & Extensions	0	0	0	0	+	+	n/a	+	?	+	n/a	n/a	+	++	n/a	-
E9 - Retaining an Adequate Supply & Mix of Tourist Accommodation	+	0	0	0	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	n/a

Table 7- Mitigation, Cumulative, Secondary & Synergistic Impacts - Sites

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
BLA04/A	Blakeney	Residential	-	++	+	++	0	-	?	-	?	+	+	++	0	0	+	0
BRI01	Briston	Residential	0	++	+	++	~	?	0	0	?	+	+	++	0	0	+	+
BRI02	Briston	Residential	0	++	+	++	~	?	0	0	?	+	+	++	0	0	+	+
C07/2	Cromer	Residential	+	++	+	++	++	-	0	-	0	++	+	++	+	0	++	+
C16	Cromer	Residential	-	++	+	++	+	-	0	-	0	++	+	++	+	0	++	+
C22/2	Cromer	Mixed Use	-	++	+	++	0	-	?	-	-	++	+	++	+	0	++	+
F01/B	Fakenham	Residential	-	++	+	++	+	?	?	-	0	++	+	++	++	0	++	+
F02	Fakenham	Residential	-	++	~	~	0	?	0	-	0	+	+	++	0	0	++	0
F03	Fakenham	Residential	-	++	+	++	0	?	0	-	0	+	+	++	++	0	++	+
F10	Fakenham	Residential [& Additional Open Space]	+	++	+	+	0	-	+	-	0	++	+	++	++	0	++	+
H17	Holt	Residential	-	++	+	++	0	-	0	-	-	+	+	++	+	0	++	+
H20	Holt	Residential	-	++	+	++	0	-	?	-	-	+	+	++	+	0	++	+
HV01/B	Hoveton	Residential	-	++	+	++	0	?	?	-	0	++	+	++	++	0	++	++
LUD01/A	Ludham	Residential	-	++	+	++	0	-	0	-	0	0	+	++	0	0	+	+
LUD06/A	Ludham	Residential	-	++	+	++	0	-	0	-	0	0	+	+	0	0	+	+
MUN03/B	Mundesley	Residential	-	++	+	+	0	-	0	-	-	+	+	++	+	0	+	+
SH04	Sheringham	Residential	0	++	~	~	~	-	0	0	0	++	+	++	+	0	++	++
SH07	Sheringham	Residential	-	++	~	~	0	-	0	-	0	++	+	++	+	0	++	+
SH18/1B	Sheringham	Residential	-	++	+	++	0	-	?	-	-	++	+	++	+	0	++	+
ST19/A	Stalham	Residential	-	++	+	++	0	?	?	-	0	++	+	++	+	0	++	++
W01/1	Wells	Residential	-	++	+	++	0	-	?	-	0	+	+	++	+	0	++	+
W07/1	Wells	Residential	-	++	+	+	0	-	0	-	-	++	+	++	+	0	++	+

NW01/B	N. Walsham	Mixed Use [Residential & Employment]	~	++	+	++	+	?	0	-	-	++	+	++	++	+	++	+
NW62/A (includes new area of land at northern end)	N. Walsham	Mixed Use [Residential, Employment, School, Open Space]	-	++	~	++	~	?	+	~	-	++	+	++	+	?	++	+
ST23/2	Stalham	Mixed Use [Residential & Employment]	0	++	~	~	0	-	?	-	-	++	+	++	++	++	++	++
H27/1	Holt	Employment	+	++	+	++	0	-	?	-	-	+	+	N/A	++	++	++	+
NW52	N. Walsham	Employment	--	++	~	++	~	?	?	--	0	-	+	N/A	++	++	~	0
E7	Tattersett	Employment	~	++	~	~	~	-	0	~	-	--	+	N/A	++	++	-	--

Conclusions of Cumulative Assessment

- 9.3. Almost all of the policies in the Local Plan are predicted to have positive effects on the relevant SA indicators.
- 9.4. The policies within the proposed submission version of the Local Plan have been amended since the previous iteration of the Plan and this SA report demonstrates increased positive effects across the majority of SA indicators. In particular many of the policies have been strengthened within the Climate Change and Environment sections of the Plan. The cumulative table above, shows the significant positive effects of the policies with regard to the protection and enhancement of the natural environment, including carbon reduction and biodiversity net gain.
- 9.5. A number of policies are also predicted to have significant positive effects on the built environment by seeking to protect and enhance settlement character, requiring high quality design, protecting amenity and enhancing open space. Many of the housing policies are predicted to have significant positive effects, due to the delivery of housing in areas of need, as well as meeting specific development needs, such as for elderly people. Cumulatively, the housing policies are likely to have a significant positive effect upon the baseline indicators relating to housing, by setting an appropriate framework for the delivery of homes that seeks to boost supply in a sustainable way.
- 9.6. There is some uncertain and potentially negative effects predicted over the longer term. In particular, part of SA objective SA1 seeks to optimise the use of Previously Developed Land (PDL), but there is a significant lack of PDL in the District. Some negative effects are also identified in relation to SA objective SA16, to reduce the need to travel and to promote the use of sustainable transport. However, this is mainly due to the more flexible approach to rural development and in particular, affordable housing provision, which brings positive benefits in relation to social indicators, as mentioned above.
- 9.7. There are positive policies in favour of appropriate development, including within rural areas based on local housing need and employment requirements. These will help to support the vitality of many rural settlements.
- 9.8. In terms of site allocations, the identified sites for housing score very positively against SA Objectives SA10 and SA12, which relate to maintaining and improving the quality of where people live and to ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.
- 9.9. **Overall, the Plan is predicted to have a significant positive effect on the social, environmental and economic aspects of sustainability.**

10. Evaluation of Significant Effect

SA Objective: SA1 - To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.

Effect	Policy	Positive/ Negative	Spatial Effect District, local	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Loss of Greenfield land	CC1, CC2, CC5, CC6, CC13, SS1, SS2, SS3, HC7, ENV 1, ENV 2, ENV8, HOU1, HOU3, HOU4, HOU5, HOU6, HOU7, E2, E3, E4, E6, E7, E9	Negative	District Wide	Long term	Permanent	Certain
<p>Assessment: The NPPF requires Local Plans to include a target for the number of homes planned and to clearly explain how the Plan will deliver at least this amount. Within North Norfolk, there is a limited amount of previously developed land, meaning that the majority of development across the District will result in the loss of greenfield land. For development on agricultural land, Local Plans must have regard to the NPPF requirement to recognise the benefits of the best and most versatile agricultural land (NPPF, 2021 para. 174 p. 50). In respect of efficiency, the NPPF requires that planning policies support development to make efficient use of land.</p> <p>Mitigation proposal: The loss of greenfield land will be mitigated against by the allocating of sites for development in line with identified needs and locations. Each site allocation has undergone a detailed assessment and the individual allocation policy identifies the appropriate minimum number of dwellings balancing the requirement for the efficient use of land whilst respecting the distinctive local character. Final policies and allocations should be reviewed to ensure that excessive land is not allocated and density is optimised in relation to this Objective and account is taken of any surroundings and constraints.</p>						

SA Objective: SA2 - To minimise waste generation and avoid the sterilisation of mineral resources.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Increased waste. Avoiding the sterilisation of mineral resources.	CC2, CC3, CC4, CC6, CC13	Positive and Negative Effects	District Wide	Long term	Permanent	Uncertain
<p>Assessment: The NPPF recognises that an objective of planning is to use natural resources prudently and minimise waste. Within North Norfolk, in 2019/20, 42,860 tonnes of household waste was collected of which 40.84% was recycled, composted, and re-used (DEFRA, 2020).</p>						

New development will lead to an increase in waste generated. Norfolk County Council are the Minerals and Waste Authority and have published a Norfolk Minerals and Waste Development Framework which identifies and safeguards mineral sites.

Mitigation Proposal: Options for mitigating against an increase in waste through the Local Plan are considered to be limited. Site Specific Decision-Making Questions consider whether development of a site would result in the sterilisation of safeguarded mineral resources.

SA Objective: SA3 - To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Water consumption methods are encouraged, resulting in more limited consumption and water quality and quantity is maintained and enhanced	CC2, CC3, CC4, CC7, CC11, SS2, HC2, HC4, ENV4, ENV5, ENV8, HOU1, HOU3, E1	Positive and Negative Effects	District Wide	Long term	Permanent	Uncertain
<p>Assessment: The impact of the Local Plan on this objective is currently uncertain overall with both positive and negative effects identified. A number of policies are identified as having a positive impact on this objective while a small number of those, which specifically seek to deliver growth, have the potential to impact negatively. New development will have a requirement for increased water resources and impact Baseline data reports that the Anglia region is the driest in the UK. In recognition of the large number of customers and the vulnerability of the region’s natural resources, the Anglian region is designated as an area of serious water stress in the Anglian Water Resources Management Plan (2019, p.47). New planned development will lead to an increased requirement for the use of water resources and will have a cumulative negative impact, where development on greenfield land may affect replenishment of aquifers. The Anglian Water Resources Management Plan (2019) does identify sufficient supply to accommodate growth in the plan period, but once the impacts from climate change and increased resilience measures are taken into account, the management plan shows a deteriorating baseline supply – demand balance resulting in a small combined water deficit across the Norfolk Coast Water Resource Zone. The requirements of the Water Framework Directive continue to apply and NNDC will need to have regard to the Anglian River Basin Management Plan to ensure that the Local Plan does not risk delivery of the environmental objectives for each water body in the County. Through the Norfolk Strategic Framework, Norfolk authorities have identified water as being a strategic land use issue with cross boundary implications and agreed to implement a maximum policy requirement in respect of per person per day water use. The Council has worked with Anglian Water and the EA in order to identify waste water recycling centre capacity issues and site specific information received from Anglian Water has informed the site selection process.</p>						
<p>Mitigation Proposal: General support is given to the principles of water conservation through policies within the Local Plan. As well as proposing a policy relating directly to water efficiency (including the adoption of the optional higher water efficiency standard of 110 litres/per person/per day) and a policy on flood risk and surface water drainage, the Local Plan proposes the inclusion of a number of other policies which include encouraging renewable energy, the delivery of environmental infrastructure including SuDS, protecting biodiversity and geodiversity and providing and retaining open space and GI. There are specific positive policies designed to address the issue of water quality, which will also ensure that developers consider the multi-functional benefits of combining water management (including surface water run-off and discharge) with open space. However, Anglian Water investment needs to be maintained in order to support growth where there is the potential to</p>						

impact on water quality. The inclusion of further water saving measures within the policies is restricted however through revisions to the national planning policy guidance and the impact on the overall viability of the development.

SA Objective: SA4 - To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
The reduction of contributions to climate change is encouraged, as it the mitigation and adaptation against it and its effects	CC1, CC2, CC3, CC4, CC5, CC6, CC7, CC8, CC9, CC11, CC12, SS1, HC2, HC7, ENV2, ENV3, ENV4, ENV5, ENV8, HOU1, E4, E6	Positive	District Wide	Long term	Permanent	Uncertain
<p>Assessment: Climate change is recognised as a significant effect locally, nationally and globally. Climate change is a cross-cutting issue with the potential to have wide-reaching effects, including on biodiversity and flooding. As a low-lying District and coastal area, North Norfolk is particularly vulnerable to sea level changes. In respect of climate change, the NPPF requires planning to mitigate and adapt to climate change, including moving to a low carbon economy. Through the Norfolk Strategic Framework, Norfolk authorities have identified climate change as being a strategic land use issue with cross boundary implications and have agreed to reduce Norfolk's greenhouse gas emissions as well as the impact from, exposure to, and effects of climate change, including by locating development so as to reduce the need to travel, effecting a major shift away from car use, maximising the energy efficiency of development and promoting the use of renewable and low carbon energy sources and managing and mitigating against the risks of adverse sea level rise and flooding. Through the Duty to Cooperate, NNDC has worked with other authorities to produce Strategic Flood Risk Assessment, which assesses the extent of flooding taking into account climate change allowances as agreed with the Environment Agency.</p>						
<p>Mitigation Proposal: The Local Plan includes policies reflecting the presumption in favour of climate resilient sustainable development. Development is generally directed to being in and close to the towns and larger villages, where services can be found and access to public transport obtained. Although there are policies that seek to support growth in more rural locations for social and economic benefits, the negative impacts around increased reliance on private car use and Green field sites will be minimised, as only limited small scale growth is envisaged. Throughout the Plan there are policies encouraging renewable energy, managing flood risk, including the assessment of surface water, coastal erosion, groundwater run-off and potentially incorporating Sustainable Urban Drainage systems. In addition, specific policies promote sustainable transport, support the transition from carbon based vehicles to electric power and promote increased connectivity and open space provision, along with ensuring biodiversity and geodiversity remain important considerations in the development process. There are specific policies included on green infrastructure, open space, water efficiency, sustainable construction, energy efficiency and low carbon energy. It is recognised that development could lead to additional cars and emissions, but the approach taken in the Local Plan is to reduce contributions to climate change and to mitigate and adapt to its effects.</p>						

SA Objective: SA5 - To minimise pollution and to remediate contaminated land.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Pollution is minimised and contaminated land is remediated	CC1, CC2, CC5, CC6, CC9, CC13, SS1, HC4, HC7, E2, E6, E7, E8	Positive	District Wide	Long term	Permanent	Uncertain
<p>Assessment: The NPPF requires planning to minimise pollution, including preventing new and existing development from contributing to, being at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution. Furthermore, contaminated land should be remediated and mitigated where appropriate (NPPF, 2021, para. 174 p.50). In terms of air quality, North Norfolk currently meets all of the national air quality objectives. In terms of water pollution, by 2019, 5 out of 6 of the District’s water bodies were rated as moderate for ecological status or potential and all 6 were rated good for chemical status (EA, 2019). The majority of the District is within an area designated as being at risk from agricultural nitrate pollution.</p> <p>Mitigation Proposal: As well as proposing a policy directly relating to pollution and hazard prevention and minimisation, which requires all development proposals to avoid, minimise and take every opportunity to reduce through mitigation measures, all emissions and other forms of pollution, the Local Plan also proposes a number of other policies, which would contribute towards this Objective, including encouraging sustainable development, directing development in or close to towns and larger villages, encouraging renewable energy, reducing the need to travel and maximising the use of sustainable transport. It is recognised that development could lead to additional cars and emissions, but the approach taken in the Local Plan seeks to avoid, prevent and minimise pollution when schemes come forward. The significant proportion of the planned growth relate to allocated sites, which are located in the larger settlements.</p>						

SA Objective: SA6 - To protect and enhance the areas’ biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Protection and enhancement of the areas’ biodiversity and geodiversity assets	CC1, CC2, CC3, CC7, CC10, CC11, CC12, SS3, HC2, HC4, HC6, HC8, ENV1, ENV2, ENV4, ENV5, ENV8, E6, E7	Positive	District wide	Long term	Permanent	Uncertain
<p>Assessment: The impact of the Local Plan on this objective is mainly positive. A number of policies seek to ensure appropriate protection, conservation and enhancement, where consideration is given to the natural environment, including landscape, townscape and the historic environment. The District contains many important and protected sites and priority habitats and species and whilst legislation may help protect against individual significant negative effects, there remains the potential for significant negative effects through increased visitor pressure as a result of the cumulative amount of planned development, which will put pressure on designated European sites. As a result, a specific policy (ENV5) has been added to the Plan that requires visitor mitigation for these European sites through developer</p>						

contributions. Also, in light of the Environment Act 2021, a new policy has been included to ensure that biodiversity net gain is achieved through development, in order to protect and enhance the natural environment.

Mitigation Proposal: The policy approach set out within the Local Plan seeks to protect and enhance these features (including policies CC10, CC11, CC12, ENV4 and ENV5). Policy HC4 advises that developer contributions will be required to fund appropriate visitor impact mitigation, including new/ enhanced off site Green infrastructure. New Policy ENV5 seeks to ensure compliance with the Conservation of Habitats and Species Regulations 2017 (as amended) to enable, through the Norfolk Strategic Framework (NSF) and the Norfolk Wide Green Infrastructure and Recreational Avoidance Strategy (GIRAMS), growth in the district by implementing measures to decrease pressures on European Sites, through the identification of opportunities for the enhancement of and provision of new alternative Green Infrastructure along with positive management of existing sites. Also, new Policy CC10 has been included to ensure that biodiversity net gain is achieved through development, in order to protect and enhance the natural environment.

SA Objective: SA7 - To increase the provision of green infrastructure.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
The number of sites which contribute to GI within the District.	CC1, CC7, CC9, CC10, CC11, CC12, SS1, SS2, SS3, HC2, HC4, HC8, ENV2, ENV4, ENV5, ENV8, HOU1, E4	Positive	District wide	Long term	Permanent	Uncertain
Assessment: Through the NSF, Norfolk authorities have identified GI as being a strategic land use issue with cross boundary implications. This has culminated in the Green Infrastructure and a Recreation Avoidance Strategy (GIRAMS). New development has the potential to provide and enhance GI. Many policies collectively are seeking enhanced provision, which will improve connectivity across the District and Policy CC11 has been designed specifically to ensure that all development delivers GI through the Plan.						
Mitigation Proposal: As well as proposing a policy directly relating to the safeguarding, retention and enhancement of the GI network, the Local Plan proposes the inclusion of a number of other policies that seek to protect and provide GI. This includes policy HC2, which has been informed by the Norfolk Green Infrastructure and Recreational Avoidance Mitigation Strategy (GIRAMS). As part of the North Norfolk Open Space Assessment (2019), an open space calculator was created to calculate the quantum of on-site open space to be provided, based on the number of bedrooms proposed by a residential development. In addition, large scale residential development will be required to provide additional enhanced GI order to assist in recreational mitigation measures and compliance to Habitat Regulations.						

SA Objective: SA - To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
New development maintains and	CC1, CC2, CC6, CC11, CC12, SS3, HC2, HC6,	Positive	District Wide	Medium to long term	Permeant	Uncertain

strengthens the local distinctiveness and the sense of place of the landscape, townscape and seascape	ENV1, ENV2, ENV3, ENV4, ENV5, ENV8, ENV7, HOU1, HOU5, HOU6, HOU7, E2, E4, E5, E6, E7, E8, E9					
<p>Assessment: North Norfolk is considered to be outstanding in a national context for both its geology and its landforms. The importance of the District's landscape has been assessed through a Landscape Character Assessment SPD (2021) and a Landscape Sensitivity Assessment SPD (2021). In addition, a number of Conservation Areas have Conservation Area Appraisal documents and there is a review programme being carried out to complete and adopt more.</p>						
<p>Mitigation Proposal: Many of the policies proposed within the Local Plan contribute towards this Objective, including requiring that the natural character and beauty of the AONB and the Broads National Park is conserved and enhanced, the protection and enhancement of landscape and settlement character, limiting development in the Heritage and Undeveloped Coast, protecting certain trees, hedgerows and woodland, encouraging the creation, enhancement and protection of open space and the protection of Local Green Space, the protection, enhancement and promotion of Public Rights of Way, encouraging high quality design and protecting and enhancing the historic environment. Overall, these policies require developers to consider the impacts and address environmental impacts positively and help to mitigate against proposals, which could harm the areas' landscapes, townscapes and seascapes.</p>						

SA Objective: SA9 - To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
The character of the historic environment and their settings are protected, managed and where possible enhanced. Heritage at risk is positively addressed.	CC1, CC11, CC12, SS3, HC2, HC6, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8, HOU7, E2, E5	Positive	District Wide	Medium to long term	Permanent	Uncertain
<p>Assessment: There is over 2,200 listed buildings, 86 Scheduled Monuments and 33 Historic Parks and Gardens and 81 designated Conservation Areas within the District. Various Conservation Areas have Conservation Area Appraisal documents and there is a programme of work being carried out to complete and adopt more. The District's historic environment is an intrinsic part of its character and demonstrates how North Norfolk has evolved over thousands of years. New development in the form of residential, economic or infrastructure has the potential to impact upon the District's Historic Environment. The historic environment policy includes that proposals that bring into use or improve an asset so it is no longer deemed at risk on the Heritage at Risk Register will be supported.</p>						
<p>Mitigation Proposal: As well as proposing a policy directly relating to the protection and enhancement of the Historic Environment, the Local Plan proposes the inclusion of a number of other policies which make reference to the need to protect the historic environment. These policies will help to mitigate against proposals being proposed which could harm the historic environment.</p>						

SA Objective: SA10 - To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Directing the majority of the new housing growth to the most sustainable settlements to ensure that new residents have access to services and also to support those existing services. Maximising opportunities to promote healthy lifestyles.	CC1, CC3, CC4, CC5, CC6, CC7, CC8, CC9, CC11, CC12, CC13, SS1, SS2, SS3, HC1, HC2, HC3, HC4, HC5, HC6, HC7, HC8, ENV2, ENV3, ENV4, ENV5, ENV6, ENV8, HOU1, HOU2, HOU3, HOU4, HOU5, HOU6, HOU7, HOU8, HOU9, E1, E2, E3, E4, E7, E8, E9	Positive	District wide	Medium – Long Term	Permanent	Uncertain
<p>Assessment: New development has the potential to impact upon the health and wellbeing of the population in a number of different ways. There are many opportunities through new development to deliver increases in public open space, cycle parking and increased access to green infrastructure networks. Although new development may have an impact upon the capacity at schools and doctor’s surgeries, the Local Plan provides the opportunity for investment to be aligned with proposed growth to ensure that new facilities and services are provided to meet the needs of the new and existing residents.</p> <p>Mitigation Proposal: Central to the Local Plan is ensuring that the population has good access to essential services and facilities. In general, this takes the form of promoting significant development in areas that have existing services, but can also include requiring provision to be made for those services in response to new development. This can be sought through developer contributions as set out in policy in the Local Plan. Therefore, the significance of this effect is relatively high and essential to improving people’s health and wellbeing across the District. The emerging Local Plan seeks to ensure that open space is provided on all new major development and seeks to improve connectivity to these open spaces through a Green Infrastructure Policy and Strategy.</p>						

SA Objective: SA11 - To reduce crime and the fear of crime.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Reduction in crime and the fear of crime	SS3, HC5, ENV6, ENV8, HOU5, E4	Positive	Local	Medium term	Permanent	Uncertain

through design quality						
<p>Assessment: Whilst crime rates within North Norfolk are lower than Norfolk and England rates, crime rates are generally higher within the District's larger towns. The design of new development can play an important part in helping to reduce crime and the fear of crime within North Norfolk.</p>						
<p>Mitigation Proposal: The specific design policy and the North Norfolk Design Guide SPD reflect Secure by Design principles. Some of the principles include clearly defined private and public spaces, surveillance and overlooking of the public realm from new developments, ensuring that the street scene is overlooked by active frontages, where possible. These principles will help to ensure that new schemes can be delivered that conform to these principles, through the decision making process and thereby, help to reduce crime and the fear of crime.</p>						

SA Objective: SA12 - To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Contribution towards good quality housing (including affordable housing and housing for elderly)	CC1, CC3, CC6, CC7, CC9, SS1, SS2, SS3, HC4, HC5, HC7, ENV1, ENV6, ENV8, HOU1, HOU2, HOU3, HOU4, HOU5, HOU6, HOU7, HOU8, HOU9, E4	Positive	District wide	Long term	Permanent	Certain
<p>Assessment: The Central Norfolk Housing Market Assessment has assessed the affordable housing requirement within North Norfolk, based on the level of need of the population within the housing market area. There are a number of policies within the Local Plan, which will have a positive impact on affordable housing provision, with all new major developments being expected to provide affordable housing. Some of the environmental policies have the potential to have a mixed impact on the achievement of this Objective as they restrict the area where new housing can be developed.</p>						
<p>Mitigation Proposal: Policy HOU2 seeks to secure affordable housing on all residential developments of 6 or more dwellings. This has been reduced from the previous policy requirement of 11. This will help meet the affordable housing need identified through the Central Norfolk Strategic Housing Market Assessment. The Local Plan also allows for rural affordable exception sites, which have an important role in delivering affordable housing to areas outside of the locational strategy (the settlement hierarchy). There is an unknown potential impact arising from the development of small scale sites in relation to Small Growth Villages, arising from the larger profit margins for market housing over affordable dwellings. It is proposed that the delivery of rural exception sites is monitored to ensure that the delivery of these schemes within areas of identified need continues over the plan period.</p>						

SA Objective: SA13 - To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Employment opportunities of residents improved through sustainable economic development and education/skills training	CC1, CC8, CC13, SS1, SS2, SS3, HC5, HC6, HC7, HC8, ENV2, ENV4, HOU1, HOU2, HOU7, HOU8, E1, E2, E3, E4, E6, E7, E8, E9	Positive	District Wide	Medium-Long Term	Permanent	Uncertain
<p>Assessment: The NPPF states that planning policies should help create the conditions in which businesses can invest, expand and adapt. The NPPF emphasises the importance of setting a clear economic vision and strategy that positively and proactively encourages sustainable economic growth, including supporting a prosperous rural economy. The Business Growth and Investment Opportunities Study (2015) identified areas for potential opportunity within the District and the key findings of this study fed into the Employment Background Paper (2019). This Background Paper underpins the policies within the Local Plan by taking account of past take up rates in order to establish the employment land requirement within the District over the plan period. The policies within the plan have a positive effect in promoting employment opportunities for residents within the District.</p>						
<p>Mitigation Proposal: The policies within the Local Plan seek to ensure that Employment Areas are protected for employment use, a total of 271.34 hectares. New employment land is proposed through allocations in a number of sustainable locations within the District. Policies within the plan also allow for the development of employment opportunities within rural areas to ensure that employment opportunities are available to all within the District. New residential development is primarily directed towards the most sustainable settlements with employment land or good transport links to higher order settlements. This will ensure that the majority of the population of the District have access to employment opportunities and education/skills training.</p>						

SA Objective: SA14 - To encourage investment.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
To encourage investment within North Norfolk	CC2, CC6, CC8, CC9, CC11, SS1, SS2, SS3, HC3, HC4, HC5, HC6, HC8, ENV3, ENV8, HOU1, HOU2, HOU7, HOU8, E1, E2, E3, E4, E6, E7, E8, E9	Positive	District Wide	Medium-Long Term	Permanent	Uncertain

Assessment: The NPPF sets out that planning policies should help create the conditions in which business can invest, expand and adapt. As the District is largely rural in nature, investment opportunities are encouraged through creating the opportunities for new housing, employment, retail and tourist facilities.

Mitigation Proposal: The housing policies seek to meet the required housing need of the District, encouraging people to live within the District. The economic policies seek to retain Employment Areas for employment uses and the plan promotes new employment land in sustainable locations across the District, offering the platform for investment in the District. The policies in regard to new employment are considered to be flexible to ensure that new employment development can be delivered in the main towns and rural areas, to ensure that investment is promoted District wide. The retail policies within the plan encourage opportunities for investment in the Town Centres of the main market towns within the District. Tourism is vital to the District's economy and new tourism opportunities are supported through policies within the plan. Take up rates of housing, employment, retail and tourism are to be monitored to ensure that the approach maximises the opportunities for investment.

SA Objective: SA15 - To maintain and enhance town centres.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Town centres are maintained and enhanced	CC11, SS1, HC3, HC6, HC7, HC8, ENV2, ENV6, ENV7, ENV8, HOU1, E1, E2, E4, E5	Positive	Local	Medium Term	Permanent	Uncertain

Assessment: The District's seven Market towns and the large village of Hoveton all contain town centres that provide a different range of shopping, leisure and service provision to residents of the surrounding rural communities. High streets and town centres face a significant challenge with the rise of online shopping, the continued squeeze on disposable incomes and shop closures by national retail service providers. The NPPF places great emphasis on the role that residential development can play in ensuring the vitality of centres and to ensure that Main Town Centre Uses are directed towards the Primary Shopping Areas, where possible. The North Norfolk Retail and Main Town Centre Uses Study 2017 sets out the hierarchy of town centres within North Norfolk and provides a detailed qualitative and quantitative assessment to establish the capacity to support retail floorspace growth. The North Norfolk Employment Growth Study background paper establishes a hierarchy of employment sites within the District. Maintaining and enhancing town centres also relates to aesthetics and urban design principles, making the town centres places that people want to spend time.

Mitigation Proposal: The Local Plan establishes a settlement and retail hierarchy which ensures that the majority of the housing growth, retail growth and employment growth is directed towards the Market Towns and the large village of Hoveton. The majority of new housing is promoted directly through housing allocations to the Market Towns as the most sustainable settlements. Housing Policies are supportive of new development in the main towns within the District. Employment policies are supportive of employment development on Employment Areas within the towns and the plan seeks to promote new employment land to the market towns. Retail policies are supportive of new development that enhances the vitality and viability of the town centres and sets out a clear hierarchy of Towns within the District. The town centres are defined and Main Town Centre Uses are directed, in the first instance, towards the Primary Shopping Areas. The design policies within the Local Plan seek to ensure that any new development will maintain and enhance the aesthetics of the town centres.

SA Objective: SA16 - To reduce the need to travel and to promote the use of sustainable transport.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
New development is located in the most sustainable locations, maximising the opportunities for the use of sustainable transport options.	CC9, SS1, SS2, SS3, HC3, HC5, HC6, HC7, HC8, ENV1, HOU1, HOU3, HOU7, E1, E4, E6, E7, E8	Positive	District Wide	Medium	Permanent	Uncertain
<p>Assessment: North Norfolk is a relatively peripheral, rural district, with a low population density and an aging population. The majority of the population live in the seven Market Towns within the District. Much of the existing economic travel demand is seasonal and tourism related. Public transport use is limited (2% of commuting trips). The NPPF (2021) promotes sustainable transport, setting out that significant development should be focused on locations, which are or can be made sustainable. To ensure that development is promoted to the most sustainable locations, North Norfolk District Council has produced a Distribution of Growth Background Paper, which identifies the most sustainable settlements within the District.</p>						
<p>Mitigation Proposal: The settlement hierarchy as defined within the Local Plan seeks to ensure that the majority of the growth proposed is directed towards the most sustainable settlements i.e. those with the most services and facilities. The majority is focused on the top two tiers of the hierarchy. The Plan as a whole promotes connectivity and access to open space.</p>						

11. Summary of the Evaluation of Mitigation Measures

- 11.1. Where potentially significant negative effects on the SA Objectives have been identified, as arising from Local Plan policies and site allocations, mitigation of these negative effects has also been identified and, where possible, incorporated into the Plan. Many of the preferred policy approaches score well against relevant objectives and in many cases no mitigation measures are identified. Full details of mitigation measures, where identified, can be found in the assessment tables for each policy and Appendix B, as well as in the evaluation of significant effects in Chapter 10 above.
- 11.2. Plans should prevent significant adverse effects on the environment, however, in circumstances where such effects are unavoidable, the plan aims to reduce and as fully as possible, offset such effects. The mitigation hierarchy has been applied across relevant policies with preference to:
 - Avoid effects altogether
 - Reduce/minimise effects
 - Offset effects/ compensate: allow negative effects to occur but to provide positive effects to compensate
- 11.3. As part of the iterative process, policies have been refined to avoid, reduce and offset negative effects where possible. The Plan, as a whole, seeks to facilitate sustainable forms of development and therefore, reduce the potential for negative effects.
- 11.4. When considering policies, potentially significant negative effects have been identified in respect of conserving natural resources such as, loss of greenfield land, waste generation and the sterilisation of mineral resources and potential to limit water consumption/maintain quality.
- 11.5. The Local Plan aims to mitigate against the loss of greenfield land by allocating sites for development in line with identified needs and locations. Each site has undergone a detailed assessment and individual site allocation policies identify the appropriate minimum number of dwellings. However, given the limited amount of previously developed land available, it is recognised that the majority of the District's development will result in the loss of greenfield land and this cannot be fully mitigated against. Any proposal in the countryside should be directed towards brownfield land and also avoid groundwater source protection zones as identified in the SFRA. Careful and consistent interpretation of "physically well related" and how a proposal could support local services will need to be applied in relation to Policy HOU3, Affordable Housing in the Countryside (Rural Exception Housing).
- 11.6. In respect of minimising waste generation, the SA recognises that options for mitigating against an increase in waste are limited, where much is based around individuals, but where possible specific policies are included in the Plan in line with national guidelines and supported by evidence. A specific question around the

sterilisation of and safeguarding, mineral resources is included in the Site Specific Decision-Making Questions of the SA framework.

- 11.7. In respect of limiting water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity, the Local Plan aims to mitigate against negative effects caused by the Plan by the inclusion of policies. The Local Plan is proposing policies directly relating to water efficiency, flood risk and surface water drainage, as well as the inclusion of other policies supporting the principles of reduced water consumption, including encouraging renewable energy, the delivery of environmental infrastructure (including SuDS), protecting geodiversity and seeking net gains in biodiversity and providing and retaining open space and Green Infrastructure. Individually, specific positive policies have been included to address the issue of water quality and ensure developers considers the multi-functional benefits of combining water management (including surface water run-off and discharge) with open space. The Plan adopts a policy approach that limits the use of water in residential development to 110lpppd, (Policy CC4), the maximum allowed by national policy. The approach also evokes the BREEAM “Very Good” water efficiency standard for non-housing development.
- 11.8. Central to the Local Plan is ensuring that the population has good access to essential services and facilities. In general, this takes the form of promoting significant development in areas which have these services in existence already, but also can include requiring provision to be made for those services in response to new development. This can be sought through developer contributions as set out in policy in the Plan. Therefore, the significance of this effect is relatively high and essential to improving people’s health and wellbeing across the District. The Local Plan seeks to ensure that open space is provided on all new major development and seeks to improve connectivity to these open spaces through a focus on provision, connectivity and accessibility.
- 11.9. The distribution, locational hierarchy and numbers take into account environmental constraints and limiting factors across the District. The Plan seeks to support the transition to more sustainable forms of transport through the facilitation of appropriate electric vehicle charging infrastructure in residential, commercial and communal infrastructure, as well as seeking secure cycle parking facilities and improved connectivity.
- 11.10. Through Policy HOU 2 the Plan seeks to secure affordable housing in all housing development schemes of 6 or more dwellings. This will help meet the affordable housing need identified through the Central Norfolk Strategic Housing Market Assessment and as such the SA indicator is positive. The Plan also allows for rural affordable exception sites, which have an important role in delivering affordable housing to areas outside of the locational strategy (the settlement hierarchy). There is a potential unknown impact arising from the approach to small scale sites within the Small Growth Villages and the effects this will have on the future delivery of affordable housing and exception sites. It is proposed that the delivery of rural exception sites is monitored to ensure that the delivery of these schemes within areas of identified need continues over the plan period.

- 11.11. In terms of renewable energy mitigation, proposals should seek to remove infrastructure after the end of their working life and restore the land to its previous condition prior to the implementation of any permission once the equipment is no longer required or has reached the end of its serviceable life.
- 11.12. Central to the approach for new development is the requirement to achieve a high standard of environmental sustainability through the use of the energy hierarchy, and the prioritisation of design, energy efficient measures followed by the provision of appropriate renewable and low carbon energy technologies.
- 11.13. Residential and tourist related development proposals have the potential to result in significant increase in recreational disturbance at the internationally designated Sites in Norfolk through local and in-combination effects. The policy approach set out specifically in Policy ENV5 requires all net residential development and tourism accommodation that is likely to affect the integrity of Habitats Sites through recreational disturbance to contribute towards strategic mitigation measures identified in the Norfolk Green infrastructure & Recreational Impact Avoidance Strategy (GIRAMS). As such, no further mitigation measures are identified.
- 11.14. **Overall the Local Plan is predicted to have a significant positive effect on the social, environmental and economic aspects of sustainability.**

12. Proposals for Monitoring

- 12.1. The aim of monitoring is to check whether the Local Plan is having those significant effects predicted within the SA, as well as enabling the Council to consider whether any remedial action needs to be taken to deal with any unanticipated problems.
- 12.2. The current base line data includes a significant number of indicators defined nationally, regionally and through local means, designed to aid in the appraisal of the Local Plan and its production. Each of these indicators has been used to build up a picture of the District's social, environmental and economic characteristics and are valuable in establishing and expressing the Districts performance. Many of these indicators, such as census data, are not available annually or are only available from external sources. In any case, such a review would be a considerable resource intensive process.
- 12.3. In order to provide a more manageable monitoring requirement, a reduced number of indicators have been selected to provide monitoring of the 16 SA Objectives. These will be updated annually and included with the production of the Annual Monitoring Report (AMR). The findings of these indicators will help to measure how well the plan contributes to sustainable development and inform future reviews of plans and policies. The following table illustrates these indicators against their relevant SA objectives.

Sustainability Appraisal Objective/s	Proposed Monitoring Indicators
SA1: To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	Number and percentage of dwellings completed on Previously Developed Land.
	Number of permissions for the relocation and replacement of development affected by coastal erosion.
	Area of Grade 1, 2, 3a or 3b agricultural land lost to development.
SA2: To minimise waste generation and avoid the sterilisation of mineral resources.	Percentage of household waste that is recycled / re-used / composted.
SA3: To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	Percentage of new dwellings, including building conversions, that meet or exceed the Government's Building Regulations requirement of 110 litres water use per person per day.
SA4: To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	Per Capita CO2 Levels.
	Ha of new development permitted in areas at risk of flooding.
SA5: To minimise pollution and to remediate contaminated land.	Number of Air Quality Management Areas (AQMAs).
	Number of contaminated sites remediated through the planning process.
SA6: To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	Percentage of SSSI in favourable, unfavourable and recovering condition.
	Contributions to the strategic mitigation package contained in GIRAMS.

	Percentage of the District's County Wildlife Sites (CWSs) in positive conservation management.
SA7: To increase the provision of green infrastructure.	GI permitted / provided (ha).
SA8: To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	Percentage of conservation areas with current Conservation Area Appraisals and Management Plans.
SA9: To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	Number of heritage assets 'at Risk'.
SA10: To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	Health indicators e.g. rate of diabetes diagnoses (17+) and rate of dementia diagnoses (65+). Obesity rates.
	Amount of new open space provided / loss of Open Space (sqm).
SA11: To reduce crime and the fear of crime.	Recorded crimes per 1,000 population.
SA12: To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	Amount and type of new housing, including affordable, care/sheltered housing and number of care/nursing home beds.
	Number and locations of exception site permissions and housing completions.
	Number of and percentage of dwellings that meet or exceed the Government's Technical Standards- Nationally described Space Standards.
SA13: To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	Employee jobs by industry
	New employment permitted by use class (sqm).
SA14: To encourage investment.	Value of tourism and the number of tourism supported jobs.
SA15: To maintain and enhance town centres.	Vacancy rates within town centres and floor space for Retail and Main town centre uses. E(a) Display or retail sale of goods, other than hot food; E(b) Sale of food and drink for consumption (mostly) on the premises; and E(c) Provision of: E(c)(i) Financial services,

	E(c)(ii) Professional services (other than health or medical services), or E(c)(iii) Other appropriate services in a commercial, business or service locality.
	Number/ floorspace of retail units lost (including through Permitted Development).
	Number / floor space new retail provision per town centre, edge of centre, out of centre location
SA16: To reduce the need to travel and to promote the use of sustainable transport.	Number of permissions / units granted in each of the tiers of the settlement hierarchy and percentage of overall growth.

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The web links included in this document were correct at the time they were accessed.

Appendix B - Appraisal of Policies

Vision for North Norfolk

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Preferred Approach (Regulation 19)	-	0	0	+	+	+	+	+	+	++	+	++	+	+	+	+
Alternative Option (Regulation 18)	-	?	?	+	+	+	+	+	+	++	+	++	+	+	+	+
Comment: The Vision sets the overarching direction and foundation for the policies and alternatives considered. The issues identified score positively against the majority of the SA objectives, where the scoring of indicators 2 and 3 have been updated to take account of more up-to-date information, which provides greater certainty in relation to these indicators																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	LT	P	The vision seeks the provision of new homes and employment as well as environmental improvements. Due to the rural nature of the District, there are limited amounts of previously developed land, and as such development will occur on undeveloped land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	The impact on waste generation is neutral, given that site assessments include a review of mineral sites, where conclusions have provided certainty to the action required for affected mineral resources.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	LT	P	All new development is likely to have an impact on water consumption. The Vision scores neutral as it will seek to develop resource & energy efficient residential development that takes account of climate resilience.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	New development will have been provided and designed to minimise resource and energy use and minimise the risks arising from flooding and coastal erosion.
5. To minimise pollution and to remediate contaminated land.	+	LT	P	The vision will direct growth to towns which also act as transport hubs.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	LT	P	The vision will to protect and enhance the natural environment.
7. To increase the provision of green infrastructure.	+	LT	P	The vision will improve access to the countryside and green spaces for local communities as well as supporting additional facilities and services.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local	+	LT	P	The vision recognises the role of the natural and built environment in providing the character of the District. It also recognises the importance of enhancement. The vision scores positively.

distinctiveness and sense of place.				
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	LT	P	The vision recognises the role of the natural and built environment in providing the character of the District. It also recognises the importance of enhancement. The vision scores positively.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	LT	P	The vision seeks overarching improvement in quality of life in relation to all social, environmental and economic indications.
11. To reduce crime and the fear of crime.	+	ST	P	The vision seeks resource efficient and secure residential development.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	LT	P	The vision supports the delivery of good quality, energy efficient and climate resilient affordable homes.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	LT	P	The vision seeks overarching improvement in quality of life in relation to all social, environmental and economic indications. Particularly the vision supports initiatives for a wider range of locally skilled and better paid jobs.
14. To encourage investment.	+	LT	P	The vision seeks net gains in development which will be achieved through investment.
15. To maintain and enhance town centres.	+	LT	P	The vision seeks vibrant and appealing towns.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	LT	p	The vision seeks overarching improvement in quality of life in relation to all social, environmental and economic indications. Although it does not specifically mention sustainable transport and requirement to reduce the need to travel, the vision seeks the concentration of growth in existing towns.

Delivering Climate Resilient Sustainable Growth

Policy CC 1 - Delivering Climate Resilient Sustainable Growth

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 1 (Regulation 19)	++	+	+	+	+	++	++	++	++	++	0	+	+	0	0	+
Preferred Option SD 1 (Regulation 18)	++	?	?	+	+	+	+	++	++	+	0	+	+	?	0	?
Alternative Option SD 1A (Regulation 18)	++	?	?	+	+	+	+	++	++	+	0	+	+	?	0	?

Comment: When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework, with the added emphasis of achieving and improving resilience to the effects of climate change, through mitigation and adaptation, by setting out the Council's climate change principles.

The preferred direction of a localised definition of climate resilient sustainable growth, alongside the definition of sustainable development as set out within the NPPF, scores positively against the sustainability objectives. Such an approach allows for further clarity in relation to the key North Norfolk sustainability issues and allows for the NPPF to be used as a material consideration when necessary, where the Plan is silent, absent or considered out of date.

Where there are no policies or the policies, which are most important to the determination of the application are out of date at the time of making the decision, the Council will grant permission in line with the NPPF presumption of sustainable development and the NPPF as a whole. The revised approach provides more certainty and clarity in relation to a number of indicators.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	++	LT	P	The approach will ensure development occurs in a climate resilient, sustainable manner on a district wide basis and include the key principles of making the best use of already developed land and promoting the efficient use of natural resources. The NPPF encourages the re-use of PDL.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	ST	P	The climate principles within the policy seeks a positive approach that reflects the NPPF, which meets a key principle of ensuring the efficient use of natural resources.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	ST	P	Policy seeks a positive approach that reflects the NPPF, which has a key principle of ensuring the prudent use of natural resources, including the minimisation of water use.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	ST	P	The policy sets out clear climate change principles, as adapting to climate change is a key component of the NPPF, where development will have to mitigate both short and longer term effects of climate change, therefore the policy scores positively in this regard.
5. To minimise pollution and to remediate contaminated land.	+	ST	P	The climate change principles set out in the policy facilitates making the best and most efficient use of PDL, in line with the NPPF, which gives substantial weight to the opportunities to remediate contaminated land.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST	P	The policy sets out clear climate change principles including to conserve and positively enhance the natural environment, in line with the NPPF, where adverse impacts of granting permission would significantly and demonstrably outweigh the benefits (when assessed against the NPPF as a whole).

7. To increase the provision of green infrastructure.	++	MT	P	The policy approach includes a climate change principle for the positive contribution to Green Infrastructure (GI), which aligns with the NPPF's promotion of improved GI provision and access. As such, the approach scores positively for this environmental objective.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST	P	The landscape and townscape form an important part of the environmental dimension of sustainable development. This is highlighted in the key principles set out in the policy approach, which include the conservation and enhancement of local surroundings and characteristics. As such, the policy approach scores positively for this environmental objective
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	ST	P	The landscape and townscape form an important part of the environmental dimension of sustainable development. Historic buildings will be protected from development in accordance with the specific key principle set out in the policy and the NPPF.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	LT	P	The social strand of climate resilient sustainable growth set out in the policy approach revolves around strong, vibrant healthy communities. As such, the approach scores positively against this social objective.
11. To reduce crime and the fear of crime.	0	LT	N/A	The NPPF promotes development that does not undermine the quality of life or community cohesion but the NPPF's presumption for sustainable development must be taken as a whole and there is limited direction given to this indicator as a material consideration in this circumstance.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The social dimension of sustainable development states that the social role will be supported by providing the range of homes required to meet the needs of present and future generations.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT-LT	P	The economic dimension of sustainable development makes reference to a competitive economy. The NPPF places a high level of importance on job growth.
14. To encourage investment.	0	ST	P	The presumption encourages investment through the delivery of growth. However, in reliance on the NPPF presumption, the investment may not be brought forward in a planned and co-ordinated way and consequently, the approach scores neutral in this regard.
15. To maintain and enhance town centres.	0	N/A	N/A	The economic dimension of sustainable development in the NPPF refers to a competitive economy but no specific reference to the role of town centres within this. As such, the policy approach scores neutral in this regard.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST	P	The social dimension of climate resilient sustainable growth includes its support of providing the range of homes required to meet the needs of present and future generations,

				with a step change towards choices in sustainable modes of transport. As such, the policy approach scores positively against this economic objective.
Potential Mitigation Measures: The policy approach provides positive climate change principles, as well as ensuring that sustainable development is maintained in the absence of any up to date policies and/ or where there are no relevant policies in the Local Plan. Careful application of the policies as a whole will need to be carried out to ensure appropriate weight is given to the most important considerations. The policy as a whole scores well against the SA indicators and no mitigation is identified as necessary.				

Policy CC 2 Renewable & Low Carbon Energy

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 2 (Regulation 19)	0	+	+	++	+	+	n/a	0	0	n/a	n/a	n/a	n/a	+	n/a	n/a
Preferred Option SD 7 (Regulation 18)	-	+	+	++	+	+	n/a	-	?	n/a	n/a	n/a	n/a	+	n/a	n/a
Alternative Option SD 7A (Regulation 18)	--	+	+	-	-	-	n/a	--	-	n/a	n/a	n/a	n/a	-/?	n/a	n/a

Comment: The policy approach will provide a positive strategy for all renewable energy proposals and provides clarity in relation to the potential impacts of wind energy development on the landscape, by ensuring that these specific proposals are informed by the wind energy areas map provided, which directs such schemes away from the most sensitive areas of the district, as identified by the Landscape Sensitivity Assessment SPD.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P/T	There is limited PDL within North Norfolk, therefore, renewable energy schemes will likely require the use of undeveloped land. However, in terms of mitigation, the policy seeks that appropriate details /mechanism is in place to restore the land to its original use and the removal of the technology at the end of its generating term.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	ST	P	Proposals will be supported in the context of sustainable development. Increased provision of energy from renewable resources will assist in a reduction in energy waste, greenhouse gases and the use of finite mineral resources. Effects would be created in the short term.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	MT- LT	P	Proposals for the production of renewable energy would assist in a reduction of water cooling and use of water resources at existing fossil fuel energy plants. The effects of this would be national.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	ST-LT	P	The policy supports the switch to renewable energy and indirectly the reduction in fossil fuel and greenhouse gas production.
5. To minimise pollution and to remediate contaminated land.	+	ST	P	The policy approach seeks a positive framework to support renewable energy. As such it indirectly contributes to the reduction of pollution from energy producing plants. The effects contribute to a national reduction in pollution.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	Compatibility with the objective will depend on specific proposals and sites. However, the policy sets the framework in order that proposals will be permitted where individual or cumulative impacts are considered in relation to the special qualities of nationally and internationally designated.

7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	ST	T	The policy includes landscape considerations in order to manage impacts on the landscape into the decision making process, in relation to significant harm and specifically to direct wind turbine development away from the most sensitive landscapes depending on type & scale to areas identified on a wind energy map provided alongside the policy (informed by the Landscape Sensitivity Assessment). Development could potentially have a detrimental effect, but the extent will depend on the type of renewable energy. The effect is considered to be temporary as proposals have a limited life on a site.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	ST	T	The historic environment comprises both built heritage assets and their settings. The policy includes the requirement to satisfactorily mitigate against any adverse impacts on heritage assets, townscape and visual character considerations. Renewable energy schemes are site specific, and will often require a rural location. The extent and location will depend on the type of renewable energy. The effect is considered to be temporary, as proposals have a limited shelf life and as such, scores neutral for this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	N/A	N/A	N/A	
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST	P	The policy encourages investment of renewable energy into the District.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach is identified as having a neutral effect on three indicators, in terms of the use of (previously developed) land and its impact on the landscape. With regards to mitigation, the policy will seek to remove infrastructure after the end of their working life and restore the land to its previous condition prior to the implementation of a permission, once the equipment is no longer required or has reached the end of its serviceable life.				

Policy CC 3 Sustainable Construction, Energy Efficiency & Carbon Reduction

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 3 (Regulation 19)	n/a	+	+	++	n/a	+	n/a	n/a	n/a	++	n/a	+	n/a	0	n/a	n/a
Preferred Option HOU 11 (Regulation 18)	n/a	+	+	++	n/a	~	n/a	n/a	n/a	++	n/a	+	n/a	0	n/a	n/a
Alternative Option HOU 11A (Regulation 18)	n/a	0	0	?	n/a	?	n/a	n/a	n/a	0	n/a	0	n/a	0	n/a	n/a
<p>Comment: The policy approach scores well against the relevant environmental and social objectives, which applies a positive strategy to promote the wider sustainability objectives (local and national) and provides a clear decision making framework with regard to this policy area. Not introducing a progressive policy in this area would result in less clear local decision making and would potentially result in maintaining the status quo in relation to the Plan's sustainable development objectives.</p>																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	MT	P	The policy requires that a compliance statement accompanies all proposals, setting out how they would provide a low carbon development, including minimising energy uses. Therefore, the approach scores positively against this environmental objective.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity	+	ST	P	The policy requires that a compliance statement accompanies all proposals, setting out how they would address climate change, including minimising energy uses and water efficiency measures. Therefore, the approach scores positively against this environmental objective.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	ST	P	The policy sets a positive framework to mitigate and adapt to climate change and to move towards a low carbon future in building construction and more energy efficient buildings that accords with national policy and guidance contained in the Governments' Clean Growth Strategy 2017.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	MT	P	The implementation of the energy hierarchy; prioritising the use of green design and energy efficient measures could have a localised positive effect on biodiversity by appropriate use of trees / shading and incorporation of measures such as green roofs.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	

9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	LT	P	The approach seeks resilience in development to ensure developments incorporate appropriate measures during construction and in the use of, in order to reduce reliance on finite resources and provide higher quality housing for all.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The approach seeks resilience in development to ensure proposals incorporate appropriate measures during construction and in order to reduce reliance on finite resources and provide higher quality housing for all. In doing so, more energy efficient buildings will benefit all and the environment.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	0	LT	P	Encourages appropriate investment.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The approach scores well against the relevant objectives. As such, no mitigation measures are identified.				

Policy CC 4 Water Efficiency

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 4 (Regulation 19)	n/a	++	++	++	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	0	n/a	n/a
Preferred Option HOU 10 (Regulation 18)	n/a	++	++	++	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	0	n/a	n/a
Alternative Option HOU 10A (Regulation 18)	n/a	--	--	--	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	0	n/a	n/a
Comment: The policy approach scores well against the relevant objectives. The District and wider Anglian Water River basin is classed as an area of serious water stress. The introduction of demand management and water efficiency proposals meets clear social and environmental objectives. This policy allows the Council to introduce measures that help mitigate the long term resilience to climate change and would directly impact on people's quality of life in the long term. Not implementing the higher water use standards has the ability to reduce the regions resilience to climate change and in the longer term affect the quality of people lives and availability of water resources.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the	N/A	N/A	N/A	

use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.				
2. To minimise waste generation and avoid the sterilisation of mineral resources.	++	MT-LT	P	The District is an area of water stress with a worsening supply / demand balance. The policy sets out a proactive approach to support greater resilience of the water supply. Beyond 2025 population growth and climate change cause the supply / demand deficit to increase. The policy approach sets the most stringent allowance allowed in planning, building in greater resilience into the demand and as such, sets a positive framework against this objective.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	++	ST	P	The District is an area of water stress with a worsening supply / demand balance. The policy approach sets a proactive approach to support greater resilience of the water supply. Beyond 2025 population growth and climate change cause the supply / demand deficit to increase. The policy approach sets the most stringent allowance allowed in planning, building in greater resilience into the demand.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	ST	P	The approach seeks to reduce water consumption to 110 litres/person/day and sets a framework for developers to adopt this as a minimum threshold. As such, it seeks to adapt and mitigate the effects of climate change.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	With a projected worsening supply demand deficit after 2025 the approach seeks to improve water resilience in development and ensure resource in the long term is conserved as much as practically possible within the confines of national planning policy.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	

12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	0	LT	P	Encourages appropriate investment.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against the relevant objectives. As such, no mitigation measures are identified.				

Policy CC 5 Coastal Change Management

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 5 (Regulation 19)	+	n/a	n/a	+	+	n/a	n/a	0	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a
Preferred Option SD 11 (Regulation 18)	+	n/a	n/a	+	+	n/a	n/a	0	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a
Alternative Option SD 11A (Regulation 18)	+	n/a	n/a	0	0	n/a	n/a	?	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a
Comment: The policy approach is positively prepared and scores well against the relevant indicators. A number of effects are positive, while a significant number of indicators are not applicable, in this instance. This approach seeks to reduce the risk from coastal change by managing the types of development that will be supported in potential risk areas whilst taking into consideration the local circumstances.																

	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The policy seeks the appropriate use of land in and adjacent to the Coastal Change Management Area and as such, scores positively against the first part of this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	ST	P	The policy seeks to reduce the risk from coastal change by managing the types of development which will be supported in potential risk areas and scores positively in relation to this indicator.
5. To minimise pollution and to remediate contaminated land.	+	MT-LT	T	By restricting inappropriate development, longer term risk of pollution caused by demolition and coastal erosion should be restricted.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected	N/A	N/A	N/A	

and unprotected species and designated and non-designated sites).				
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	MT-LT	P	The policy seeks to manage and protect coastal areas in a positive way, albeit through the management of appropriate development in and adjacent to the Coastal Change Management Area. The effects of the policy are considered to be indirect, hence why the indicator is considered neutral.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	By restricting development in inappropriate locations the policy seeks to ensure residential development is located in safe and permanent locations. The policy scores positively against this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: A number of effects are neutral and a significant number of indicators are not applicable, in this instance. The policy approach seeks to reduce the risk from coastal change by managing the types of development mainly in the CCMA, which will be supported in potential risk areas. No mitigation measures have been identified.				

Policy CC 6 Coastal Change Adaptation

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 6 (Regulation 19)	+	+	n/a	++	+	n/a	n/a	+	n/a	+	n/a	+	n/a	+	n/a	n/a
Preferred Option SD 12 (Regulation 18)	+	+	n/a	++	+	n/a	n/a	+	n/a	+	n/a	+	n/a	+	n/a	n/a
Alternative Option SD 12A (Regulation 18)	0	?	n/a	+	?	n/a	n/a	?	n/a	~	n/a	?	n/a	-	n/a	n/a
Comment: The policy approach is positively prepared and brings increased positive effects in relation to the relevant social, environmental and economic objectives. It will enable coastal adaptation and roll-back of affected communities so that relocation is permitted not only on sites well-related to the settlement from which the property is moving, but will also allow for replacement																

development adjacent to selected settlements to enable for a wider site search with an increased likelihood of finding sites to relocate affected development to.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST-MT	P	The policy seeks replacement of dwellings and businesses that are at risk from coastal erosion within a 50-year period. Permanent dwellings should be located outside the Coastal Change Management Area altogether. As such the policy scores positively in relation to promoting efficient use of land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	MT-LT	P	The policy requires the site of the dwelling it replaces is either cleared, and the site rendered safe and managed for the benefit of the local environment or put to a temporary use that is beneficial to the well-being of the local community. As such the policy scores positively against the first part of the objective.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	MT-LT	P	The policy is largely in response to climate change with regard to coastal erosion as it will directly help to mitigate its effects. The approach will allow rollback for buildings/uses within the 50 year risk area of the CCMA.
5. To minimise pollution and to remediate contaminated land.	+	MT-LT	P	The policy requires the site of the dwelling it replaces is either cleared, and the site rendered safe and managed for the benefit of the local environment or put to a temporary use that is beneficial to the well-being of the local community. As such the policy scores positively against the first part of the objective.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT-LT	P	The policy specifically allows replacement dwellings in well related coastal communities and within or adjacent to a Selected Settlements. As such it scores positively against maintaining and strengthening local distinctiveness.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that	+	MT- LT	P	The policy is to make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas. In doing so, it seeks to improve the quality of where people live and promotes opportunities for community integration.

promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	MT- LT	P	The policy is to make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas. In doing so it seeks to ensure everyone has access to a suitable home.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	MT-LT	P	The policy seeks investment into the relevant communities.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach includes the requirement for the site of the dwelling being replaced to either be cleared and the site rendered safe and managed for the benefit of the local environment, or put to a temporary use that is beneficial to the well-being of the local community, as appropriate.				

Policy CC 7 Flood Risk & Surface Water Drainage

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 7 (Regulation 19)	n/a	n/a	++	++	n/a	++	+	n/a	n/a	+	n/a	+	n/a	n/a	n/a	n/a
Preferred Option SD 10 (Regulation 18)	n/a	n/a	++	++	n/a	+	+	n/a	n/a	+	n/a	+	n/a	n/a	n/a	n/a
Alternative Option SD 10A (Regulation 18)	n/a	n/a	+	+	n/a	n/a	n/a	n/a	n/a	+	n/a	+	n/a	n/a	n/a	n/a
Comment: The policy approach scores positively against the relevant environmental and social objectives, as it seeks to direct development away from areas at risk from flooding and along with adherence to national policy, includes a local dimension with specific considerations in relation to the Lead Local Flood Authority (LLFA), Sustainable Urban Drainage solutions (SuDs) and considerations around the incorporation of green infrastructure and risk assessment from all sources of flooding.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	Although the policy can be said to promote efficient use of land by minimising risk of flooding due to location preference and design, as well as optimising the drainage strategy through multi-functional land use benefits, these are not the primary aim of the objective and so it is not scored.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	++	MT- LT	P	The policy requires developers to address potential impact on infiltration of groundwater source protection zones and/or Critical Drainage Catchments and mitigate any flood risk through design and the implementation of sustainable drainage systems. Through the promotion of multifunctional benefits of land use and

				materials, a positive framework is presented around the management of the quality of water, infiltration rates and volume of water run-off.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	MT-LT	P	The policy requires all new development to have regard to flood risk and predicted flood risk extent incorporating allowances for climate change as detailed in the Strategic Flood Risk Assessment. Through the promotion of SuDS and the incorporation of multifunctional space / materials, the framework is positive in encouraging solutions to peak run-off, water quality and surface water run-off and so, helps adapt to climate change.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	MT-LT	P	The policy seeks to incorporate drainage considerations into an integral part of the green infrastructure framework of a site and requires developers to address potential impact on infiltration of groundwater source protection zones and/or Critical Drainage Catchments and encourages the multifunctional use of space through use and material.
7. To increase the provision of green infrastructure.	+	MT-LT	P	The policy seeks to incorporate drainage considerations into an integral part of the green infrastructure framework of a site.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy directs development away from areas of flood risk and requires appropriate mitigation where necessary. As such it scores positively against this indicator.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy scores positively against this objective by seeking to minimise the effects of flood risk on development and not increase flood risk in other areas.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment	N/A	N/A	N/A	
15. To maintain and enhance town centres	N/A	N/A	N/A	

16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach provides the strategic approach to infrastructure delivery with regard to flood risk and ensures appropriate management of surface water and to reduce flood risk across the District. Collectively the relevant indicators show that the policy is likely to have a positive effect. No mitigation identified.				

Policy CC 8 Electric Vehicle Charging

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 8 (Regulation 19)	n/a	n/a	n/a	+	+	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	+
Preferred Option SD 16 (Regulation 18)	n/a	n/a	n/a	+	+	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	+
Alternative Option SD 16A (Regulation 18)	n/a	n/a	n/a	~	?	n/a	n/a	n/a	n/a	0	n/a	n/a	0	0	n/a	+
Comment: The policy approach is positively prepared and will provide an important delivery mechanism to support the Government's strategy of cars and vans being effectively zero emission by 2035. This will assist in mitigating the impacts of climate change through reducing transport associated carbon emissions, by providing a policy that fully reflects the local situation, as well as the NPPF and Government strategy.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT	P	The policy seeks to ensure the provision of public and private infrastructure in relation to electric vehicle charging. Recharging at home maximises the environmental and economic benefits of plug-in vehicles. As such, the policy approach is seeking resilience in the plan and will mitigate climate change through encouraging more sustainable modes of travel.
5. To minimise pollution and to remediate contaminated land.	+	MT	P	The approach provides for the move to cleaner modes of transport in line with the Government's ambition to move towards Zero emissions.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes,	N/A	N/A	N/A	

townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.				
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT	P	The approach seeks positive measures to increase the provision of infrastructure that supports sustainable modes of transport and therefore, improve the quality of lives.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	The approach seeks positive measures to increase the provision of supporting infrastructure in employment generating proposals.
14. To encourage investment.	+	MT	P	The approach seeks investment into appropriate sustainable transport infrastructure.
15. To maintain and enhance town centres	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT	P	Through the requirement for the provision of supporting charging infrastructure the policy scores positively against the promotion of sustainable transport.
Potential Mitigation Measures: The policy approach scores well against relevant criteria, therefore, no mitigation measures are identified.				

Policy CC 9 Sustainable Transport

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 9 (Regulation 19)	n/a	n/a	n/a	+	+	n/a	~	n/a	n/a	+	n/a	+	+	+	n/a	++
Preferred Option SD 14 (Regulation 18)	n/a	n/a	n/a	+	+	n/a	~	n/a	n/a	+	n/a	+	+	+	n/a	++
Alternative Option SD 14A (Regulation 18)	n/a	n/a	n/a	0	?	n/a	?	n/a	n/a	0	n/a	?	0	0	n/a	+
Comment: The policy approach is positively prepared and scores well against the relevant indicators. It requires that development is well located and designed to minimise the need to travel and to maximise the use of sustainable forms of transport, as well as ensuring that development proposals achieve a suitable connection to the highway that is safe for pedestrians, cyclists and occupants of vehicles.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT	P	The policy approach requires developers to incorporate measures that will maximise the use of sustainable forms of transport to encourage people to travel by non-car modes.
5. To minimise pollution and to remediate contaminated land.	+	MT	P	The policy approach requires developers to incorporate measures that will encourage people to travel using non-car modes.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	~	MT	P	The policy approach seeks provision of connecting infrastructure such as paths and cycle ways
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy approach seeks to improve where people live by maximising the use of sustainable transport, safe access and through design encouraging non-car modes of transport.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The purpose of the policy is to ensure that all development provides for the needs of people in relation to transport, access and the provision of connecting infrastructure.
13. To encourage sustainable economic development and	+	ST	P	The policy scores positively against the first part of this SA objective.

education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.				
14. To encourage investment.	+	ST	P	The policy approach seeks appropriate investment into reducing the need to travel and the use of sustainable transport measures.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	++	ST	P	The policy approach seeks appropriate investment into reducing the need to travel and the use of sustainable transport measures.
Potential Mitigation Measures: The policy approach scores well against relevant criteria. As such, no mitigation measures are identified.				

Policy CC 10 Biodiversity Net Gain

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 10 (Regulation 19)	+	n/a	+	++	n/a	++	++	++	+	+	n/a	n/a	+	n/a	n/a	n/a
Alternative Option CC 10A (Regulation 19)	0	n/a	+	?	n/a	+	?	+	+	+	n/a	n/a	+	n/a	n/a	n/a
Comment: The policy approach sets out the requirements for development proposals to achieve the minimum biodiversity net gain and scores well against the relevant indicators. The inclusion of this policy ensures there is a locally informed approach that reflects the principles of the NPPF and provides certainty in decision making. The alternative option would be to solely rely on the NPPF, which does not set a specific Biodiversity Net Gain amount that development proposals should achieve and as such, lacks the necessary clarity.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	LT	P	There is limited PDL within North Norfolk, consequently, the District's biodiversity is likely to be affected by development proposals. However, the policy seeks to ensure that the natural environment is protected and enhanced, by requiring a minimum biodiversity net gain of 10% and as such, the policy also contributes to the efficient use of land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	ST	P	By achieving biodiversity net gain development schemes will be able to maintain and potentially improve the infiltration of water aiding storage and also water quality.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	ST	P	By incorporating biodiversity net gain, specifying a minimum amount and setting out the sequential approach through measuring and delivery preferably on site and minimising the fragmentation of habitats, the policy approach is contributing to the adaptation of the effects of climate change through the protection of habitats and by managing surface water runoff, water quality and storage.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and	++	ST	P	Many different types of land within the District contribute to its biodiversity. The policy approach seeks net gains in biodiversity appropriate to the scale of development.

designated and non-designated sites).				Therefore, the policy approach is positive against this environmental objective.
7. To increase the provision of green infrastructure.	++	ST	P	Through directly seeking net gains in biodiversity, the policy approach scores positively in the requirements to increase GI.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST	P	Many of the District's landscapes include areas of special designation, while others contribute to the rich biodiversity of the District. The approach requires developers to positively enhance biodiversity and as such, is a particularly positive approach.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	ST	P	The historic landscape comprises areas of landscapes as well as buildings. Therefore, the policy approach could equally apply to this objective by the incorporation of biodiversity net gain within historic landscapes.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	By ensuring proposals are required to enhance the distinctive biodiversity and geology of the District, the policy seeks to maintain and improve the quality of where people live. As such, the policy approach has a positive score for this social indicator.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	In ensuring that proposals provide biodiversity net gains in a positive way, the policy seeks to encourage sustainable economic development.
14. To encourage investment	N/A	N/A	N/A	
15. To maintain and enhance town centres	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against relevant objectives, as such, no mitigation measures are identified				

Policy CC 11 Green Infrastructure

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 11 (Regulation 19)	0	n/a	+	+	n/a	++	++	++	+	++	n/a	n/a	n/a	n/a	+	+
Preferred Option ENV 5 (Regulation 18)	0	n/a	+	+	n/a	++	++	+	+	++	n/a	n/a	n/a	n/a	+	~
Alternative Option ENV 5A (Regulation 18)	?	n/a	0	0	n/a	0	0	?	0	0	n/a	n/a	n/a	n/a	?	?
Preferred Option ENV 8 (Regulation 18)	n/a	n/a	n/a	0	n/a	0	+	++	0	++	n/a	n/a	n/a	n/a	+	~

Alternative Option ENV 8A (Regulation 18)	n/a	n/a	n/a	0	n/a	0	+	++	0	++	n/a	n/a	n/a	n/a	+	~
<p>Comment: The policy approach is positively prepared and scores well against the relevant indicators, being locally informed and therefore, better able to deliver the principles of the NPPF. The preferred approach now incorporates the Public Rights of Way (PROW) previously in Preferred Option ENV 8 at regulation 18 stage, as it is considered that PROW forms part of Green Infrastructure and so merging the policies will provide a much more comprehensive approach, rather than having two separate policies. The SA scoring for the Preferred Option (ENV 8) and Alternative Option (ENV 8A) are included above for completeness.</p>																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST- LT	P	The incorporation of GI principles into schemes could in some cases restrict the efficient use of land purely in maximising the density of development. However, this is not the focus of the policy and the impacts are considered neutral on this indicator.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	MT	P	The creation of enhanced networks for GI and the incorporation of GI into schemes includes the opportunity for multifunctional benefits of the land use; e.g. the use of amenity land for the combined use of SUDs and recreation. When combined with suitable permeable materials and appropriate flora, water quality, infiltration rates and water runoff are all more effectively enhanced.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT	P	Green infrastructure provision and enhancement helps counter the effects of climate change by enhancing biodiversity and providing increased recreational space reducing the pressures on more sensitive areas.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST-LT	P	The provision of and enhancement on existing GI network scores positively against this SA objective. Furthermore, the policy allows for increased opportunities to utilise alternative GI and mitigate against visitor pressure on the European sites across the District.
7. To increase the provision of green infrastructure.	++	ST	P	The purpose of the policy approach is to safeguard, retain and enhance the GI network.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	MT	P	The policy is compatible with the sustainability objective. The GI and PROW networks in the District form a large part of the landscape in the District and its management and enhancement is a positive step.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	MT	P	The historic landscape comprises areas of landscapes as well as buildings. The policy approach applies equally to this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services,	++	ST-LT	P	Provision of green infrastructure into schemes and enhanced connectivity to wider networks can improve the quality, health and lifestyle and well-being of the population.

facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	+	ST	P	Improving accessibility to GI Networks and PROWs will increase connectivity to wider routes, which link town centres and local opportunities within towns and villages.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT	P	The policy supports improved connectivity to the wider GI network, including the protection and enhancement of PROWs. This is likely to promote more walking and cycling, but is unlikely to result in sustained use of sustainable transport in peak times.
Potential Mitigation Measures: The policy approach scores well against relevant objectives. As such, no mitigation measures are identified.				

Policy CC 12 Trees, Hedgerows & Woodland

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 12 (Regulation 19)	0	n/a	n/a	++	n/a	++	++	++	+	++	n/a	n/a	n/a	n/a	n/a	n/a
Preferred Option ENV 6 (Regulation 18)	0	n/a	n/a	+	n/a	++	++	++	+	+	n/a	n/a	n/a	n/a	n/a	n/a
Alternative Option ENV 6A (Regulation 18)	?	n/a	n/a	0	n/a	0	0	?	0	0	n/a	n/a	n/a	n/a	n/a	n/a
Comment: The policy approach is positively prepared and scores well against the relevant indicators. The approach requires the retention of existing trees and hedgerows and the provision of new trees and hedgerows on sites, including street trees, as well as setting out what the Council considers would be adequate replacement provision, where loss is demonstrated to be unavoidable. The presumption of the policy has been strengthened in comparison to the alternatives. Not to have a policy would result in reliance on other policies in the plan and statutory protections to protect these important natural features.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST-MT	P	Protection of trees and hedgerows could in some circumstances restrict the efficient use of land purely in maximising the density of development. However, this is not the focus of the policy and the impacts are considered neutral on this indicator.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	NA	N/A	N/A	
3. To limit water consumption to the capacity of natural processes	N/A	N/A	N/A	

and storage systems and to maintain and enhance water quality and quantity.				
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	LT	P	Trees and vegetation have benefits in adapting to climate change by absorbing CO ₂ , benefits to water quality and storage and ground stability. The effect envisaged though positive will be site specific and potentially minimal and longer term. Trees can also play an important role in cooling buildings and making development more adaptable to climate change.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST	P	The policy approach will directly protect, preserve and enhance biodiversity.
7. To increase the provision of green infrastructure.	++	ST-LT	P	Protection and consideration of trees and hedgerows provides a positive approach to Green Infrastructure and Biodiversity.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST-LT	P	Protection and consideration of trees and hedgerows provides a positive approach to Green Infrastructure, Biodiversity and the landscapes/townscapes of the District.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	ST-LT	P	Trees and hedgerows have an important function in preserving the setting of the historic environment and landscape.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST-LT	P	Trees, hedgerows and woodland have an important role in providing amenity and a positive impact on place setting.
11. To reduce crime and the fear of crime.	?	MT-LT	P	Trees and landscaping have the potential to positively contribute to wider environment and indirectly reduce the fear of crime.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Potential Mitigation Measures: The policy approach scores well against relevant objectives. As such, no mitigation measures are identified.

Policy CC 13 Protecting Environmental Quality

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 13 (Regulation 19)	+	+	+	n/a	++	0	n/a	+	n/a	+	n/a	0	+	n/a	n/a	0
Preferred Option SD 13 (Regulation 18)	+	+	0	n/a	++	0	n/a	0	n/a	+	n/a	0	+	n/a	n/a	0
Alternative Option SD 13A (Regulation 18)	0	?	?	n/a	+	0	n/a	?	n/a	0	n/a	?	?	n/a	n/a	0

Comment: The policy approach is positively prepared and scores well against the relevant indicators. It sets specific criteria against which development proposals can be judged in order to avoid, minimise, and where possible reduce, all emissions and other forms of pollution, including light and noise pollution and ensure no deterioration in water quality. In particular, the matters the policy approach now covers has been extended to specifically refer to noise and light pollution. Reliance on the NPPF which provides an overarching approach and is supportive does not provide a specific criterion to base decisions around in this policy matter and as such could lead to inconsistent decision making and would result in difficulty ensuring that development proposals minimise pollution of the environment.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The policy approach seeks the efficient use of land through consideration of pollution. This would indirectly contribute to the objective through the consideration of sustainable transport and traffic generation. The policy scores positively through requiring the remediation of contaminated land to allow its re-use.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	ST	P	The policy approach specifically requires development to minimise and where possible reduce forms of pollution.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	MT	P	The policy includes criterion around development having no detrimental effects on surface and ground water quality.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	++	ST- LT	P	The policy includes the requirement to minimise and remediate contaminated land.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	MT	P	The policy includes criterion around development having regard to the natural environment and environmental quality standards, ensuring that there are no adverse impacts.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The policy approach seeks to manage any adverse impacts of development on the natural environment by avoiding, minimising and reducing through mitigation measures, all forms of pollution.

9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT	P	Collectively the policy approach seeks to improve where people live. New development should avoid and minimise all types of pollution and where possible, seek to reduce emissions and other pollution in order to protect the natural environment.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	0	MT	P	The policy makes provision for development and the consideration of pollution, remediation of contaminated land. As such the approach supports this objective.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	The purpose of this policy is to avoid, minimise and where possible, reduce all emissions and other forms of pollution, including light and noise pollution and ensure no deterioration in water quality. As such, the policy supports the delivery of the first part of this SA objective.
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	0	MT	N/A	The criterion includes the consideration to reduce all emissions. This would indirectly contribute to the objective through the consideration of sustainable transport and traffic generation.
Potential Mitigation Measures: A number of effects are neutral and potentially not measurable. The policy seeks to manage pollution where, individually or cumulatively, there are no unacceptable impacts on a number of environmental criterion. The policy approach will require developers to incorporate appropriate design measures and appropriate practices.				

Spatial Strategy Policies

Policy SS 1 Spatial Strategy

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach SS 1 (Regulation 19)	0	0	0	+	+	+	+	+	+	+	0	+	+	+	++	+
Preferred Option SD 3 (Regulation 18)	--	0	0	+	+	?	+	0	0	+	?	+	+	+	++	+
Alternative Option SD 3A (Regulation 18)	--	0	-	-	-	?	+	-	?	0/-	?	-	-	+	-	?
Alternative Option SD 3B (Regulation 18)	--	0	--	-	-	-	-	-	?	0/-	?	-	-	+	0	-
Alternative Option SD 3C (Regulation 18)	--	0	-	0	+	-	+	--	-	0/-	?	+	?	+	?	~

Comment: The policy approach sees the distribution of growth focussed on those settlements that provide the broadest range of access to day to day services and facilities across the District and as such, scores positively in relation to the economic indicators. By directing the majority of growth to the largest towns the approach sees the optimisation of existing infrastructure and allows providers to plan in the most efficient ways. These locations have high levels of affordable housing need and are the most accessible through a variety of transport modes, with the potential of reducing the Districts reliance on the private car and offering the best growth to support public transport. The approach ensures that some limited development is supported in small growth villages. The approach scores well against the environmental considerations as the focused growth pattern will help preserve the rural character of the District. However, the approach scores less well in relation to use of PDL, as development would need to rely on the use of greenfield land. Alternative approaches around more dispersed growth and or through the creation of new settlements places reliance on lower order settlements and unsustainable travel patens and likely to increase reliance on services and jobs elsewhere.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	LT	P	The approach concentrates the majority of the growth into defined large growth towns and then small growth towns followed by (to a lesser extent) 4 large growth villages. As such, development is directed to the most appropriate land and consequently restricts development in the Countryside, by minimising the loss of undeveloped land and keeping sites close to existing settlement boundaries. The majority of development will be on greenfield land, due to the limited opportunities for large scale growth on brownfield sites across the District. A number of small growth villages are identified, which in line with policy HOU1, will be allowed to deliver proportionate small scale growth. Along with windfall development these sites will be a mix of brownfield and greenfield. However, there is limited PDL within North Norfolk, which means that the majority of development will likely require the use of undeveloped land. As such, the objective is scored as having a neutral effect.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	Development will increase the production of waste. Through the concentration and coordination of plan led growth with the vast majority of development plan led, waste should be kept to a minimum and mineral locations avoided.
3. To limit water consumption to the capacity of natural processes and storage systems and to	0	LT	P	All new development will have an impact on water consumption. The policy will have a long term impact on water supply as it allocates for growth and facilitates demand in an area of

maintain and enhance water quality and quantity.				water stress. The locational strategy has been informed by Anglian Water resource capacity and the Water Resource Management Plan and seeks to direct the majority of growth to existing urban areas where there is existing head room. Although the management plan confirms there is sufficient resource to meet anticipated growth, the plan outlines that investment is required to ensure supply continues through the plan period. The specific impacts are dependent on a number of parameters, not least the effective use and management of available resources, WWT capacity, network capacity and associated investment and the requirement to upgrade wider facilities in some settlements in order to address environmental concerns. Site specific factors and the design and landscaping proposed will also be important in ensuring compatibility with this objective.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	The locational strategy has been prepared with regard to a number of parameters and constraints including the SFRA incorporating climate change allowances and Anglian Water Management Plan. The majority of growth is directed at existing settlements and site selection directs preferred sites to areas of low risk from all sources of flooding. The main urban areas are the better connected in relation to public transport and as such, offers the best chance of promoting sustainable transport options and climate change resilience.
5. To minimise pollution and to remediate contaminated land.	+	MT	P	By directing growth to the main areas and supporting Infill development in the main the policy scores positively against this objective.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	Compatibility with this objective will be largely dependent on specific site allocations. However, the need to deliver a significant volume of dwellings to meet housing requirements, in accordance with the spatial strategy, will mean pressure on both urban brownfield sites and peripheral greenfield sites that have biodiversity value. The approach, however, concentrates the majority of new development in areas where there is already existing built form and as a result, less impacts are anticipated on the wider biodiversity of the district. Fewer and larger sites provide the opportunity for substantial on-site recreational provision, which will assist in minimising the impacts of growth on the coastal European sites.
7. To increase the provision of green infrastructure.	+	MT	P	By directing significant growth to larger sites and the fringes of larger settlements there is an increased opportunity to enhance and deliver new GI. The impact and contributions to GI provision of the other settlements will depend on the future identification of opportunities, and the scale of development.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The locational strategy has been informed by the Landscape Character Assessment SPD (2018) and has taken into account the valued features of each landscape type. The two larger growth towns where the preferred option directs growth to, are identified as having greater capacity to accommodate growth without detrimental environmental impact. The policy approach also

				ensures that where sustainable growth options are available, major development will not be permitted within the AONB.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	MT	P	The historic environment often includes the core areas of town centres and wider conservation areas, as well as many rural buildings such as churches. The approach directs growth mainly to the fringes of the larger settlements. Impacts on historic town centres and listed buildings are site specific and have been considered through undertaking Historic Impact assessments for each site allocation in order to reduce and mitigate any identified impact to the historic environment. This approach concludes that the majority of growth can be delivered without significant harm.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	The policy approach sees the main growth directed towards the most sustainable locations in terms of access to services and as such, provides the opportunity to support and enhance service provision. At the same time it seeks to provide for proportionate small scale growth in small growth villages reflecting the rural nature of the District.
11. To reduce crime and the fear of crime.	0	ST-LT	P	Such design requirements will need to be assessed through the planning application stage.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy seeks to provide new housing across the District in the most sustainable locations. The approach includes allocation of sites in small growth villages of high enough numbers to enable a proportion of affordable housing to be provided on site in each location.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	By directing all growth and addressing the identified needs, the approach seeks to provide for the residential needs of the District. By locating growth in the larger towns and seeking small scale growth in the settlements with small scale services the approach is supportive of employment development and provides easy access to education – secondary in the first two tiers and primary in the majority of the large and small growth villages.
14. To encourage investment.	+	ST	P	The policy approach directs growth and hence investment into selected settlements. As such, it encourages more sustained investment into the larger towns in order to provide infrastructure improvements and support local services.
15. To maintain and enhance town centres.	++	MT	P	The approach is based on service provision. By directing growth to the larger towns the approach is seeking to support the town centres. Smaller scale growth directed at locations with services helps sustain local services.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT	P	The policy directs significant growth to the settlements that support public transport. Growth in the lower order settlements is less served by public transport and combined with the rural locations will lead to more reliance on the private car. The effect however remains positive as the substantial growth will support the existing public transport routes.
Potential Mitigation Measures: The policy approach scores well against the relevant criteria. As such, no mitigation measures are identified.				

Policy SS 2 Development in the Countryside

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach SS 2 (Regulation 19)	0	0	0	0	0	0	+	0	0	+	n/a	+	+	+	n/a	-
Preferred Option SD 4 (Regulation 18)	--	0	-	?	?	?	+	0	0	+	n/a	+	+	+	n/a	-
Alternative Option SD 4A (Regulation 18)	--	0	--	-	?	-	-/0	-	-	-	n/a	+	?	+	n/a	--
Comment: The policy approach sets the overarching approach to development in the countryside, whilst recognising its intrinsic character and the economic benefits of tourism to the wider economy. As such, it scores positively against most of the economic and social sustainable objectives, while a number of the environmental considerations score as neutral.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	There is limited PDL within North Norfolk and as such, the majority of development that would come forward in the Countryside is likely to be on undeveloped/ greenfield land. However, the policy does limit the type and location of development. As such, the objectives scores as having a neutral effect.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	Development will increase the production of waste. Through the concentration and coordination of plan led growth, waste should be kept to a minimum. The policy provides a framework to consider which sort of development potentially would be allowed in countryside locations. Development that accords with the appropriate Minerals and Waste Development Plan is one such category.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT- LT	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least WWT capacity, network capacity / investment and site specifics / design.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	LT	P	Compatibility with this objective will depend on the location and type of development. The policy specifies the types of development that would be acceptable in a countryside location in accordance with other more specific policies in the Plan. Development in the countryside could lead to more reliance on private car in relation to some types of development, but given the drive towards carbon neutral vehicles and the move towards working from home, the overall effects are considered to be neutral.
5. To minimise pollution and to remediate contaminated land.	0	MT-LT	P	The approach has the potential to increase reliance on the private car, although this effect could be counterbalanced by the drive for the use of electric vehicles and the move of many people to work at home. In addition, there is the potential to remediate contaminated land in rural locations. Therefore, the effects against this objective are largely scheme specific and considered to be neutral overall.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	ST- LT	P	The policy approach requires compliance with all relevant policies of the Plan, which will include the requirement for biodiversity net gains for some of the development allowed in the Countryside. However, compatibility with this objective is likely to be dependent on the

				location and scheme parameters and so the policy scores neutral against this environmental objective.
7. To increase the provision of green infrastructure.	+	ST	P	Most types of development allowed in the Countryside is likely to provide additional recreational opportunities including GI.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	ST	T/P	The approach could introduce development into the countryside and as such, could impact on the wider landscape through the introduction of domestic, industrial and other forms of communication structures. The approach specifically states that development must comply with other policies in the Plan and as such the impacts are assessed as being neutral.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	ST	P	The policy allows for the provision of new housing and other forms of development in the countryside but does not identify specific sites. The approach has the potential to impact upon the historic environment, but the approach specifically states that development must comply with other policies in the Plan and as such, the impacts are assessed as being neutral.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy is likely to bring positive benefits and improve access to affordable housing, open space and tourism, thus promoting a healthy lifestyle and helping address inequality in the rural areas of the District.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy is likely to bring positive benefits and improve access to affordable housing, addressing inequality in areas outside settlements through assisting in the delivery of affordable housing in conjunction with a specific affordable housing (exceptions site) policy in this Plan.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	The policy is likely to bring positive benefits by providing a framework to allow existing businesses to expand in a location where normally development would be prohibited.
14. To encourage investment.	+	ST	P	The policy approach has the effect of encouraging investment into the District.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	-	ST	P	The policy is supportive of more dispersed growth and as such, may increase reliance on private transport.
Potential Mitigation Measures: The policy is identified as having a likely adverse effect on one indicator. However, no mitigation is identified as it is likely to be specific to the location of each individual proposal. Given that the policy requires that proposals are compliant with other policies of the Plan to be acceptable.				

Policy SS 3 Community-Led Development

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach SS 3 (Regulation 19)	0	0	0	0	0	+	+	+	+	++	+	++	++	+	0	0
Preferred Option SD 2 (Regulation 18)	~	?	0	0	?	+	+	+	+	+	+	++	++	+	0	+
Alternative Option SD 2A (Regulation 18)	~	?	?	?	?	+	?	+	+	+	+	?	?	-	?	-
Comment: The policy approach scores positively against a number of the environmental objectives and it offers the opportunity to provide clarity by providing a further decision making framework, ensuring community aspirations and support are brought into the planning process as material considerations. As such the preferred approach goes further than the NPPF.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	MT	P	The policy applies equally to towns and countryside and therefore, community led development may come forward on PDL as well as greenfield land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	MT	P	The impact on waste generation is uncertain, as any new site will produce additional waste and so the exact impact and compatibility with this objective is likely to depend on arrangements for recycling. Some development will be more certain, being plan-led via a Neighbourhood Plan. As such, any associated site assessment will need to include a review of mineral sites. Overall, the policy approach scores neutral for this objective.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT	P	The impact of potential development through this policy, on water consumption and quality, are uncertain. Any development will need to have regard to specific water efficiency and design policies in this Local Plan. The policy is likely to bring forward limited new growth and the effects are considered to be neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	MT	P	New developments through this policy are likely to result in increased car journeys and increases in greenhouse gas emissions. The level of impact is envisaged to be small but will depend on the location and scale of development.
5. To minimise pollution and to remediate contaminated land.	0	MT	P	The policy approach has the potential to increase reliance on the private car, although this effect could be counterbalanced by the drive for the use of electric vehicles and the move of many people to work at home. In addition, there is the potential to remediate contaminated land in rural locations. Therefore, the effects against this objective are largely scheme specific and considered to be neutral overall.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	The policy refers to the requirement to ensure no significant harm will be caused to the surrounding countryside. Any impact will be site specific but will need to have regard to the Landscape Character Assessment study.
7. To increase the provision of green infrastructure.	+	MT	P	The policy supports development that is needed to support the vitality and viability of the

				community. This includes the provision of GI and open space. Given this, the effects are considered to be positive against this objective.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The policy refers to the requirement to ensure no significant harm will be caused to the character or setting of a settlement. Any impact will be site specific and will need to have regard to any conservation area appraisals, local circumstances and the adopted Landscape Character Assessment SPD.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	MT	P	The policy refers to the requirement to ensure no significant harm will be caused to the character or setting of a settlement. Any impact will be site specific and will need to have regard to any conservation area appraisals, local circumstances and the adopted Landscape Character Assessment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	MT	P	The policy approach seeks to give local communities greater say and control of specific local development, particularly where they wish to encourage more development than the Plan allows for.
11. To reduce crime and the fear of crime.	+	MT	P	Facilitating the delivery of community initiatives and facilities provides the framework for the policy to score positively against the objective.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	MT - LT	P	Facilitating the delivery of community initiatives and facilities provides the framework for the policy to score positively against the objective. The policy is particularly supportive of additional growth and affordable housing provision above that contained in the Local Plan in line with identified local needs. Delivery of such is seen in the medium to long terms due to the limited number of current neighbourhood plan groups across the District.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	++	MT- LT	P	Facilitating the delivery of community initiatives and facilities and local employment opportunities provides the framework for the policy to score positively against the objective. The policy is particularly supportive of additional growth. Delivery of such is seen in the medium to long terms due to the limited number of neighbourhood plan groups across the District.
14. To encourage investment.	+	MT	P	The policy approach provides the framework for local investment, whether it is financial or community based.
15. To maintain and enhance town centres.	0	MT	P	The policy approach provides the framework for local community led development. This may take the form of small scale development in town centres but the scale of the development is unlikely to be large enough to impact on the identified town centres
16. To reduce the need to travel and to promote the use of sustainable transport.	0	MT	P	The policy approach seeks positive contributions for local communities in terms of benefits such as infrastructure and service improvements. However, the approach is also supportive of more dispersed growth and as such, may increase reliance on private car. Therefore, the indicator scores neutral.

Potential Mitigation Measures: The policy approach supports community led development and as such, mitigation would be brought through any subsequent neighbourhood plans and/or development orders considered appropriate at the time by any such a plan or proposal.

Well Connected, Healthy Communities

Policy HC 1 Health & Wellbeing

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HC 1 (Regulation 19)	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	+	n/a	+	n/a	+	n/a	+
Alternative Option HC 1A (Regulation 19)	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	?	n/a	+	n/a	+	n/a	?

Comment: The policy approach provides a specific policy on health and wellbeing that clearly puts emphasis on such considerations and sets out the strategic delivery of health and wellbeing considerations. As such, the policy scores well on relevant economic and social indicators. The approach is in line with that envisaged in the NPPF, being positively prepared, but adding a local dimension to ensure that evidenced health and wellbeing infrastructure in the district is considered at the application stage. Just relying on the NPPF would not provide this local certainty.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	NA	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	New developments are likely to result in increased use of resources and greenhouse gas emissions. However, investment into health infrastructure and wellbeing appropriate to site specific proposals should assist in management and mitigation of the impacts of development.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local	N/A	N/A	N/A	

distinctiveness and sense of place.				
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST-LT	N/A	The policy approach ensures that health and wellbeing appropriate to site specific proposals are considered at application stage, which should assist in managing and improving people's quality of life. As such, the policy scores positively on this indicator.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST-LT	P	The policy approach ensures that health and wellbeing considerations are taken into account at application stage in order to deliver good quality housing that is suitable for people's needs. As such, the policy scores positively in relation to part of the indicator, but it is recognised that it does not specifically relate to affordable homes.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	MT- LT	P	The approach encourages investment into health and well-being through infrastructure and design.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST-LT	P	The policy approach requires major development proposals to be informed by the Healthy Planning Checklist detailed in the Norfolk Health Protocol and updated criteria in Building for a Healthy Life, which incorporates measures identified to improve health and wellbeing, which promotes the use of sustainable transport
Potential Mitigation Measures: The policy provides a strategic approach to health and wellbeing infrastructure delivery across the District, to ensure that these matters are addressed at the application stage. The relevant indicators show that the policy is likely to have a positive effect. No mitigation identified.				

Policy HC 2 Provision & Retention of Open Spaces

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HC 2 (Regulation 19)	0	n/a	+	+	n/a	+	++	++	++	++	n/a	n/a	n/a	+	n/a	~
Preferred Option ENV 7 (Regulation 18)	0	n/a	+	+	n/a	+	++	++	++	++	n/a	n/a	n/a	n/a	n/a	~
Alternative Option ENV 7A (Regulation 18)	0	n/a	+	+	n/a	0	+	+	+	+	n/a	n/a	n/a	n/a	n/a	~
Comment: The policy approach scores well against the relevant environmental objectives by introducing local considerations and thresholds, thus ensuring that the development would include further specific local sustainable objectives in any considerations. Reliance on the NPPF, which provides an overarching approach and is supportive of open space provision, is mainly focused (with																

regard to section 8) on improving access to open spaces, opportunities for sport and physical activity, along with offering a high level of policy protection to existing open space, sports and recreational buildings. The policy approach bases the requirement for increased provision on local up to date evidence, which indicates greater positive effects.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	The provision of open space within developments could, in some circumstances, restrict the efficient use of land purely in terms of the maximisation of housing density. Development needs to be of an appropriate density reflecting multiple functions. However, such matters are not the focus of this approach and the impacts are considered neutral on this indicator.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	MT	P	By ensuring open space provision and restricting development on designated open spaces the policy impacts positively onto infiltration rates, water runoff and storage. This is not the focus of the policy, nevertheless it is an indirect consequence and hence scores positively against this objective.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	M/T	P	Open space helps counter the effects of climate change by enhancing biodiversity, providing increased recreational space, increased infiltrations and providing areas for biodiversity. Although this is not the main the focus of this policy, it does sets a positive framework in relation to this objective.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST-LT	P	The provision, enhancement and mitigation of open space scores positively against this environmental objective.
7. To increase the provision of green infrastructure.	++	ST	P	The policy approach is based on the production of up to date assessment of the need for Open Space, Sport and recreation facilities. As such, it is positively prepared in setting a strategy to deliver new Open Space provision and contribute to wider enhancements to the District's GI provision.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST- MT	P	The policy is compatible with the sustainability objective. Open Space in the District forms a large part of the landscape and its management and enhancement is a positive step.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	MT	P	The historic environment comprises landscapes as well as buildings. The policy approach applies equally to this objective.

10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST- LT	P	Provision of Open Space, restricting development and enhanced connectivity to wider networks can improve the quality, health and lifestyle and well-being of the population.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST-LT	P	The policy approach provides the framework for local investment in open space and community provision.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	~	MT	P	Although the policy supports Open Space provision, it is likely to be used more for recreational purposes. This in itself may promote more local recreation, but is unlikely to result in sustained use of sustainable transport in peak times.
Potential Mitigation Measures: The policy approach is informed by the qualitative and quantitative recommendations set out in the 2019 Open Space Assessment and the Norfolk Wide Green Infrastructure Recreational Impact Avoidance Strategy (GIRAMS), to ensure the policy provides clear opportunities for the creation of new GI and projects that would manage visitor pressure and environmental impacts on the designated European sites.				

Policy HC 3 Provision & Retention of Local Facilities

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HC 3 (Regulation 19)	n/a	0	0	0	0	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	+	+	+
Preferred Option SD 6 (Regulation 18)	n/a	?	0	0	0	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	+	+	+
Alternative Option SD 6A (Regulation 18)	n/a	?	0	0	0	n/a	n/a	?	?	?	n/a	n/a	n/a	?	?	?
Comment: The policy approach supports the provision and retention of local facilities and sets out the criteria where the policy will apply. The policy seeks to protect valued community facilities in out of town centre locations and the rural parts of the District. This will have a positive effect on local community vitality, by ensuring that access to facilities is not diminished. Community facilities can help wider community cohesion with benefits to well-being and in some cases, can deliver skills and education as well as improved health provision. The approach is in line with that of the NPPF, is positively prepared, and scores well against the relevant indicators.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing	N/A	N/A	N/A	

infrastructure and protect the most valuable agricultural land.				
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	MT	P	The impact on waste generation is unclear. Any new site will produce additional waste, the exact impact and compatibility with this objective may depend on arrangements for recycling. Any sites assessment will include a review of mineral sites. Overall, the policy approach scores neutral for this objective.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT	P	The impact of potential development through this policy, on water consumption and quality are uncertain. Any development will need to have regard to specific water efficiency policies and design in this Local Plan. The policy is likely to bring forward limited new growth and the effects are considered to be neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	MT	P	New developments through this policy are likely to result in improved facilities in selected settlements in the spatial hierarchy, as well as smaller settlements. This could result in less car journeys and greater retention of spending in local communities. The level of impact is envisaged to be small but will depend on the location and scale of development.
5. To minimise pollution and to remediate contaminated land.	0	MT	P	New developments through this policy are likely to result in reduction of need to travel long distances and reduce greenhouse gas emissions. The level of impact is envisaged to be small but will depend on the location and scale of development.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy seeks to give local communities greater access to facilities, enabling long term vitality and viability.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality,	N/A	N/A	N/A	

suitable and affordable home to meet their needs.				
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST	P	The policy approach provides the framework for local investment.
15. To maintain and enhance town centres.	+	MT	P	The policy approach provides the framework to support the retention of important local facilities in selected settlements, which include towns.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT	P	The policy approach seeks positive contributions to the community as a whole and could contribute to the reduction in the need to travel.
Potential Mitigation Measures: None Identified - The policy supports the retention of local facilities and scores well against the relevant indicators.				

Policy HC 4 Infrastructure Provision, Developer Contributions & Viability

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HC 4 (Regulation 19)	n/a	n/a	+	0	+	++	+	n/a	n/a	++	n/a	+	n/a	+	n/a	0
Preferred Option SD 5 (Regulation 18)	n/a	n/a	+	0	+	+	+	n/a	n/a	+	n/a	+	n/a	+	n/a	~
Comment: The policy sets out a strategic approach for the delivery of developer contributions including the requirements around viability and other infrastructure. As such, the policy scores well on relevant economic and social indicators. The approach is in line with that envisaged in the NPPF and is positively prepared. No other alternative was identified at Regulation 18 stage.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	NA	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	ST-LT	P	The approach sets a policy framework for all new development contributing to sustainable urban drainage and the delivery of environmental infrastructure.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	New developments are likely to result in increased use of resources and greenhouse gas emissions. However, investment into appropriate site specific proposals should assist in management and mitigation of the impacts of development.
5. To minimise pollution and to remediate contaminated land.	+	ST- LT	P	The policy approach seeks to ensure appropriate developer contributions and scores positively.
6. To protect and enhance the areas' biodiversity and	++	ST-LT	P	The policy approach seeks to ensure the delivery of environmental infrastructure via

geodiversity assets (protected and unprotected species and designated and non-designated sites).				appropriate developer contributions and scores positively on this indicator.
7. To increase the provision of green infrastructure.	++	ST-LT	P	The policy approach seeks to ensure the delivery of environmental infrastructure via appropriate developer contributions and scores positively on this indicator.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST-LT	N/A	Where a new development requires the provision of infrastructure the policy seeks to ensure appropriate developer contributions around the provision of on and off site infrastructure, including access, education, affordable housing, health and environmental considerations and scores positively on this indicator.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST-LT	P	Affordable housing will need to be secured through a planning obligation. The policy seeks the highest viable level of affordable housing.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST-LT	P	The policy is likely to bring investment and infrastructure provision.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	0	ST-LT	P	The policy approach is likely to bring investment and infrastructure provision which could increase car use. However, investment would also be in relation to pedestrian and travel plans for alternative methods of transport.
Potential Mitigation Measures: The policy provides the strategic approach to infrastructure delivery and viability across the District, to ensure that developments are well supported by new and improved infrastructure and to ensure that there is transparency in the process. Collectively the relevant indicators show that the policy approach is likely to have a positive effect. No mitigation identified.				

Policy HC 5 Fibre to Premises (FTTP)

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HC 5 (Regulation 19)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	+	+	+	+	++	+	+
Preferred Option SD 8 (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	+	+	+	+	++	0	+

Comment: The policy approach / option would bring social benefits in terms of increasing people's digital connectivity, enabling them to access facilities and services online more easily. It could help reduce the need to travel and resultant carbon emissions through people being able to work at home and making more sustainable commuting choices. It could provide benefits for the economy as high quality digital connectivity is a key factor for successful businesses. Government guidance and National Policy states that the delivery of FTTP should be a priority. The preferred policy approach builds on the NPPF and provides clarity as to the expectations from development. It is not considered that there is a reasonable alternative to the approaches proposed. The NPPF provides general support for this policy area. No other alternative was identified at Regulation 18 stage.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	The policy supports better use of broadband and digital communication, which helps adapt and mitigate to Climate Change by enabling better communication and needing less travelling. However, these do not amount to the direct purpose of the policy and so this objective is not scored.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	N/A	N/A	Whilst the wider associated development may have some impact on the natural environment, the specific policy approach would have no impact and so is scored as a neutral effect.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	N/A	N/A	Whilst the wider associated development may have some impact on the historic environment, the specific policy approach would have no impact and so is scored as a neutral effect.

10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy approach seeks to enable new development to provide for improved communications as standard, which scores positively.
11. To reduce crime and the fear of crime.	+	ST	P	Provision of reliable and full fibre communications could go some way to reducing the fear of crime and enabling bespoke measures to be installed for the vulnerable.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy scores well against this objective enabling the whole community to benefit equally.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	The provision of full fibre in employment generating development contributes to the establishment of a good and reliable communications network to support employment and education and scores positively against this objective.
14. To encourage investment.	++	ST	P	The rollout of such technology provides investment and also drives further investment by ensuring the wide spread provision of the necessary infrastructure.
15. To maintain and enhance town centres.	+	N/A	N/A	Full fibre to premises will enable better communication across the District, including town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST	P	The installation of full fibre can enable more opportunities to work from home and help to reduce peak transport.
Potential Mitigation Measures: The policy scores well against the relevant indicators. Sympathetic design of new supporting facilities could help mitigate any negative impacts that could occur on the street scene and public realm through necessary infrastructure.				

Policy HC 6 Telecommunications Infrastructure

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HC 6 (Regulation 19)	0	n/a	n/a	n/a	n/a	+	n/a	+	+	+	n/a	n/a	+	+	+	+
Preferred Option SD 9 (Regulation 18)	?	n/a	n/a	n/a	n/a	+	n/a	+	+	+	n/a	n/a	+	+	+	+
Alternative Option SD 9A (Regulation 18)	?	n/a	n/a	n/a	n/a	~	n/a	~	~	+	n/a	n/a	+	~	-	+
Comment: The policy approach would see wider environmental considerations in areas of sensitivity and allow decisions to be informed by local considerations and priorities.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST-LT	P	Technical considerations and requirements of some telecommunications infrastructure will dictate that a countryside location is required. However, the policy requirements seek to minimise new infrastructure and firstly, to share existing platforms, where possible.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	

3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST-LT	P	The policy approach specifically sets criteria around the avoidance of any unacceptable impact on the North Norfolk landscape and that it is demonstrated the least environmentally intrusive option is selected.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST-LT	P	The policy approach includes criteria around unduly detrimental impacts on landscape and townscape. New technology is emerging that may require smaller and more frequent transmitters so although the policy provides compatibility with the SA objectives it remains uncertain what those impacts may be. The policy sets a positive framework around the siting and appearance in the AONB, The Broads, and the historic environment.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	ST-LT	P	The policy approach includes criteria around unduly detrimental impacts on landscape and townscape. New technology is emerging that may require smaller and more frequent transmitters so although the policy provides compatibility with the SA objectives it remains uncertain what those impacts may be. The policy sets a positive framework around the siting and appearance in the AONB, The Broads, and the historic environment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT- LT	P	The policy seeks to ensure that all residential and employment developments consider mobile telecommunication requirements and as such, is positive towards this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	A good telecommunication network is essential to the development of the local economy and the policy is compatible with this objective.
14. To encourage investment.	+	ST- LT	P	The policy approach provides the framework for investment.
15. To maintain and enhance town centres.	+	MT	P	The policy approach sets the framework around consideration of wall mounted installations in relation to the character of a building. Many of

				the town centres in the District are also in conservation areas and as such, this local distinction has the potential to enhance and scores positively against the objective.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT-LT	P	The policy allows for improvements in the network. As such, improved communication can enable more opportunities to work from home and help to reduce peak transport on the road network, as well as allowing public transport in rural areas, investment in better communications, thus promoting sustainable transport.
Potential Mitigation Measures: No negative effects have been identified, nevertheless the potential for some impacts on townscape, given the large numbers and extent of the conservation areas across North Norfolk, has been flagged. Any mitigation would be site specific to do with specific adverse impacts at the time of installation.				

Policy HC 7 Parking Provision

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HC 7 (Regulation 19)	+	n/a	n/a	+	~	n/a	n/a	n/a	n/a	+	n/a	+	+	+	+	+
Preferred Option SD 15 (Regulation 18)	+	n/a	n/a	+	~	n/a	n/a	n/a	n/a	+	n/a	+	+	+	+	+
Alternative Option SD 15A (Regulation 18)	?	n/a	n/a	?	?	n/a	n/a	n/a	n/a	?	n/a	?	0	0	0	+
Comment: The policy approach is positively prepared and scores well against the relevant indicators. It will allow the Council to ensure that the parking needs of a rural district with limited availability of public transport, are met in a manner that contributes to overall design quality and supports sustainable transport options.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The policy seeks the integration of parking provision into the design element of a scheme and the use of appropriate standards. As such this scores positively against the efficient use of land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT	P	The policy seeks to ensure the provision of public infrastructure in relation to electric vehicle charging points & cycling and as such, is seeking resilience in the plan to mitigate against climate change through encouraging more sustainable modes of travel.
5. To minimise pollution and to remediate contaminated land.	~	MT	P	The policy maintains the use of the motor vehicle, however, encourages the provision of charging points which will support the switch to cleaner travel.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and	N/A	N/A	N/A	

designated and non-designated sites).				
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy approach would see parking provision considerations incorporated into design and public infrastructure.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy approach would see parking provision considerations incorporated into design and contribute to the provision of good quality homes suitable to the occupier's need.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	The policy approach seeks to maintain local parking provision that supports towns and the provision of adequate parking within new proposals. As such, it is a positive approach, in line with the first part of this objective.
14. To encourage investment.	+	MT	P	The policy approach seeks investment into appropriate sustainable transport and parking provision.
15. To maintain and enhance town centres.	+	ST	P	The policy approach seeks to protect against the loss of public car parking spaces, which includes those in town centres, thereby protecting viability and vitality.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST	P	The policy approach seeks to ensure the provision of public infrastructure in relation to electric vehicle charging points and cycling.
Potential Mitigation Measures: The policy approach scores well against relevant criteria, as such no mitigation measures are identified.				

Policy HC 8 Safeguarding Land for Sustainable Transport

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HC 8 (Regulation 18)	0	n/a	n/a	+	n/a	~	+	n/a	n/a	+	n/a	0	+	+	+	+
Preferred Option SD 17 (Regulation 18)	?	n/a	n/a	?	n/a	~	-	n/a	n/a	+	n/a	0	+	+	+	+
Alternative Option SD 17A (Regulation 18)	?	n/a	n/a	?	n/a	?	-	n/a	n/a	?	n/a	?	0	0	?	~

Comment: The policy approach scores well against the economic and social indicators by recognising the importance of safeguarding land for sustainable transport uses and identifying specific locations that the requirements should be applied to.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	The approach ensures the appropriate use of previously developed land, buildings and existing infrastructure and as such accords with part of this objective. The effects will be dependent on relevant investment and as such, is neutral for this indicator.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	The effects will be dependent on relevant investment, but the aims of the policy include seeking to protect and re-use specific railway track beds for sustainable transport modes and other land for rail freight, which could have a positive effect on carbon reduction, by reducing car and lorry journeys.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	~	LT	P	Some track beds are currently open space and as such enhance biodiversity. Therefore, their re-use for pedestrian and cycle links would provide further opportunities to enhance biodiversity. However, other land is protected for rail freight development in the future, which may result in detrimental effects in this area. As such, the overall effect is uncertain.
7. To increase the provision of green infrastructure.	+	LT	P	The approach includes the protection of specific railway track beds for re-use for sustainable pedestrian and cycle links, which is likely to indirectly increase opportunities for green infrastructure enhancement should these be delivered in the future.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a	+	LT	P	The expansion of the rail network promotes access to services, re-use of railways and encourages more forms of sustainable transport.

healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	0	LT	P	The future potential to expand pedestrian and cycle links, through protecting railway track beds, will promote the non-car accessibility of new homes. However, the effects will be dependent on relevant investment and as such, is neutral for this indicator.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	LT	P	The policy approach is to encourage sustainable economic development.
14. To encourage investment.	+	LT	P	The approach seeks investment into appropriate sustainable transport infrastructure.
15. To maintain and enhance town centres.	+	LT	P	Policy is helping to connect places through sustainable modes of transport.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	LT	P	Ensuring re-use of railways as forms of sustainable transport.
Potential Mitigation Measures: Any rail freight development on former track beds or other land that is designated as open space should require the replacement of that open space elsewhere.				

Environment

Policy ENV 1 Norfolk Coast Area of Outstanding Natural Beauty & The Broads

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach ENV 1 (Regulation 19)	0	n/a	n/a	n/a	0	+	+	+	0	0	n/a	0	n/a	n/a	0	-
Preferred Option ENV 1 (Regulation 18)	-	n/a	n/a	n/a	0	+	0	+	?	0	n/a	~	n/a	n/a	0	-
Alternative Option ENV 1A (Regulation 18)	-	n/a	n/a	?	?	+	0	+	?	-	n/a	-	n/a	n/a	?	-

Comment: The policy approach gives the Council flexibility in determining the appropriate scale of development within the Norfolk Coast AONB and The Broads and introduces consideration of local priorities, such as the objectives and principles of the AONB Management Plan. Whilst incorporating the NPPF principles, the preferred approach reflects the rural nature of the District and sets out a positive strategy. The alternative of no policy and reliance on NPPF does not provide an overarching positive strategy.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST-LT	P	The policy supports appropriate small scale development in the AONB, setting out clear parameters. However, even small scale development in rural areas could result in the loss of agricultural land and as such, the effect against this objective is neutral.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	0	ST	P	The small scale development supported in the policy seeks to minimise pollution. Given the expanse of the AONB, more dispersed growth for housing could result in the increased use of the private car, due to the limited availability of public transport in significant parts of the rural area. However, the nature of the AONB is that it incorporates some of the urban fringes of the larger towns, as such public transport exists. Sites could include brownfield sites.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	Compatibility with this objective will be dependent on specific sites. However, the policy approach requires that the natural character and beauty is conserved and enhanced.
7. To increase the provision of green infrastructure.	+	ST	P	Proposals for small scale development will contribute to increased provision / enhancement of GI, in line with other policies in the Plan.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes	+	ST	P	The AONB is extensive in North Norfolk. Most growth towns have already expanded into the designation. The landscape Character Assessment indicates that appropriately

(designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.				managed schemes can be delivered without significant harm to the landscape. Small scale development that meets identified local need in the main town fringes and other smaller settlements, may strengthen local distinctiveness. The approach seeks to ensure appropriate protection is given to the conservation and enhancement of the special qualities of the AONB.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	ST	P	The historic environment comprises the natural and built environments. As above, the Landscape Character Assessment indicates that development can occur without significant harm if properly managed. Further small scale development may, as the policy envisages, bring opportunities for remediation and improvement of damaged landscapes, but this will be site specific.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0	ST	P	Although planned growth is likely to be on the fringes of many of the selected settlements, there are numerous small villages in the AONB that the policy applies to. Consequently, development could improve the quality of life due to its rural nature but, this may lead to restricted access to facilities and services. The small nature of envisaged growth (outside allocations) in these areas is unlikely to deliver improvements to service access or lead to establishment of new services as the planning obligations regulations restrict contributions to only those where it is directly related to a development.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	0	ST	P	Small scale development is likely to be under the threshold for on-site affordable housing provision. However as growth is dependent on local need, the policy would allow development in the form of exception sites.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	0	MT	P	With many towns already expanded into the AONB there is the potential for further fringe development. Such small scale growth would have little impact on maintaining and enhancing the town centres. Development away from the main towns and in smaller villages introduces further choice in retail destinations with the nearest town not necessarily being the preferred choice.

16. To reduce the need to travel and to promote the use of sustainable transport.	-	MT	P	The policy applies to the fringes of towns that are in the AONB, as well as the numerous small villages and rural areas. Although the towns are served by public transport, the potential for dispersed growth is likely to lead to increased reliance on private car use. The small nature of envisaged growth (outside allocations) in these areas is unlikely to deliver improvements to service access or lead to the establishment of new services as the planning obligations regulations restrict contributions to only those where it is directly related to a development.
Potential Mitigation Measures: The policy approach is identified as having a likely adverse effect on one indicator. This, however, reflects the rural nature of the District and as such, no specific mitigation measures are suggested.				

Policy ENV 2 Protection & Enhancement of Landscape & Settlement Character

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach ENV 2 (Regulation 19)	++	n/a	n/a	+	n/a	+	++	++	++	+	n/a	n/a	+	n/a	+	n/a
Preferred Option ENV 2 (Regulation 18)	++	n/a	n/a	+	n/a	+	++	++	++	+	n/a	n/a	+	n/a	+	n/a
Alternative Option ENV 2A (Regulation 18)	+	n/a	n/a	0	n/a	+	?	++	?	+	n/a	n/a	?	n/a	?	n/a
Comment: The policy approach offers the opportunity to provide clarity over the geographical area and to provide a decision making framework reflecting the NPPF, but also adding local distinction, allowing for key sustainability issues of North Norfolk to be outlined and brought into consideration. Not to provide a policy and rely on NPPF, would represent a missed opportunity to ensure that development proposals and decisions reflect on the distinctive character, qualities and sensitivities of the area in relation to the protection and enhancement of landscape character and settlement character.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	++	ST-LT	P	The policy seeks to protect the landscape and natural assets of the District in accordance with the findings of the Landscape Character Assessment and Landscape Sensitivity Assessment SPDs.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	ST-LT	P	The preferred policy approach provides protection and seeks enhancement for the District's landscapes, including ecological corridors, watercourses, woodlands and trees. As such, the approach has a positive effect on mitigating the effects of climate change, especially in relation to Co2.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected	+	ST- LT	P	Many different types of land within the District contribute to its biodiversity and geodiversity and this includes a significant contribution from

and unprotected species and designated and non-designated sites).				undeveloped landscapes. The policy approach seeks proposals to demonstrate landscape protection, conservation and enhancements and as such is positive against this SA objective.
7. To increase the provision of green infrastructure.	++	ST- LT	P	Many different types of land within the District contribute to green infrastructure. The policy places a positive emphasis on protecting and enhancing landscape, directing development to lower sensitivity areas and where the impact on the landscape is minimised and requiring improved connectivity to surrounding GI.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST- LT	P	The approach has direct benefits in terms of preserving the distinctiveness and diversity of the landscape, townscapes and seascapes across the District.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	ST-LT	P	The approach recognises that the historic landscape comprises areas of landscape as well as buildings. Where a feature of the historic environment is also an area of landscape sensitivity then the policy approach will contribute to this SA objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST-LT	P	In ensuring proposals are informed by and take into consideration the distinctive character landscape types and local distinctiveness in the District, the policy seeks to maintain and improve the quality of where people live.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	In ensuring proposals are informed by and take into consideration the distinctive character landscapes types and character in the District the policy seeks to enable appropriate economic development.
14. To encourage investment	N/A	N/A	N/A	
15. To maintain and enhance town centres.	+	ST	P	In considering conservation areas, many of which include town and village centres, the approach has direct benefits in terms of maintaining the distinctiveness and diversity of townscapes.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against relevant Indicators. As such, no mitigation measures are identified.				

Policy ENV 3 Heritage & Undeveloped Coast

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach ENV 3 (Regulation 19)	n/a	n/a	n/a	++	n/a	n/a	n/a	+	n/a	+	n/a	n/a	n/a	+	0	~
Preferred Option ENV 3 (Regulation 18)	n/a	n/a	n/a	++	n/a	n/a	n/a	+	n/a	+	n/a	n/a	n/a	+	0	~
Alternative Option ENV 3A (Regulation 18)	n/a	n/a	n/a	+	n/a	n/a	n/a	?	n/a	?	n/a	n/a	n/a	0	0	?
Comment: The policy approach scores well against the relevant indicators and provides a locally informed policy that reflects the principles of the NPPF and creates certainty in decision making. Relying only on the NPPF could mean inconsistent decision making resulting in uncertain and neutral effects when compared with the identified policy approach. The alternative of no policy approach would result in decision making could be inconsistent and the character of the coastal area could be eroded.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	MT	P	This approach provides for the relocation of development affected by coastal erosion.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The coastal area is extensive in North Norfolk. The management of its special qualities is considered in this policy approach. In allowing only development that requires a coastal location, the policy seeks to protect and manage the special qualities.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the	+	ST	P	In allowing development that requires a coastal location the approach scores positively in relation to the coastal communities.

population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST	P	The policy approach provides a framework for investment into coastal communities and locations that would otherwise be considered under more restrictive policy approaches.
15. To maintain and enhance town centres.	0	ST	P	It is not considered that the approach would impact designated town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	~	ST	P	Supporting local coastal communities indirectly supports the coastal bus route, but this does not cover all of the North Norfolk Coast, where much of it is only accessible by private car.
Potential Mitigation Measures: The policy approach scores well against relevant objectives. As such, no mitigation measures are identified				

Policy ENV 4 Biodiversity & Geodiversity

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach ENV 4 (Regulation 19)	n/a	n/a	+	+	n/a	++	++	++	+	+	n/a	n/a	+	n/a	n/a	n/a
Preferred Option ENV 4 (Regulation 18)	n/a	n/a	+	+	n/a	++	++	++	+	+	n/a	n/a	+	n/a	n/a	n/a
Alternative Option ENV 4A (Regulation 18)	n/a	n/a	?	?	n/a	+	0	?	?	?	n/a	n/a	?	n/a	n/a	n/a
Comment: The policy approach is positively prepared as it sets out detailed criteria to guide decision making in relation to biodiversity and geodiversity matters and as such, this approach scores particularly well against many of the environmental objectives. Reliance on the NPPF as an alternative approach would provide an overarching approach but would not allow decisions to be informed by local priorities.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to	+	ST	P	By protecting biodiversity and geodiversity and through the incorporation of biodiversity measures into development schemes, such

maintain and enhance water quality and quantity.				schemes should maintain and potentially improve the infiltration of water aiding storage and also water quality.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	ST	P	By incorporating biodiversity into design and minimising the fragmentation of habitats the policy is contributing to the adaptation of the effects of climate change through the protection of habitats, and through urban design the management of surface water runoff, water quality and storage.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST	P	Many different types of land within the District contribute to its biodiversity and geodiversity. The policy approach seeks management of existing European sites and seeks net gains in biodiversity appropriate to the scale of development. Therefore, the policy approach is positive against this SA objective.
7. To increase the provision of green infrastructure.	++	ST	P	Through seeking net gains in biodiversity, ecological networks and appropriate mitigation for increased recreational impacts associated with the new growth on the most protected European sites this policy approach scores positive in the requirements to increase GI.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST	P	Many of the District's landscapes include areas of special designation, while others contribute to the rich biodiversity and geodiversity of the District. The approach requires developers to consider biodiversity and geodiversity positively and as such is a particularly positive approach.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	ST	P	The historic environment comprises designated landscapes as well as buildings. The policy approach contributes positively to this objective, as it seeks to conserve and enhance the District's special landscapes.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	In ensuring proposals are informed by and take into consideration the distinctive biodiversity and geodiversity of the District the policy seeks to maintain and improve the quality of where people live. In particular the approach requires developers to mitigate the impacts of growth on European designated sites and that any such mitigation is in line with the emerging GI and Recreational Avoidance and Mitigation Strategy of the Council.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	In ensuring proposals take into consideration biodiversity and geodiversity in a positive way the policy seeks to encourage sustainable economic development.
14. To encourage investment	N/A	N/A	N/A	
15. To maintain and enhance town centres	N/A	N/A	N/A	

16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against relevant objectives, as such no mitigation measures are identified				

Policy ENV 5 Impacts on International & European sites, Recreational Impact Avoidance Mitigation Strategy

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach ENV 5 (Regulation 19)	n/a	n/a	n/a	+	n/a	++	++	+	+	++	n/a	n/a	n/a	n/a	+	0
Comment: The policy approach is positively prepared and scores well against the relevant indicators, as it will enable growth through the implementation of measures to avoid and mitigate against adverse impacts on designated European sites through the Norfolk Wide Green Infrastructure and Recreational Avoidance Strategy, where appropriate. There is considered to be no alternative option as the HRA requires the GIRAMS local strategy.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT	P	The policy approach allows for increased opportunities to utilise alternative GI and mitigate against visitor pressure on the European sites across the District. As such, the policy approach will help counter the effects of climate change by enhancing biodiversity and providing increased recreational space reducing the pressures on more sensitive areas.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST-LT	P	The policy approach allows for increased opportunities to utilise alternative GI and mitigate against visitor pressure on the European sites across the District.
7. To increase the provision of green infrastructure.	++	ST	P	The purpose of the policy ensures increased opportunities to utilise alternative GI and mitigate against visitor pressure on the European sites across the District.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local	+	MT	P	The policy is compatible with the sustainability objective. The GI network in the District forms a large part of the landscape in the District and so opportunities to utilise alternative GI and mitigate against visitor pressure is a positive effect.

distinctiveness and sense of place.				
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	MT	P	The historic environment comprises areas of landscape, as well as buildings. Therefore, the policy approach applies equally to this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST-LT	P	The policy approach has the opportunity to provide alternative green infrastructure to mitigate against visitor pressure. This will enhance connectivity to wider GI networks and as such, has the ability to improve the quality, health, lifestyle and well-being of the population.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	+	ST	P	Providing alternative GI includes increasing connectivity to wider routes, which can connect town centres and local opportunities within towns and villages.
16. To reduce the need to travel and to promote the use of sustainable transport.	0	MT	P	Although the policy approach supports improved alternative GI connectivity to the wider network, it is likely to be used more for recreational purposes. This in itself may promote more walking and cycling, but it is unlikely to result in sustained use of sustainable transport at peak times.
Potential Mitigation Measures: Residential and tourist related development proposals have the potential to result in significant increase in recreational disturbance at the internationally designated Sites in Norfolk through local and in-combination effects. The policy approach requires all net residential development and tourism accommodation that is likely to affect the integrity of Habitats Sites through recreational disturbance to contribute towards strategic mitigation measures identified in the GIRAMS. As such no further mitigation measures are identified.				

Policy ENV 6 Protection of Amenity

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach ENV 6 (Regulation 19)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	+	+	n/a	n/a	+	n/a
Preferred Option ENV 10 (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	+	+	n/a	n/a	+	n/a
Alternative Option ENV 10A (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	0	?	?	n/a	n/a	?	n/a
Comment: The policy approach provides clarification in the decision making process bringing positive social and economic effects to the relevant objectives.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	LT	P	The requirement to maintain protect and promote amenity scores positive with this indicator as it sets a framework to maintain and improve townscapes. The effects however are considered to be neutral.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	The purpose of the policy is to provide a set of principles which proposals have to have regard to that will result in improved design and amenity levels. Such an approach creates better places and improves people's lives.
11. To reduce crime and the fear of crime.	+	ST	P	The policy seeks positive consideration of over shadowing, and visual dominance and as such scores positive on reducing the fear of crime.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy is directly linked to improving the quality of amenity through influencing design and the accessibility of all to access decent homes.
13. To encourage sustainable economic development and education/skills training covering	N/A	N/A	N/A	

a range of sectors and skill levels to improve employment opportunities for residents.				
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	+	MT-LT	N/A	Well-designed places, buildings and spaces increases their attractiveness, which people will want to use. This helps create vital footfall and viable town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against relevant objectives. As such, no mitigation measures are identified.				

Policy ENV 7 Protecting & Enhancing the Historic Environment

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach ENV 7 (Regulation 19)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	+	n/a	n/a	n/a	n/a	+	n/a
Preferred Option ENV 11 (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	0	n/a	n/a	n/a	n/a	+	n/a
Alternative Option ENV 11A (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	+	0	n/a	n/a	n/a	n/a	0	n/a
Comment: The policy approach brings increased positive effects in relation to the relevant environmental, social and economic objectives. The policy allows for a locally informed approach that reflects the principles of the NPPF and local circumstances. The alternative of not having a locally informed policy would potentially result in difficulty ensuring conservation and enhancement of the District's historic environment.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special	++	ST-LT	P	A key element of the character of North Norfolk's landscape and townscapes is the

qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.				historic environment and its heritage assets and conservation areas. The policy sets a framework to ensure that development proposals will not significantly harm heritage assets. It also requires proposals to supply sufficient information proportionate to the significance of the asset and the impact of the proposed development to enable the impact to be evaluated.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	ST-LT	P	The policy seeks to ensure the historic environment is conserved and where possible enhanced. Development that results in substantial harm to a designated asset or its setting will only be allowed if there are substantial public benefits that outweigh the harm. As such the policy scores positive against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT	P	By seeking to conserve and enhance the historic environment the policy approach contributes to this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents	N/A	N/A	N/A	
14. To encourage investment	N/A	N/A	N/A	
15. To maintain and enhance town centres	+	ST-LT	P	The District's towns have many heritage assets and include many conservation areas. Management, protection and enhancements will help to enrich the visitor experience and are a source of cultural interest which helps to maintain towns' vitality and viability.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against relevant objectives. As such, no mitigation measures are identified.				

Policy ENV 8 High Quality Design

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach ENV 8 (Regulation 19)	++	n/a	+	++	n/a	++	++	++	++	++	++	++	n/a	+	+	+
Preferred Option ENV 9 (Regulation 18)	++	n/a	+	++	n/a	+	+	+	+	++	++	+	n/a	+	+	0
Alternative Option ENV 9A (Regulation 18)	?	n/a	?	0	n/a	0	0	?	0	?	?	?	n/a	0	0	0
Comment: The policy approach is updated to reflect the newer edition of the NPPF (July 2021) and scores well against all relevant objectives, which includes the incorporation of Electric Charging Points within parking provision within the policy wording. The result																

will be that decision making in relation to design matters will be consistent and informed by specific criteria and local design standards via the North Norfolk Design Guide.				
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	++	ST	P	In requiring proposals to demonstrate general conformity with the NNDC Design Guide, which sets out minimum densities, the policy approach sets out efficient use of land principles.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	ST	P	The policy seeks to maximise the opportunities for SuDS and as such, sets a positive framework for the control, storage and quality of water.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	ST-LT	P	The policy seeks to deliver sustainable development through design by incorporating emphasis on energy efficient homes, managing water through SuDS and taking into consideration multi-functional benefits of compatible land uses and materials.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST	P	The policy approach seeks to retain existing important landscaping and natural features and requires the provision of landscape enhancement schemes that are compatible with the LCA and ecological mapping network. As such, the policy sets a positive framework against this objective.
7. To increase the provision of green infrastructure.	++	ST	P	The policy sets a requirement to maximise connectivity to the wider GI network and sets a positive framework against this objective.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST	P	The policy sets out a policy framework that takes account of landscapes including historic character and integrates into the surrounding area in terms of layout, form, style and massing. The application of the policy will lead to positive impacts against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	ST	P	The policy sets out a policy framework that takes account of landscapes including historic character and integrates into the surrounding area in terms of layout, form, style and massing. The application of the policy will lead to positive impacts against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	The purpose of the policy is to provide a set of design principles, which when followed will result in improved design and ensure the special character and qualities of North Norfolk are maintained and enhanced. Such an approach creates better places and aims to improve people's lives.
11. To reduce crime and the fear of crime.	++	ST	P	The approach includes for the reduction in opportunities for crime and antisocial

				behaviour, in order to create safe, secure and accessible environments.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST	P	The policy is directly linked to improving the quality of design and the accessibility for all, to decent homes.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	LT	P	Well-designed places, buildings and spaces increases their attractiveness and overall sense of place that, in the longer term, leads to greater investment.
15. To maintain and enhance town centres.	+	ST-LT	P	Well-designed places, buildings and spaces increase the attractiveness of places which people want to use. This helps create vital footfall and viable town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST-LT	P	The policy seeks that parking provision incorporates appropriate electric charging points within schemes, which leads to there being a likely positive effect against this objective.
Potential Mitigation Measures: The policy approach scores well against all relevant objectives. As such, no mitigation measures are identified.				

Housing

Policy HOU 1 Delivering Sufficient Homes

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HOU 1 (Regulation 19)	0	0	-	+	n/a	0	+	+	0	+	n/a	++	+	++	++	+
Preferred Option HOU 1 (Regulation 18)	-	0	-	+	n/a	?	+	+	?	+	n/a	++	+	++	++	+
Alternative Option HOU 1A (Regulation 18)	-	0	-	+	n/a	?	+	+	?	-	n/a	-	0	++	+	+
Alternative Option HOU 1B (Regulation 18)	--	-	--	?	n/a	-	+	0/-	?	+	n/a	+	0/-	++	+	0/-

Comment: The policy approach aims to distribute the majority of growth across the larger and more sustainable settlements in the District and takes into account the level of services and the environmental constraints as well as being informed by evidence such as the Landscape Character Assessment, the SFRA, infrastructure and service provision. The approach offers the opportunity to provide some limited support for more rural areas. Due to the limited amount of PDL in North Norfolk the majority of housing is likely to occur on greenfield land. The policy approach seeks to address demographic projections including an uplift in relation to affordable housing as required by the national standard methodology and sets a minimum housing requirement over the Plan period to address existing and future needs. The alternatives are not to meet needs or seek to exceed needs and run the risk of unsustainable impacts in relation to the SA objectives.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	LT	P	The policy approach ensures that development is directed to the most appropriate land and consequently restricts development in the Countryside, by minimising the loss of undeveloped land and keeping sites close to existing settlement boundaries. The majority of development will be on greenfield land, due to the limited opportunities for large scale growth on brownfield sites across the District. There is limited PDL within North Norfolk and as such, the majority of development is likely to occur on undeveloped land. Distribution is focused on the existing towns and the majority of large scale growth will be on greenfield land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	Development will increase the production of waste. Through the concentration and coordination of plan led growth, waste should be kept to a minimum and mineral locations avoided.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-	MT	P	All new development will have an impact on water consumption. The policy will have a long term impact on water supply as it allocates for growth and facilitates demand. The specific impacts are dependent on a number of parameters, not least the effective use and management of available resources, WWT capacity, network capacity and associated investment as well as site specific factors and the design and landscaping proposed. The locational strategy and approach has been informed by baseline data in this SA, Anglian Water resource capacity, the Water Resource Management Plan, and the SFRA. The Anglian Water Resource Management Plan (2019) does identify sufficient supply to accommodate growth in the plan period, however, once the impacts from climate change and increased

				resilience measures are taken into account the management plan shows a deteriorating base line supply – demand balance, resulting in a small combined water deficit across the Norfolk Coast Water Resource Zone, which drives Investment from Anglian Water. Although there is sufficient supply identified to serve growth, the effects of the housing growth are negative on the overall supply of water.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	New development is likely to result in increased cars and car journeys and in the short term add to greenhouse gas. Greenhouse gas emissions from longer term reliance on cars may reduce as technology comes on stream. The location of development and access to public transport options will also impact on this. The policy directs the majority of new dwellings to the larger settlements, which have greater access to public transport and where options are located away from main coastal areas that are at risk from climate change / coastal erosion and heightened flood risk. Directing growth to where services are located is considered to have the least impact on resources. This approach is considered to be positive overall due to the majority of development being focussed where public transport is available.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	MT	P	The policy seeks to direct the majority of growth to the existing towns. The majority of growth will be on greenfield locations on the fringe of settlements. Compatibility with the objective will be dependent on specific site detail. However, the policy approach when taken in combination with environmental policies, will ensure biodiversity net gain on all development proposals and as such, the approach is likely to have a neutral effect.
7. To increase the provision of green infrastructure.	+	MT	P	Through residential development there is the opportunity to contribute to the creation of new GI, improve access to existing GI and to seek management improvements to the European sites. The urban extensions of North Walsham and Fakenham, along with the larger sites at Cromer, have the opportunity to increase GI provision due to their scale and the opportunities identified. The impact and contributions to GI provision of the other settlements will depend on the future identification of opportunities and will be informed by the GI and RAMs strategies which could help in reducing pressure on European sites.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	LT	P	The policy seeks the allocation of new housing and its distribution to settlements. It does not identify specific sites. The distribution has been informed by consideration of environmental constraints, however the approach has the potential to impact upon the landscape and townscapes. Overall the approach is considered to be positive against this indicator. The distribution has been informed by the Landscape Character Assessment SPD, which indicates that housing delivery can occur without significant harm to the landscape /

				townscape in those larger areas. It is the specific allocations that will determine this rather than the tier of settlement where development is proposed.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	LT	P	The District has a rich historic culture. The majority of development will be plan-led through the identified site allocations, which have all been subject to Heritage Impact Assessments. These conclude with recommended mitigation measures, which in turn offer an element of certainty in the resolution of any site specific heritage impact. It is likely to be the specific locations and sites that will determine any heritage impact rather than the tier of settlement where development is proposed or overall numbers.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	All new development will contribute to promoting healthy lifestyles and access to services. The policy sees the main growth directed towards the most sustainable locations in terms of access to services and seeks to support and enhance service provision. At the same time it seeks to provide for small scale growth in smaller growth villages reflecting the rural nature of the District.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST- LT	P	The policy seeks to provide new housing across the District. The housing target includes a significant uplift to address affordable housing requirements as per the standard methodology. The approach includes allocation of sites in service villages of high enough numbers to enable a proportion of affordable housing to be obtained.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT-LT	P	By providing for residential growth and addressing the identified needs the preferred policy approach seeks to provide for the residential needs of the District. The policy will locate growth in the larger towns and seek small scale growth in the settlements with small scale services, the approach will also encourage employment development. The minimum housing target does not include additional uplifts based on positive interventions to increase the labour force. The growth is instead driven by inward migration and retirement living. Although the policy will boost housing supply greatly, the population is aging and the effects on employment supply will entirely depend on attracting those of economic age.
14. To encourage investment.	++	ST- LT	P	By identifying overall housing numbers and the locations the approach is encouraging investment.
15. To maintain and enhance town centres.	++	MT- LT	P	The policy provides a supportive approach to the provision of new retail and leisure facilities across the District. These are located in a sequential way supporting town centre growth according to national policy. By directing growth to the larger towns the approach is seeking to support the town centres. Smaller scale growth is directed to locations with some facilities, which helps sustain local services.

16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT-LT	p	The policy directs significant growth to the settlements that support public transport. Growth in the lower hierarchy settlements will have poorer public transport, which when combined with the rural locations, will lead to more reliance on the private car. The effect however, remains positive as the substantial growth will support the existing public transport routes.
Potential Mitigation Measures: Site specific policies on allocations assess landscape / townscapes as part of the site specific process and include a requirement for appropriate mitigation measures where identified. The final distribution and numbers should continue to take into account environmental constraints.				

Policy HOU 2 Delivering the Right Mix of Homes

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HOU 2 (Regulation 19)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	n/a	++	+	n/a	0	n/a
Preferred Option HOU 2 (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	n/a	++	+	n/a	0	n/a
Alternative Option HOU 2A (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	-	n/a	-	n/a	n/a	0	n/a
Comment: The policy approach scores well against the relevant environmental objectives. The approach seeks to lower the threshold for affordable housing below that of major development in accordance with designated rural areas, as promoted by paragraph 64 NPPF. The approach also clarifies the circumstances where cross market subsidy for affordable housing would be allowed. North Norfolk is a Designated Rural Area as described under section 157(1) of the Housing Act 1985. The policy approach has not altered from the Regulation 18 consultation stage, apart from minor amendments to add further clarity. The Policy Approach scores well against the relevant SA Objectives. The alternative approach HOU2A runs the risk that the right types of homes would not be provided and needs would not be addressed.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	

8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	ST	p	The approach outlines the required affordable housing percentage, market and affordable housing mix / tenure as well as setting when proposals should include self-build plots and specialist care options. As such the policy is directing the mix of homes rather than the number. The effects are neutral on the landscape and townscapes.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	The policy directly seeks to address the housing needs of the District ensuring that the appropriate type and tenure are available across the District. By seeking affordable housing, specialist accommodation and housing mix the policy is seeking a balanced approach, considering viability in order to provide appropriate housing across the District to meet people's needs.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST	P	The policy directly seeks to address the housing needs of the District by ensuring that the appropriate type and tenure are available across the District in order to meet their needs. The approach seeks to lower the threshold for affordable housing below that of major development in accordance with Designated Rural Areas, as promoted by paragraph 64 of the NPPF. North Norfolk is a Designated Rural Area as described under section 157(1) of the Housing Act 1985.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	The approach would provide for a range of housing types and tenures for a wider spectrum of the District's population. As such, the policy scores positively in addressing opportunities.
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	0	ST	P	The approach outlines the required affordable housing percentage, market and affordable housing mix / tenure as well as setting out when proposals should include self-build plots and specialist care options. As such, the policy is directing the mix of homes rather than the number. Ensuring a wide variety of people's needs will support and enhance the vitality of town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against relevant objectives. As such, no mitigation measures are identified.				

Policy HOU 3 Affordable Homes in the Countryside (Rural Exceptions Housing)

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HOU 3 (Regulation 19)	-	n/a	-	0	0	0	0	0	0	++	n/a	++	n/a	+	0	-
Preferred Option HOU 3 (Regulation 18)	-	n/a	-	?	?	?	0	?	?	++	n/a	++	n/a	+	0	-
Alternative Option HOU3A (Regulation 18)	-	n/a	-	?	?	?	0	?	?	?	n/a	?	n/a	0	0	-
Comment: The policy approach seeks to deliver a decision making framework in relation to the social indicators and provides for the delivery of rural exception sites in relation to local housing need while at the same time providing some clarity on the considerations of proximity to services, size and location as well as deliverability. As such, the approach scores well against the relevant objectives especially in comparison to the alternatives.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	ST	P	There is limited PDL within North Norfolk and as such the majority of development is likely to occur on undeveloped land. The approach is specifically likely to result in the loss of agricultural land in the countryside.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-	LT	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least WWT capacity, network capacity / investment and site specific / design.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	LT	P	Development in the countryside could lead to more reliance on the private car in relation to some types of development and has the potential to increase greenhouse gas emissions. The policy however seeks to direct such growth to those well related to existing settlements and facilities. The level of impact is envisaged to be small but will depend on the location and scale of development.
5. To minimise pollution and to remediate contaminated land.	0	LT	P	Sites could include brownfield sites, but given that many sites are likely to be located on the outskirts of rural settlements, there is likely to be an increase on private vehicle use.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	ST- LT	P	Compatibility with this objective is likely to be dependent on location and scheme parameters.
7. To increase the provision of green infrastructure.	0	LT	P	Given the small scale nature of schemes and their tenure it is unlikely that the approach would lead to additional provision.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	LT	P	The policy allows for the provision of new housing in the countryside but does not identify specific sites. The approach has the potential to impact upon the landscape and townscapes, but through the implementation of other policies, all new development will need to provide biodiversity net gain. Consequently, the impacts are likely to be neutral.

9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	LT	P	The policy allows for the provision of new housing in the countryside, but does not identify specific sites. The approach has the potential to impact upon the historic environment, however the impacts are neutral as the policy does not directly refer to the specific site locations.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	The policy is likely to bring significant positive benefits and improve access to affordable housing, addressing inequality in the rural areas of the District.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST	P	The policy is likely to bring significant positive benefits and improve access to affordable housing, addressing inequality in the rural villages subject to local need.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST	P	The policy approach is likely to improve investment opportunities in rural communities.
15. To maintain and enhance town centres.	0	LT	P	Retention of those in need of affordable housing in the local community will help support and maintain rural services. The policy applies to the whole of the rural countryside area, and not specifically to those villages that have services.
16. To reduce the need to travel and to promote the use of sustainable transport.	-	MT- LT	P	The policy is supportive of more dispersed growth irrespective of a village's location and transport connections.
Potential Mitigation Measures: Three indicators are seen as likely to be negative. The policy approach seeks to minimise impact on the loss of agricultural land by ensuring that the policy only addresses local need and development is in proportion to the settlement. Careful application of the policy to ensure consideration of brownfield sites outside the settlements and consistent interpretation of "well related" and how a proposal could support local services will need to be applied.				

Policy HOU 4 Essential Rural Worker Accommodation

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HOU 4 (Regulation 19)	-	n/a	0	0	0	?	0	0	0	++	n/a	+	n/a	+	0	0
Preferred Option HOU 4 (Regulation 18)	-	n/a	0	0	0	?	0	0	0	++	n/a	+	n/a	+	0	0
Alternative Option HOU 4A (Regulation 18)	-	n/a	0	0	0	?	?	0	?	+	n/a	+	n/a	+	0	0
Comment: The policy approach complies with the NPPF and provides local detail to the definition of an essential rural worker, expanding on the NPPF definition to include agricultural, forestry and other essential rural workers connected to the rural land.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land	-	ST	P	There is limited PDL within North Norfolk and as such the majority of development is likely to occur on undeveloped land. The approach is

(PDL), buildings and existing infrastructure and protect the most valuable agricultural land.				likely to result in the loss of agricultural land in the countryside.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	ST	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least WWT capacity, network capacity / investment and site specific / design and the scale of the proposal. Given the small nature of policy the impacts are considered neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	LT	P	Compatibility with this objective will depend on location and individual circumstances. Given the declining economic base there is likely to be a low take up rate and hence the long term impacts are considered to be neutral in this regard.
5. To minimise pollution and to remediate contaminated land.	0	N/A	N/A	Sites could include brownfield sites. By locating on site could reduce the number of car journeys required.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	ST- LT	P	Compatibility with this objective is likely to be dependent on location and scheme parameters.
7. To increase the provision of green infrastructure.	0	LT	N/A	Given the small scale nature of schemes and their tenure it is unlikely that the approach would lead to additional provision.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	LT	P	The policy allows for the provision of essential rural workers new housing in the countryside but does not identify specific sites. The approach has the potential to impact upon the landscape and townscapes. The impacts are unclear as the policy does not directly refer to the specific site locations. Development, however, is likely to be small scale and as such, neutral.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	LT	P	The policy allows for the provision of essential new housing in the countryside but does not identify specific sites. The approach has the potential to impact upon the historic environment, however, the impacts are unclear but likely to be neutral as any development is limited to that which is needed and is likely to be small scale in nature.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	The policy is likely to bring positive benefits to essential rural workers.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST	P	The policy is likely to bring positive benefits to those that need to locate next to work related activities.
13. To encourage sustainable economic development and	N/A	N/A	N/A	

education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.				
14. To encourage investment.	+	ST	P	The policy approach is likely to improve investment opportunities in rural communities.
15. To maintain and enhance town centres.	0	LT	P	The approach is likely to have no effect on town centres
16. To reduce the need to travel and to promote the use of sustainable transport.	0	MT- LT	P	The policy is supportive of more dispersed growth however has positive benefits of living on site.
Potential Mitigation Measures: The policy approach seeks to minimise impact on the loss of agricultural land by ensuring that the policy only addresses essential need.				

Policy HOU 5 Gypsy, Traveller & Travelling Showpeople's Accommodation

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HOU 5 (Regulation 19)	-	n/a	0	0	?	?	n/a	+	?	+	+	+	n/a	+	n/a	0
Preferred Option HOU 5 (Regulation 18)	-	n/a	0	?	?	?	n/a	+	?	+	+	+	n/a	+	n/a	0
Alternative Option HOU 5A (Regulation 18)	-	n/a	0	?	?	?	n/a	?	?	-	+	-	n/a	+	n/a	?
Comment: The policy approach scores well against the relevant social objectives. The approach takes into consideration local circumstances and the nature and level of need over the plan period setting a criteria based approach for the assessment of applications ensuring that sites are well related to services and proposals minimise adverse effects. The approach allows for the expansion of existing sites and/ or modest growth to address newly arising needs at a point in time. Given the small amount of identified need the alternative approach of allocation of one or more specific sites would be a disproportionate approach.																
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments												
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	ST	P	The policy directs growth to sites outside settlement boundaries. These will principally be greenfield in nature.												
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A													
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT	P	The location and type of site, whether it be for an individual family or a transit use will be specific to the applications.												
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	N/A	N/A	Compatibility with this objective will depend on location. New sites on the edge of settlements are likely to increase reliance on cars and greenfield gas emissions. The level of impact will depend on the number of sites and locations.												
5. To minimise pollution and to remediate contaminated land.	?	MT	P	All new sites will create some pollution. The policy allows development on PDL as well as greenfield. The effects are uncertain.												
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	N/A	P	The exact impact depends on the location of any new site. The proposed policy does not make specific reference to biodiversity or geodiversity considerations and as such, the impacts are uncertain.												
7. To increase the provision of green infrastructure.	N/A	N/A	N/A													

8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The policy refers to the need to minimise landscape impacts. The impact will be site specific.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	MT	P	The policy approach makes no reference to the consideration of historic environment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST-MT	P	The policy is addressing the specific needs of Gypsies and Travellers on a case by case basis. The approach supports the consideration of neighbours and amenity.
11. To reduce crime and the fear of crime.	+	MT	P	Providing for adequate provision of sites should limit the need and occurrence of unauthorised encampments. As such the policy scores positive against this objective.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	MT	P	The policy is supportive of applicants seeking to address their own needs through the application process. As such a clear policy direction is provided to ensure all groups have access to appropriate housing to meet their needs. The approach allows for the expansion of existing sites and or modest growth to address newly arising needs at a point in time.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	MT	P	The policy approach provides the framework for appropriate investment.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	0	N/A	N/A	The policy steers appropriate development to locations outside, but closely related to settlements, and as such is likely to encourage reliance on private vehicle use. The effects are likely to be neutral given the nomadic preferences of this group.
Potential Mitigation Measures: The policy approach scores well against the relevant social objectives and as such, there is no requirement for any mitigation. The approach takes into consideration local circumstances and the nature and level of need over the plan period setting a criteria based approach for the assessment of applications ensuring that sites are identified in sustainable locations that are related to services and that proposals minimise adverse highway and landscape impacts.				

Policy HOU 6 Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HOU 6 (Regulation 19)	+	0	0	0	0	0	n/a	+	?	+	n/a	+	n/a	n/a	n/a	n/a
Preferred Option HOU 6 (Regulation 18)	+	0	0	0	0	0	n/a	+	?	+	n/a	+	n/a	n/a	n/a	n/a
Alternative Option HOU 6A (Regulation 18)	+	~	?	0	0	0	n/a	-	-	?	n/a	+	n/a	n/a	n/a	n/a
Alternative Option HOU 6B (Regulation 18)	+	0	?	0	0	?	n/a	+	?	+	n/a	+	n/a	n/a	n/a	n/a
<p>Comment: The policy approach seeks to control the potential negative impacts of such development whilst allowing for individual site circumstances to be considered. This approach provides a framework for judging these types of development in all locations. There are a wide range of situations where extension and replacement dwellings may be proposed and consequently, the policy needs to be sufficiently flexible to allow for individual circumstances to be considered. The size of an existing building on a site is only one of a number of factors to be taken into account. This more flexible approach focuses on the potential impacts of development rather than a specific size limit and would allow for each proposal to be assessed on its individual merits.</p>																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The policy involves the replacement of existing dwellings and appropriate extensions. In doing so this policy has a positive effect on the efficient use of land and potentially reduces pressure for new land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST	P	All development will create waste, however, by facilitating the extension and replacement of dwellings it minimises the waste generation when compared to a new development.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	N/A	N/A	The policy does not create a new dwelling. The effects on water consumption are neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	LT	P	The policy facilitates replacement and or enlargement of existing dwellings as such it is expected to have a neutral effect.
5. To minimise pollution and to remediate contaminated land.	0	N/A	N/A	The policy will see expansion / replacement on an existing plot so will not materially increase pollution or remediate contamination. The effects are neutral.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	N/A	N/A	No effects, as the policy will not see the creation of a new dwelling outside the existing plot.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	Well-designed buildings can have a positive effect on the landscape and townscape. The policy includes consideration of landscape and character.

9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST	P	The loss / replacement of dwellings, especially those of smaller more traditional properties, impacts on the objective of managing and enhancing the historic environment. However, the character and built form continues to evolve and more modern/ contemporary designs can add to the evolution of towns and villages. The approach put forward does, however, ensure consideration of the prevailing landscape and townscape. Consequently, the effects are uncertain.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	By allowing existing homes to expand and provide for annexed accommodation, the policy allows for improvement in the quality of peoples / family lives.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	By allowing existing homes to expand and provide for annexed accommodation, the policy allows for improvement in the quality of peoples / family lives.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: No mitigation is identified.				

Policy HOU 7 Re-Use of Rural Buildings in the Countryside

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HOU 7 (Regulation 19)	+	0	0	?	0	0	n/a	-	+	+	n/a	+	+	+	n/a	-
Preferred Option HOU 7 (Regulation 18)	+	0	0	?	0	0	n/a	-	+	+	n/a	+	+	+	n/a	-
Alternative Option HOU 7A (Regulation 18)	-	-	0	?	-	0	n/a	-	-	-	n/a	-	-	-	n/a	+
<p>Comment: The policy approach scores well against the relevant objectives. By introducing a policy there are enhanced social and economic benefits in terms of increasing people's access to rural accommodation and employment, which takes into consideration the rural nature of the District. It is recognised however that the degree of impact will depend on the content and scope of proposals in conjunction with national policy and guidance. The alternative of not allowing the re use of buildings or limit the locations would not be consistent with the National Planning Policy Framework or the allowances to re-use some buildings without the need to secure planning permission. It would fail to make efficient use of existing buildings and may increase the need to release green field site for new development.</p>																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	This policy allows for the re-use of suitable existing buildings for alternative uses including the conversion of buildings to dwellings and as such is a positive influence on the use of land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST	P	All development will create waste, however by facilitating the re-use of buildings it minimises the waste generation when compared to a new development.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	N/A	N/A	The effects on water consumption are neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	LT	P	Compatibility with this objective will depend on location. Development in the countryside could lead to more reliance on the private car in relation to some types of development. Overall the effects remain uncertain
5. To minimise pollution and to remediate contaminated land.	0	N/A	N/A	The policy will see expansion / replacement on an existing plot so will not materially increase pollution or remediate contamination. The effects are neutral.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	ST	P	Agricultural and other redundant buildings often provide important habitats for protected and priority habitats. Ecological surveys are required as part of the approach in order for an informed approach to be made. The approach includes consideration of affected species and adheres to the mitigation hierarchy to minimise harm and maximise benefits for biodiversity.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	-	ST	P	The approach could introduce residential development into the countryside and as such could impact on the wider landscape through the introduction of domestic paraphernalia.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	ST	P	The approach seeks to preserve and enhance the character and appearance of the building.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	By allowing for the re-use of existing buildings the approach allows for the improvement in quality of life.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	

12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The approach sets a clear policy approach in order to ensure all groups have access to appropriate housing to meet their needs.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	The policy seeks to bring vacant buildings or buildings no longer required for their former use back into use. This could be both commercial and or residential. As such the approach could increase the employment base and access to jobs across the District
14. To encourage investment.	+	ST	P	The approach has the effect of encouraging investment into the District.
15. To maintain and enhance town centres.	N/A	N/A	P	
16. To reduce the need to travel and to promote the use of sustainable transport.	-	ST	P	The policy is supportive of more dispersed growth and as such may increase reliance on private transport.
Potential Mitigation Measures: An ecological report informed by sufficient seasonal surveys should be submitted. The policy approach is identified as having a likely adverse effect on two indicators. In terms of mitigation, proposals should seek to ensure suitable landscaping is incorporated into any scheme.				

Policy HOU 8 Accessible & Adaptable Homes

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HOU 8 (Regulation 19)	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	+	+	+	n/a
Preferred Option HOU 8 (Regulation 18)	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	0/+	0	0	n/a
Alternative Option HOU 8A (Regulation 18)	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--	n/a	--	0	0	0	n/a
Comment: With the population of North Norfolk aging rapidly, the above average concentration of those over 65 and the historic deficit of accessible and adaptable properties the preferred approach scores well against the relevant objectives. The policy approach has the potential to increase the proportion of housing stock across the District that could be considered accessible and adaptable, thus directly addressing the demographic needs. Not introducing a policy would be missed opportunity to have a locally informed policy that reflects the principles of the NPPF. It would result in less clear local decision making which would have a negative impact on the Plan's sustainability objectives.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	The policy approach will ensure the right type and quality of dwellings are built.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	

6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	The policy directly seeks to address the housing needs of the District ensuring that the appropriate dwellings are built and that they are accessible and adaptable to meet the aging population people's needs. There is a historic deficit across all tenures and the population is aging. 39% of the population is projected to be over the age of 65 by 2036 with the over 80s increasing at the fastest rate. There will be an increase of 40% in the number of older people living on their own.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST	P	The District has a historical deficit of accessible and adaptable properties and a rapidly aging population well above national averages. 39% of the population will be over 65 by the end of the Plan. The proportion of over 80s is projected to rise from 9% to 44.6%. The policy directly seeks to address the housing needs of the District ensuring that the appropriate dwellings are built and that future adaptation is more readily possible and affordable.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	The policy has a positive effect by enabling greater accessibility for longer.
14. To encourage investment.	+	ST	N/A	The policy approach encourages investment to focus on the specific needs of the District.
15. To maintain and enhance town centres.	+	MT	N/A	The policy allows people to stay in their homes longer, ensuring a wide variety of people's needs will support and enhance the vitality of town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against the relevant social objectives. As such, there is no requirement for any mitigation.				

Policy HOU 9 Minimum Space Standards

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HOU 9 (Regulation 19)	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	n/a	?	n/a	n/a
Preferred Option HOU 9 (Regulation 18)	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	n/a	?	n/a	n/a
Alternative Option HOU 9A (Regulation 18)	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--	n/a	--	n/a	?	n/a	n/a
<p>Comment: The policy approach scores well against the relevant social objectives as it enables the Council to seek to address the housing needs of the District's population. The size and layout of new dwellings have an important influence on health and wellbeing as well as future adaptability with the aging population in North Norfolk. Not introducing the optional minimum standards would not allow the Council to seek to meet the growing social & wellbeing needs of the population nor would it positively address housing needs of the market or redress the current under delivery of houses that meet the national space standards in the types of tenures which are most required in the District.</p>																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	The policy does not direct growth to a particular location, but seeks the appropriate design and size of dwellings to meet people's needs. 69% of dwellings currently meet or exceed the national space standard for total area, with many larger dwellings significantly in excess of the standards. Ensuring that all house sizes, including those smaller and more typically required, are built to the required standard would result in no net loss in land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings	N/A	N/A	N/A	

including addressing heritage at risk.				
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	In seeking best practice and evoking national standards for adequate internal room sizes and storage space from all development the policy sets a positive approach against this objective. Currently only 58% of swelling recently built meet one or more of the standards. The approach would also help address the requirement for adaptable and accessible properties.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST	P	In seeking best practice and evoking national standards for adequate internal sizes and storage space from all development the policy sets a positive approach against this objective.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	?	LT	P	The approach of introducing the standards could reduce risk in the market place as the products would be more attuned to home buyers' general aspirations.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against the relevant objectives, as such no mitigation measures are identified.				

Economy

Policy E 1 Employment Land

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 1 (Regulation 19)	0	n/a	0	0	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	+	+
Preferred Option ECN 1 (Regulation 18)	~	n/a	-/?	?	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	+	+
Alternative Option ECN 1A (Regulation 18)	-	n/a	-	?	n/a	n/a	n/a	n/a	n/a	~	n/a	n/a	-	~	+	-
Alternative Option ECN 1B (Regulation 18)	~	n/a	-	?	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	-	--	-	-
Comment: The policy approach would bring enhanced economic benefits by setting out a clear economic strategy to meet anticipated need over the plan period. The approach seeks to ensure that there is flexibility and choice of employment land across the District																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	Reserving land specifically for employment uses may put some additional pressure on the release of undeveloped land and agricultural land for other development types. The approach includes retaining existing designated employment land and carries forward any remaining areas not built out for future employment use and therefore promotes the re-use of PDL.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT	P	All new development will have an impact on water consumption. The policy will have a long term impact on water supply as it allocates for growth and facilitates demand. The specific impacts are dependent on a number of parameters, not least the effective use and management of available resources, WWT capacity, network capacity and associated investment as well as site specific factors and the design and landscaping proposed as well as the employment type proposed. The Anglian Water Resource Management Plan (2019) does identify sufficient supply to accommodate growth in the plan period, however once the impacts from climate change, and increased resilience measures are taken into account the management plan shows a deteriorating baseline supply / demand balance resulting in a small combined water deficit across the Norfolk Coast Water Resource Zone which drives investment from Anglian Water. The approach is one of facilitating growth, although what type remains unclear.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	The impact of this approach is uncertain as although there is no specific reference to climate change the approach does largely direct employment land use to the towns and larger villages and existing designated employment sites, thereby minimising travel to work

				distances and the associated greenhouse gas emissions.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	This approach seeks to ensure adequate land is available to cater for employment needs of the District which could have a positive impact towards the reduction of deprivation and inequality and the supply of land to facilitate employment growth. Allocating land helps to broaden the economic base and provide opportunities for all.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	++	ST-LT	P	This approach seeks to ensure a sufficient quantity of land is reserved for employment generating developments across the District, with a significant proportion directed to the towns and larger villages. The distribution reflects the principles of sustainable development and will deliver flexibility and choice to meet current and future demand.
14. To encourage investment.	++	ST-LT	P	The approach ensures certainty regarding locations considered acceptable for employment uses and reserves land to cater for future needs, thereby providing reduced risk for prospective investors.
15. To maintain and enhance town centres.	+	ST-LT	P	Allocating and reserving land for employment uses only could help ensure that retail and other town centre uses are retained within town centres thereby supporting the vitality and viability of those centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	LT	P	The distribution reflects the principles of sustainable development by directing the majority of employment uses to the main towns and larger villages. This approach should minimise the need to travel as employment uses will be located in those areas that are more

				likely to be reached by sustainable transport means.
Potential Mitigation Measures: The policy approach scores well against relevant Indicators, as such no mitigation measures are identified.				

Policy E 2 Employment Areas, Enterprise Zones & Former Airbases

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 2 (Regulation 19)	+	n/a	n/a	0	+	n/a	n/a	+	+	+	n/a	n/a	++	++	+	~
Preferred Option ECN 2 (Regulation 18)	+	n/a	n/a	?	+	n/a	n/a	+	+	+	n/a	n/a	++	++	+	~
Alternative Option ECN 2A (Regulation 18)	-	n/a	n/a	?	?	n/a	n/a	?	?	-	n/a	n/a	?	?	?	-
Comment: The policy approach provides a clear decision making framework bringing positive effects in relation to the economic, social and environmental objectives. The alternative option of relying on the NPPF does not allow decisions to be informed by local priorities which will result in uncertainty and negative effects when compared with the preferred approach.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	Reserving land specifically for employment uses may put some additional pressure on the release of undeveloped land and agricultural land for other development types. The approach includes reserving land for employment that has already been developed for this purpose and promotes re-use of PDL (buildings) at former airbase sites.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	The impact of this approach is uncertain as although there is no specific reference to climate change, the approach, due to the distribution of employment areas, ensures the majority of employment opportunities will be located within or adjacent the towns and larger villages thereby minimising travel to work distances and the associated greenhouse gas emissions.
5. To minimise pollution and to remediate contaminated land.	+	ST-LT	P	The approach seeks to ensure that there are no significant detrimental health impacts, by virtue of increased levels of noise, odour, emissions or dust and light pollution, introduced by the accommodation of new employment development. In addition, the proposal seeks to direct less acceptable forms of employment use to a specific location thereby minimising the overall impact of pollution generation. The approach does not address remediation of contaminated land.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and	N/A	N/A	N/A	

designated and non-designated sites).				
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	LT	P	The approach seeks to ensure that employment development is of a scale and appearance that is compatible with the character of the surroundings including landscape, thereby offering protection and having a likely positive effect in relation to this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	LT	P	The approach does not specifically reference the historic environment but does seek to ensure that employment development is of a scale and appearance that is compatible with the character of the surroundings thereby offering indirect protection to the historic environment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	This approach seeks to ensure that land identified for employment uses is protected for that purpose and used in a flexible manner. This approach could have a positive impact on the reduction of deprivation and inequality by ensuring that land suitable for employment usage is not lost to other uses that may not address deprivation and inequality. The policy approach identifies sites throughout the District, in association with main residential areas and addresses potential development on former airbase sites.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents	++	ST-LT	P	This approach seeks to ensure a sufficient quantity of land is reserved for employment generating developments across the District, with a significant proportion directed to the towns and larger villages. The distribution reflects the principles of sustainable development and will deliver flexibility and choice to meet current and future demand.
14. To encourage investment	++	ST-LT	P	The approach seeks to permit employment generating uses in a flexible manner and provides certainty to those looking to invest.
15. To maintain and enhance town centres	+	ST-LT	P	The approach seeks to ensure that town centre uses are informed first by the sequential test that puts town centres first. As such the approach scores in a positive way against this objective.
16. To reduce the need to travel and to promote the use of sustainable transport.	~	LT	P	This approach supports the reduction in the need to travel as the majority of employment uses will be permitted in those areas that are more likely to be reached by sustainable transport means. However, by allowing re-use of buildings etc. on former airbase sites and within identified enterprise zones the approach may also increase travel to locations not easily reached by sustainable transport means.
Potential Mitigation Measures: The policy approach scores well against relevant Indicators. As such, no mitigation measures are identified.				

Policy E 3 Employment Development Outside of Employment Areas

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 3 (Regulation 19)	++	n/a	n/a	?	?	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	n/a	~
Preferred Option ECN 3 (Regulation 18)	++	n/a	n/a	?	?	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	n/a	~
Alternative Option ECN 3A (Regulation 18)	?/-	n/a	n/a	?	?	n/a	n/a	n/a	n/a	0	n/a	n/a	0	-	n/a	-
<p>Comment: The policy approach provides a clear decision making framework bringing positive effects in relation to the relevant economic, social and environmental objectives by providing detailed criteria to ensure consistent decision making. The alternative of relying on the NPPF would mean that designated Employment Sites and Proposed Employment / Mixed Use Allocations would be offered very little protection. This could lead to the loss of employment land and the loss of jobs within the District over the Plan period and as such the impacts are reflected in the SA objectives.</p>																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	++	ST-LT	P	The approach favours the re-use of PDL and where this is not possible the approach requires that strict criteria are met before allowing employment development outside of designated areas, thereby promoting the efficient use of land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	LT	P	The impact of this approach is uncertain as it allows for employment generating development to be situated outside of designated areas which could increase travel to work distances but it also requires such development to demonstrate sustainability advantages to locating outside of the designated areas, such as a reduced need to travel. As such, the approach could have positive outcomes in relation to climate change, however overall the effects remain uncertain.
5. To minimise pollution and to remediate contaminated land.	?	LT	P	The impact of this approach is uncertain as although it provides opportunities to locate employment uses, which would be detrimental to local amenity, away from sensitive receptors thereby minimising pollution, it does not directly address pollution or remediation of contaminated land.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated)	N/A	N/A	N/A	

and their settings, maintaining and strengthening local distinctiveness and sense of place.				
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT	P	The approach allows, in specified circumstances, employment development to be located away from the designated employment areas and it seeks to retain existing employment uses outside of those areas. This could contribute to the reduction of deprivation and inequality by allowing/retaining employment generating uses near to what would otherwise be more isolated rural communities. The approach also scores positively against this objective as it could lead to facilitating the expansion of existing employment.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	++	ST-LT	P	The approach seeks to encourage sustainable economic development and the improvement of employment opportunities by providing for existing employment uses outside of the main towns and larger villages subject to criteria that include 'sustainability advantages' and evidence of 'economic viability'.
14. To encourage investment.	++	ST-LT	P	The approach seeks to permit and retain employment generating uses in a flexible manner and provides certainty to those looking to invest.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	~	MT-LT	P	This approach may have mixed effects as it allows for employment generating development to be situated outside of designated areas which could increase travel to work distances and reliance on less sustainable transport means; but it also requires such development to demonstrate sustainability advantages to locating outside of the designated areas, such as a reduced need to travel, for example by the employment use being within close proximity to the market it serves.
Potential Mitigation Measures: The policy approach scores well against relevant Indicators. As such, no mitigation measures are identified.				

Policy E 4 Retail & Town Centre Development

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	
Policy Approach E 4 (Regulation 19)	+	0	0	+	n/a	?	+	+	+	+	++	+	+	+	++	++	
Preferred Option ECN 4 (Regulation 18)	+	0	?	+	n/a	?	+	+	+	+	++	+	+	+	++	++	
Alternative Option ECN 4A (Regulation 18)	+	0	?	?	n/a	?	?	?	?	-	n/a	0	?	+	-	~	
<p>Comment: The policy approach scores well against the relevant social and economic objectives. The approach has been developed with regard to the findings of the Retail and Main Town Centres Study and takes into consideration the size, nature of the existing centres and retail offer and projected expenditure available to support new retail growth. The policy approach sets out a positive approach on vitality and viability of town centres reflecting local circumstances and priorities and seeks to improve access to services and improve the quality of the build environment and public realm. Relying on a higher impact test threshold, relying on the NPPF alone, may adversely impact the vitality and viability of the town centres.</p>																	
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments													
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The policy directs retail and other town centre uses to the large and then medium town centres followed by small village centres. The use of the sequential test directs proposals to the town centre then edge and then out of centre and sets a positive framework against this objective. In such an approach it is more likely that proposals will be on PDL, where it exists. Larger proposals are more likely to develop on edge of centre locations and as a consequence use greenfield land, nevertheless the policy approach seeks to protect agricultural land and the approach is positive against this objective.													
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST	P	Development will increase the production of waste. Through the concentration and co-ordination of plan led growth, waste should be kept to a minimum and mineral locations avoided.													
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	ST	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least WWT capacity, network capacity / investment and site specific / design and the proposed use. The approach directs appropriate levels of growth to the main town centres.													
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	ST	P	The location of the development and access to public transport options will also impact on this. The policy directs the larger number of retail and main town centre uses to the more sustainable locations and the larger settlements which have greater access to public transport options. This option is considered positive overall due to the majority of development being focussed where public transport is available and the positive benefits from improved connectivity.													
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A														
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	ST	P	The policy seeks to direct the majority of growth to the existing towns. The majority of larger scale growth potentially will be on out of town, greenfield locations, as such, there will be significant pressure on greenfield sites. The policy approach does seek landscaping													

				enhancements. Compatibility with the objective will be dependent on specific sites.
7. To increase the provision of green infrastructure.	+	MT	P	The approach seeks positive benefits to connectivity, public realm and green infrastructure. As such is positive against this objective.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The approach seeks positive benefits to townscapes, public realm and green infrastructure and as such seeks to manage and bring positive benefits to town environments.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	MT	P	The approach seeks positive benefits to townscapes, public realm and green infrastructure and as such seeks to manage and bring positive benefits to town environments. Compatibility with the objective will be dependent on specific sites and proposals.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT	P	The policy directs appropriate levels of growth to appropriate town centres and seeks a plan led approach. In doing so it seeks to expand the retail and main town centre offer in the District's towns, improving the public realm and bringing other positive benefits.
11. To reduce crime and the fear of crime.	++	ST	P	In relation to residential development the policy seeks appropriate secure design for dwellings above retail and other main town centre premises. The policy also sets consideration of connectivity and appropriate lighting
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy is likely to bring positive effects to the provision of accommodation by supporting residential development above ground floor level in town centres.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	By directing growth to the appropriate locations the policy is likely to bring positive sustainable economic benefits.
14. To encourage investment.	+	MT	P	The approach sets the framework for investment with regard retail and main town centre uses and as such scores positive against this objective. Given the limited expenditure capacity identified to support growth, the effects are expected over the medium term.
15. To maintain and enhance town centres.	++	ST	P	The policy provides a supportive approach to the provision of new retail and leisure facilities across the District. These are located in a sequential way supporting town centre growth according to national policy. By directing growth to the larger towns the approach is seeking to support the town centres. Smaller scale growth directed at locations with services helps sustain local services.
16. To reduce the need to travel and to promote the use of sustainable transport.	++	ST	P	The policy directs growth to the settlements that support public transport and acts as the focus for retail and office provision.
Potential Mitigation Measures: The policy approach scores well against relevant Indicators, as such no mitigation measures are identified.				

Policy E 5 Signage & Shopfronts

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 5 (Regulation 19)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	n/a	n/a	n/a	n/a	+	++	n/a
Preferred Option ECN 5 (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	n/a	n/a	n/a	n/a	+	++	n/a
Alternative Option ECN 5A (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	?	n/a	n/a	n/a	n/a	?	0	n/a
Comment: The policy approach provides clarification in the decision making process bringing positive environmental and economic effects. Relying on the NPPF would not allow for a locally tailored approach.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST-LT	P	The approach seeks to protect and where possible enhance the visual amenity of the area by ensuring that signage and shopfronts are sensitively designed and visually appropriate to their setting. This will have a positive impact on this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	ST-LT	P	The approach seeks to protect and where possible enhance the visual amenity of the historic environment by ensuring that signage and shopfronts are sensitively designed and visually appropriate to their settings with particular reference to areas of historic value. This will have a positive impact on this objective.
10. To maintain and improve the quality of where people live and the quality of life of the	N/A	N/A	N/A	

population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST-LT	P	By specifying what is required to deliver acceptable signage and shopfronts more certainty is available to those wishing to invest in development that relies on advertisement and street presence.
15. To maintain and enhance town centres.	++	ST-LT	P	The approach seeks to protect and where possible enhance the visual amenity of the area by ensuring that signage and shopfronts are sensitively designed and visually appropriate to their setting which will have a positive impact on this objective, particularly as it is likely that the majority of this type of proposal will be located within town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against relevant Indicators, as such no mitigation measures are identified.				

Policy E 6 New Tourist Accommodation, Static Caravans & Holiday Lodges & Extensions to Existing Sites

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 6 (Regulation 19)	~	0	0	+	+	++	n/a	+	?	~	n/a	n/a	+	++	n/a	+
Preferred Option ECN 6 (Regulation 18)	~	?	?	+	+	+	n/a	+	?	~	n/a	n/a	+	++	n/a	+
Alternative Option ECN 6A (Regulation 18)	?	?	?	?	?	+	n/a	?	?	?	n/a	n/a	0	-	n/a	-
Comment: The policy approach sets out detailed criteria to guide decision making in relation to new-build tourist accommodation static caravans and holiday lodges and extensions to existing sites. The policy is positively prepared and scores well against the relevant indicators. Not introducing a specific policy would be a missed opportunity to have a locally informed policy that reflects the principles of the NPPF and local circumstances.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	~	ST-LT	P	The approach may have mixed effects as it directs tourist accommodation development firstly to selected settlements, and would not usually permit such development within the designated countryside, thereby promoting the efficient use of land and minimising the loss of undeveloped land. However, by supporting the

				relocation of certain types of development for reasons of visual impact and reduction in risk from coastal erosion it may result in loss of undeveloped land including the most valuable agricultural land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST	P	All development will increase waste. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	LT	P	The impact of potential development, through this policy, on water consumption and quality are uncertain. Any development will need to have regard to specific water efficiency policies and design in this Local Plan. The policy is likely to bring forward limited new growth, some occupied on a permanent basis while others temporary. The effects are considered to be seasonal and as such, are likely to be neutral against this indicator.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	The approach accommodates relocation of development away from coastal change management areas and flood risk zone 3 thereby allowing adaptation against some effects of climate change.
5. To minimise pollution and to remediate contaminated land.	+	ST-LT	P	The approach seeks to ensure that there are no significant detrimental amenity impacts, in particular by virtue of increased levels of noise, thereby scoring positively against this objective.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST-LT	P	The approach scores positively against this objective as it requires demonstration of measurable biodiversity net gain in respect of ecology for new, replacement and extensions to tourist accommodation.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST-LT	P	By requiring a sequential approach to the location of tourism development, encouraging the relocation of visually damaging cliff-top static caravan development, avoiding detrimental impact on character of an area and requiring certain proposals to demonstrate net benefit in terms of landscape, the approach is considered positive against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	The effects of this approach on this objective are unclear as although protection of the character of an area is referenced this is not in direct relation to the historic environment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	~	ST-LT	P	The policy sees new-build tourist accommodation development directed towards the most sustainable locations in the first instance, thereby promoting access to services, facilities and opportunities but it also allows for development in the countryside away from services and therefore the effects on this objective are considered to be mixed.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality,	N/A	N/A	N/A	

suitable and affordable home to meet their needs.				
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents	+	ST-LT	P	The policy seeks to encourage sustainable economic development by supporting tourism related development using a sequential locational approach.
14. To encourage investment	++	ST-LT	P	The approach seeks to permit and retain tourist accommodation in a flexible manner and by doing so provides certainty to those looking to invest.
15. To maintain and enhance town centres	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST-LT	P	The policy takes a sustainable approach in terms of location of the specific type of development thereby reducing the need to travel.
Potential Mitigation Measures: The policy approach scores well against relevant Indicators, as such no mitigation measures are identified.				

Policy E 7 Touring Caravan & Camping Sites

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 7 (Regulation 19)	~	0	0	0	+	++	n/a	+	?	+	n/a	n/a	+	++	n/a	-
Preferred Option ECN 7 (Regulation 18)	~	?	?	?	+	+	n/a	+	?	+	n/a	n/a	+	++	n/a	-
Alternative Option ECN 7A (Regulation 18)	?	?	?	?	?	+	n/a	?	?	?	?	n/a	0	-	n/a	-
Comment: The policy approach sets out detailed criteria to guide decision making in relation to the use of land for touring caravans and camping sites. Although there is uncertainty identified in relation to some of the environmental indicators and a negative effect is shown in relation to the need to travel, when judged against the alternative option of relying only on the NPPF, the policy approach would deliver more positive effects.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P Iain's opinion needed	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	~	ST	T	The approach may have mixed effects as although it directs the sites firstly to selected settlements and provides locational restrictions outside of the settlements, it does not prevent dispersed development or use of undeveloped land. Effects could be temporary as the approach is related to land use rather than operational development.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST	P	All development will increase waste. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	ST	P	The impact of potential development through this policy on water consumption and quality are uncertain. Any permanent development will need to have regard to specific water efficiency and design policies in this Local Plan. The policy is likely to bring forward increased demand in association with new sites, however the effects are considered to be seasonal and remain neutral.

4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	This approach supports development within settlements and the expansion of existing businesses which could be positive in respect of this objective. However, it allows for development away from settlements which could increase car travel and resultant carbon emissions, but some adaptation against the effects of climate change could be achieved as development would need to demonstrate it does not result in increased flooding or increased risk to life or property (within a coastal change management area).
5. To minimise pollution and to remediate contaminated land.	+	ST	P	The approach seeks to ensure that there are no significant detrimental amenity impacts, in particular, in relation to residential amenity thereby scoring positively against this objective.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST-LT	T	The policy approach is positive in regards to this objective as it directs proposals to consider landscape and ecology and requires measurable biodiversity net gains, which will ensure the enhancement of ecology.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The approach requires consideration of the protection of landscape and character of the area.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	The effects of this approach on this objective are unclear as although protection of the character of an area is referenced this is not in direct relation to the historic environment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy allows touring caravan and camping sites within settlements, thereby promoting access to services, facilities and opportunities but it also allows for sites in the countryside away from services. However, the approach is linked to recreation in the outdoors which is associated with healthy lifestyles and provides for additional lower cost holiday options for tourists which may reduce inequality of opportunity. Overall the approach is likely to bring positive effects in relation to this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST-LT	P	The policy seeks to encourage sustainable economic development by supporting low impact tourism related development.
14. To encourage investment.	++	ST-LT	P	The approach seeks to permit and retain tourist accommodation in a flexible manner and in doing so, provides certainty to those looking to invest.

15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	-	LT	P	The policy is supportive of development outside of settlements and away from the coast which may increase the need for travel by less sustainable means.
Potential Mitigation Measures: The policy approach is identified as having a likely adverse effect on one indicator. In terms of mitigation, other policies in the Plan will seek to support a transition from diesel and petrol fuelled cars to electric cars by requiring the provision of electric vehicle charging points in new developments and to encourage use of other sustainable forms of transport; for example, by requiring the provision of secure cycle parking facilities.				

Policy E 8 New Tourist Attractions & Extensions

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 8 (Regulation 19)	0	0	0	0	+	+	n/a	+	?	+	n/a	n/a	+	++	n/a	-
Preferred Option ECN 8 (Regulation 18)	0	?	?	0	+	0	n/a	+	?	+	n/a	n/a	+	++	n/a	-
Alternative Option ECN 8A (Regulation 18)	?	?	?	?	?	0	n/a	?	?	?	n/a	n/a	0	-	n/a	-
Comment: The policy approach sets out detailed criteria to guide decision making in relation to new-build and extensions to tourist attractions. Although there is uncertainty identified in relation to some of the environmental indicators and a negative effect is shown in relation to the need to travel, however, the approach would deliver more positive effects, particularly in relation to the requirement to demonstrate biodiversity net gain. Having a policy, rather than relying on National policy and guidance means that the response to development proposals can be locally distinctive to North Norfolk, where tourism is vital to the District's economy and where the economy is heavily reliant on the natural environment, much of which is highly protected.																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	The policy supports proposals both within and outside of settlements and whilst it is supportive of the use of PDL and requires a sequential approach to the re-use of existing buildings before allowing new-build, the approach would allow for new-build on greenfield land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST-LT	P	All development will increase waste. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	ST-LT	P	All new development will have an impact on water consumption. Any permanent development will need to have regard to specific water efficiency and design policies in this Local Plan. The policy is likely to bring forward increased demand in association with new sites, however, the effects remain uncertain.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	LT	P	This approach supports development within settlements and re-use of buildings which could be positive in respect of this objective however it also allows for new-build development away from settlements which could be negative in respect of this objective.
5. To minimise pollution and to remediate contaminated land.	+	ST-LT	P	The approach seeks to ensure that there are no significant detrimental amenity impacts, in particular by virtue of increased levels of noise and on light impacts, thereby scoring positively against this objective.
6. To protect and enhance the areas' biodiversity and	+	ST-LT	P	The approach requires that development provides positive, measurable biodiversity net

geodiversity assets (protected and unprotected species and designated and non-designated sites).				gains, which will ensure the enhancement of ecology.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The approach requires consideration of the protection of landscape and character of the area.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	The effects of this approach on this objective are unclear as although protection of the character of an area is referenced this is not in direct relation to the historic environment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	The approach is supportive of tourist attractions thereby increasing opportunities that promote engagement. The approach is likely to bring positive effects in relation to this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST-LT	P	The policy seeks to encourage sustainable economic development by supporting development within selected settlements and by requiring a sequential approach to the re-use of existing buildings before allowing new-build attractions. Tourism is a key employment sector for the District.
14. To encourage investment.	++	ST-LT	P	By specifying where and in what manner tourist attraction development will be permitted more certainty is available to those wishing to invest.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	-	LT	P	The policy is supportive of development outside of settlements which may increase the need for travel by less sustainable means.
Potential Mitigation Measures: The policy approach is identified as having a likely adverse effect on one indicator. In terms of mitigation, other policies in the Plan will seek to support a transition from diesel and petrol fuelled cars to electric cars by requiring the provision of electric vehicle charging points in new developments and to encourage use of other sustainable forms of transport.				

Policy E 9 Retaining an Adequate Supply & Mix of Tourist Accommodation

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 9 (Regulation 19)	+	0	0	0	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	n/a
Preferred Option ECN 9 (Regulation 18)	+	?	0	0	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	n/a

Alternative Option ECN 9A (Regulation 18)	0	?	?	?	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	?	-	n/a	n/a
<p>Comment: The policy approach sets out detailed criteria to guide decision making in relation to retaining an adequate supply and mix of tourist accommodation. The policy is positively prepared, and scores well against the relevant indicators. Not introducing a specific policy would be a missed opportunity to have a locally informed policy that reflects the principles of the NPPF and local circumstances. Relying only on the NPPF could mean inconsistent decision making resulting in uncertainty and negative effects when compared with the preferred approach.</p>																

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	MT-LT	P	The approach relates to land/buildings that is/are previously developed and supports maintaining the use where viable or allowing re-use for another purpose. The approach is therefore positive in relation to this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST-LT	P	This policy may result in an increase in waste depending on the type of development allowed it may also result in no change. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	ST-LT	P	By allowing the existing use to change there may be impact (positive or negative) on water consumption.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	The approach supports re-use of existing development which could be positive in respect of this objective however it may also allow for re-development of a site which could be negative in respect of this objective.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a	+	MT-LT	P	The approach seeks to prevent the loss of viable businesses and to retain important local facilities and services.

healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST-LT	P	Retaining an adequate supply and mix of tourist accommodation relates positively to this objective.
14. To encourage investment.	+	ST-LT	P	Retaining an adequate supply and mix of tourist accommodation relates positively to this objective.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against relevant Indicators, as such no mitigation measures are identified.				

Appendix C - Appraisals of Site Proposals

Blakeney

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
BLA04/A	Blakeney	Residential	-	++	+	++	0	-	?	-	?	+	+	++	0	0	+	0
Overall Conclusion	<p>Overall the site scores as neutral.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity to SSSI & local geodiversity site (Wiveton Downs), arable land with mature hedgerow / trees to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>																	

Briston

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
BRI01	Briston	Residential	0	++	+	++	~	?	0	0	?	+	+	++	0	0	+	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow / trees to 3 boundaries, pond. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; within settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
BRI02	Briston	Residential	0	++	+	++	~	?	0	0	?	+	+	++	0	0	+	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; within settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>																	

Cromer

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
C07/2	Cromer	Residential	0	++	+	++	~	?	0	0	?	+	+	++	0	0	+	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; within settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
C16	Cromer	Residential	-	++	+	++	+	-	0	-	0	++	+	++	+	0	++	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), rough grass, mature hedgerow / trees around and within site. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
C22/2	Cromer	Mixed Use	-	++	+	++	0	-	?	-	-	++	+	++	+	0	++	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental - Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>																	

Fakenham

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
F01/B	Fakenham	Residential	-	++	+	++	+	?	?	-	0	++	+	++	++	0	++	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Localised potential to contribute to and / or impact on GI network. Biodiversity impact uncertain; arable land & sports fields, parts of boundary comprised of mature hedgerow / trees. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
F02	Fakenham	Residential	-	++	~	~	0	?	0	-	0	+	+	++	0	0	++	0
Overall Conclusion	<p>Overall the site scores as neutral.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement but disconnected, access to local healthcare service, education facilities, peak time public transport links and leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement but disconnected, access to employment, educational facilities, transport links and services / facilities. High</p>																	

speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
F03	Fakenham	Residential	-	++	+	++	0	?	0	-	0	+	+	++	++	0	++	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, access to local healthcare service, education facilities, peak time public transport links and leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
F10	Fakenham	Residential [& additional Open Space]	+	++	+	+	0	-	+	-	0	++	+	++	++	0	++	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores mixed; edge of settlement, area of site proposed for housing is part within FZ2 and adjacent to FZ3a & 3b, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Majority of area of site proposed for public open space is within FZ3a & 3b, majority of that area potentially susceptible to SWF (CC). Potential negative biodiversity impact; area of site proposed for housing within close proximity CWS (adj. Fakenham Sewage Works), SAC and SSSI (River Wensum), wider site immediately adjacent SAC and SSSI (River Wensum). Part of area proposed by housing and majority of area proposed for open space is indicated as 'floodplain grazing marsh' habitat. Localised potential to contribute to GI network. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Could provide significant public open space.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. Access to high speed broadband uncertain. Town centre easily accessible from the site.</p>																	

Holt

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
H17	Holt	Residential	-	++	+	++	0	-	0	-	-	+	+	++	+	0	++	+
Overall Conclusion	<p>Overall the site scores as negative and positive.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CAs and grade II listed buildings (Methodist Church & Hill House). Potential negative biodiversity impact; adjacent CWS (Spout Common), close proximity AONB, ancient woodland (Pereers Wood), grazing land, mature trees and hedgerow surrounding. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
H20	Holt	Residential	-	++	+	++	0	-	?	-	-	+	+	++	+	0	++	+
Overall Conclusion	<p>Overall the site scores as negative and positive.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Land South of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
H27/1	Holt	Employment	+	++	+	++	0	-	?	-	-	+	+	N/A	++	++	++	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWS (Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. No loss of agricultural (1-3) land.</p>																	

	<p>Social – Scores positively; edge of settlement.</p> <p>Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
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Hoveton

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
HV01/B	Hoveton	Residential	-	++	+	++	0	?	?	-	0	++	+	++	++	0	++	++
Overall Conclusion	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable, mature hedgerow / trees to majority of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	

Ludham

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
LUD01/A	Ludham	Residential	-	++	+	++	0	-	0	-	0	0	+	++	0	0	+	+
Overall Conclusion	<p>Overall the site scores as negative and positive.</p> <p>Environmental – Scores mixed; edge of settlement, mostly within FZ1, FZ2 touches part east boundary, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable, mature hedgerow / trees to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links.</p> <p>Economic – Scores mixed; edge of settlement, good access to services / facilities, some access to employment, educational facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
LUD06/A	Ludham	Residential	-	++	+	++	0	-	0	-	0	0	+	+	0	0	+	+
Overall	Overall the site scores as negative and positive .																	

Conclusion	<p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links.</p> <p>Economic – Scores mixed; edge of settlement, good access to services / facilities, some access to employment, educational facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
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Mundesley

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
MUN03/B	Mundesley	Residential	-	++	+	+	0	-	0	-	-	+	+	++	+	0	+	+
Overall Conclusion	<p>Overall the site scores as negative and positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Adjacent CERZ (northern boundary). Potential to affect setting of Grade II Listed Building (Church of All Saints) and CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.</p>																	

North Walsham

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
NW01/B (NW05, NW06/1 (part), NW07 & NW30)	N. Walsham	Mixed [Residential & Employment]	~	++	+	++	+	?	0	-	-	++	+	++	++	+	++	+
Overall Conclusion	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL / part arable, part mown / rough grass, part cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and</p>																	

cultural opportunities. Potential to provide new services.
Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses and to improve existing employment opportunities. High speed broadband in vicinity. Town centre easily accessible from the site.

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
NW62/A (includes new area of land at northern end)	N. Walsham	Mixed - Housing, Employment, School, open space	-	++	~	++	~	?	+	~	-	++	+	++	+	?	++	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, majority of area low susceptibility GWF, part within moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to impact setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns). Scale of site; potential to increase light pollution, potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. Potential for remediation of contamination. Potential negative biodiversity impact; CWS (Weavers Way) crosses through the middle section of the site. Majority of site arable, mature trees / hedgerow to boundaries (& within site), scrub, grassland and close proximity small woodland and pond. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, majority of the site has good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. In addition, the scale of the site would potentially enable, through master planning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment (some potential loss of small area of designated employment land), access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. In addition, the scale of the site would potentially enable, through master planning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
NW52	N. Walsham	Employment	--	++	~	++	~	?	?	--	0	-	+	N/A	++	++	~	0
Overall Conclusion	<p>Overall the site scores as negative.</p> <p>Environmental – Scores negatively; removed from settlement (adjacent to unimplemented employment allocation), FZ1, moderate to high susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential for remediation of contamination. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p>																	

	<p>Social – Scores negatively; removed from settlement.</p> <p>Economic – Scores mixed; removed from settlement, potential to provide a range of employment opportunities, access to potential employees, poor transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
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Sheringham

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
SH04	Sheringham	Residential	0	++	~	~	~	-	0	0	0	++	+	++	+	0	++	++
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, approximately one quarter of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), scrub, mature trees around and within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
SH07	Sheringham	Residential	-	++	~	~	0	-	0	-	0	++	+	++	+	0	++	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity AONB, SSSI & local geodiversity site (Weybourne Cliffs), arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
SH18/1B	Sheringham	Residential	-	++	+	++	0	-	?	-	-	++	+	++	+	0	++	+
Overall	Overall the site scores as negative and positive .																	

Conclusion	<p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), arable, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
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Stalham

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
ST19/A	Stalham	Residential	-	++	+	++	0	?	?	-	0	++	+	++	+	0	++	++
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
ST23/2	Stalham	Mixed - Residential & Employment	0	++	~	~	0	-	?	-	-	++	+	++	++	++	++	++
Overall Conclusion	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, part of site potentially susceptible to SWF (CC). Potential to affect settings of Grade II* Listed Building (Stalham Hall) and Grade II Listed Buildings (barn at Stalham Hall Farm, Church Farmhouse and stable block at Church Farm). Potential negative biodiversity impact; close proximity The Broads, CWS (Stalham Fen), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	

Tattersett

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
E7	Tattersett	Employment	~	++	~	~	~	-	0	~	-	--	+	N/A	++	++	-	--
Overall Conclusion	<p>Overall the site scores as negative.</p> <p>Environmental – Scores mixed; rural location, part PDL, FZ1, low susceptibility GWF, small areas potentially susceptible SWF (CC). Rural; potential to increase light / noise / odour pollution, possible significant detrimental impact on landscape but potential for improved screening of existing units. Potential for remediation of contamination. Potential to affect setting of Scheduled Ancient Monument. Potential negative biodiversity impact; close proximity SSSI (Syderstone Common), part PDL, part arable/grazing/scrub, some trees / hedgerow to parts of boundary. Part loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote from settlement.</p> <p>Economic – Scores negatively; potential to provide a range of employment opportunities, access to potential employees, poor transport links. Not in area of fast broadband coverage. Likely to result in reliance on the car.</p>																	

Wells-next-the-Sea

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
W01/1	Wells	Residential	-	++	+	++	0	-	?	-	0	+	+	++	+	0	++	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
W07/1	Wells	Residential	-	++	+	+	0	-	0	-	-	++	+	++	+	0	++	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores mixed; Holkham Road and edge of north boundary (area proposed for open space) within FZ2, FZ3a, 0.5% & 0.1 % AEP Tidal (CC), low / low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, arable / grazing land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p>																	

	<p>Social – Scores positively; edge of settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.</p>
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Appendix D - Appraisal of Alternative Policy Options

Vision for Norfolk - Alternative Considered:

Strategic Vision - (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	LT	P	The vision seeks the provision of new homes and employment as well as environmental improvements. Due to the rural nature of the District, there are limited amounts of previously developed land, and as such development will occur on undeveloped land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	?	?	The impact on waste generation is unclear, site assessments include a review a review of mineral sites.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	?	?	All net new development will have an impact on water consumption. The vision seeks to develop resource & energy efficient use residential development.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	New development will have been provided and designed to minimise resource and energy use and minimise the risks arising from flooding and coastal erosion.
5. To minimise pollution and to remediate contaminated land.	+	LT	P	The vision will direct growth to towns which also act as transport hubs.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	LT	P	The vision will to protect and enhance the natural environment.
7. To increase the provision of green infrastructure.	+	LT	P	The vision will improve access to the countryside and green spaces for local communities as well as supporting additional facilities and services.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	LT	P	The vision recognises the role of the natural and built environment in providing the character of the District. It also recognises the importance of enhancement. The vision scores positively.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	LT	P	The vision recognises the role of the natural and built environment in providing the character of the District. It also recognises the importance of enhancement. The vision scores positively.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that	++	LT	P	The vision seeks overarching improvement in quality of life in relation to all social, environmental and economic indications.

promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	+	ST	P	The vision seeks resource efficient and secure residential development.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	LT	P	The vision supports the delivery of good quality, energy efficient and climate resilient affordable homes.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	LT	P	The vision seeks overarching improvement in quality of life in relation to all social, environmental and economic indications. Particularly the vision supports initiatives for a wider range of locally skilled and better paid jobs.
14. To encourage investment.	+	LT	P	The vision seeks net gains in development which will be achieved through investment.
15. To maintain and enhance town centres.	+	LT	P	The vision seeks vibrant and appealing towns.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	LT	p	The vision seeks overarching improvement in quality of life in relation to all social, environmental and economic indications. Although it does not specifically mention sustainable transport and requirement to reduce the need to travel, the vision seeks the concentration of growth in existing towns.

Climate Resilient Sustainable Growth Alternative Options

Policy CC 1 - Delivering Climate Resilient Sustainable Growth - Alternatives Considered:

Policy SD 1 - Presumption in Favour of Sustainable Development (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	++	LT	P	Policy seeks to ensure development occurs in a sustainable manner on a district wide basis improving the social, economic and environmental conditions in the area. The NPPF encourages the re-use of PDL.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	ST	P	Policy seeks a positive approach that reflects the NPPF, which has a key principle of ensuring the prudent use of natural resources.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	ST	P	Policy seeks a positive approach that reflects the NPPF, which has a key principle of ensuring the prudent use of natural resources. The NPPF states that strategic policies in Local Plans should set out an overall strategy in relation to waste management and set out the level of infrastructure required in relation to water management. As such reliance on the NPPF in this instance may not provide sufficient detail.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	ST	P	Adapting to climate change is a key component of the NPPF, development will have to mitigate both short and longer term effects of climate change.
5. To minimise pollution and to remediate contaminated land.	+	ST	P	The NPPF gives substantial weight to the opportunities to remediate contaminated land.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	The policy approach defers to the NPPF presumption of Sustainable Development and in the case where policies in the Local Plan are seen as out of date only grant planning permission if there is a clear reason to do so in the NPPF or adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

7. To increase the provision of green infrastructure.	+	MT	P	Green Infrastructure (GI) includes broad elements of the natural environment and the NPPF promotes improved provision and access.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST	P	The landscape and townscape form an important part of the environmental dimension of sustainable development. Development would have to conform to current surroundings and characteristics.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	ST	P	The landscape and townscape form an important part of the environmental dimension of sustainable development. Historic buildings will be protected from development in accordance with the NPPF.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	The social strand of sustainable development revolves around strong, vibrant healthy communities.
11. To reduce crime and the fear of crime.	0	LT	N/A	NPPF promotes development that does not undermine the quality of life or community cohesion but the NPPF's presumption for sustainable development must be taken as a whole and there is limited direction given to this indicator as a material consideration in this circumstance.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The social dimension of sustainable development states that the social role will be supported by providing the range of homes required to meet the needs of present and future generations.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT-LT	P	The economic dimension of sustainable development makes reference to a competitive economy. The NPPF places a high level of importance on job growth.
14. To encourage investment.	?	ST	P	The presumption encourages investment through the delivery of growth, however, in reliance on the NPPF presumption, the investment may not be brought forward in a planned and co-ordinated way.
15. To maintain and enhance town centres.	0	N/A	N/A	The economic dimension of sustainable development in

				the NPPF refers to a competitive economy but no specific reference to the role of town centres within this.
16. To reduce the need to travel and to promote the use of sustainable transport.	?	ST	P	The social dimension of sustainable development states that the social role will be supported by providing the range of homes required to meet the needs of present and future generations. The economic objectives seek to build a competitive economy and to co-ordinating the provision of infrastructure, however, no specific reference is made to the promotion of sustainable transport in relation to growth in this regard.

Policy SD 1A Presumption in Favour of Sustainable Development – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	++	LT	P	The NPPF encourages the re-use of PDL and recognises the intrinsic value of the most versatile agricultural land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	ST	P	The NPPF requires that mineral resources are safeguarded through defined Mineral Safeguarding Areas and weight is given to the economic benefits of extraction.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	ST	P	The NPPF states that strategic policies in Local Plans should set out an overall strategy in relation to waste management and set out the level of infrastructure required in relation to water management. As such reliance on the NPPF in this instance may not provide sufficient detail.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	ST	P	Meeting the challenge to climate change is a key component of the NPPF and it sets out high level criteria that development should follow in relation to this objective.
5. To minimise pollution and to remediate contaminated land.	+	ST	P	The NPPF gives substantial weight to the opportunities to remediate contaminated land.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected	+	ST	P	The NPPF includes the presumption of Sustainable Development and in the case where policies in the Local Plan are seen as out of date

and unprotected species and designated and non-designated sites).				only grant planning permission if there is a clear reason to do so in the NPPF, or adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.
7. To increase the provision of green infrastructure.	+	MT	P	Green Infrastructure (GI) includes broad elements of the natural environment and the NPPF promotes improved provision and access.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST	P	The landscape and townscape form an important part of the environmental dimension of sustainable development. Development would have to conform to current surroundings and characteristics.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	ST	P	The landscape and townscape form an important part of the environmental dimension of sustainable development. Historic buildings will be protected from development in accordance with the NPPF. The NPPF sets out high level criteria that development should follow in relation to this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	The social strand of sustainable development revolves around strong, vibrant healthy communities.
11. To reduce crime and the fear of crime.	0	LT	N/A	NPPF promotes development that does not undermine the quality of life or community cohesion but the NPPF's presumption for sustainable development must be taken as a whole and there is limited direction given to this indicator as a material consideration in this circumstance.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The social dimension of sustainable development states that the social role will be supported by providing the range of homes required to meet the needs of present and future generations.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT-LT	P	The economic dimension of sustainable development makes reference to a competitive economy. The NPPF places a high level of importance on job growth.
14. To encourage investment.	?	ST	P	The presumption encourages investment through the delivery of growth, however, in reliance on the NPPF presumption, the investment may not be brought forward in a planned and co-ordinated way.
15. To maintain and enhance town centres.	0	N/A	N/A	The economic dimension of sustainable development in the NPPF refers to a competitive economy but no specific reference to the role of town centres within this.
16. To reduce the need to travel and to promote the use of sustainable transport.	?	ST	P	The social dimension of sustainable development states that the social role will be supported by providing the range of homes

				required to meet the needs of present and future generations. The economic objectives seek to build a competitive economy and to co-ordinating the provision of infrastructure, however, no specific reference is made to the promotion of sustainable transport in relation to growth in this regard.
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Policy CC 2 Renewable & Low Carbon Energy - Alternatives Considered:

Policy SD 7 Renewable Energy (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	ST	P/T	The policy seeks to positively promote agricultural land and biodiversity considerations. However, renewable energy schemes often require the use of undeveloped land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	ST	P	Proposals will be supported in the context of sustainable development. Increased provision of energy from renewable resources will assist in a reduction in energy waste, greenhouse gases and the use of finite mineral resources. Effects would be created in the short term.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	MT- LT	P	Proposals for the production of renewable energy would assist in a reduction in water cooling and use of water resources at existing fossil fuel energy plants. The effects of this would be national.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	ST-LT	P	The policy supports the switch to renewable energy and indirectly the reduction in fossil fuel and greenhouse gas production.
5. To minimise pollution and to remediate contaminated land.	+	ST	P	The policy approach seeks a positive framework to support renewable energy. As such it indirectly contributes to the reduction of pollution from energy producing plants. The effects contribute to a national reduction in pollution.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	Compatibility with the objective will depend on specific proposals and sites however, the policy sets the framework where proposed structures will be permitted where individually, or cumulatively consideration is given to townscapes and landscapes.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	-	ST	T	The policy seeks to include landscape considerations and manage impacts on the landscape into the decision making process, in relation to significant harm and specifically to direct wind turbine development away from the most sensitive landscapes depending on type & scale. Development will however, potentially have a detrimental effect; the extent however, will depend on the type of renewable energy. The effect is considered to be temporary as proposals have a limited shelf life.

9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	?	T	The historic environment comprises both built heritage assets and also the environment. The policy seeks to include townscape and visual impact considerations into the decision making process, in relation to significant harm. Development is however site specific, and in the main requires a rural location. The extent and location however, will depend on the type of renewable energy. The effect is considered to be temporary as proposals have a limited shelf life.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	N/A	N/A	N/A	
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST	P	The policy encourages investment of renewable energy into the District.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy SD 7A - Renewable Energy - Devolve the identification of suitable areas for onshore wind to neighbourhood planning groups and not to restrict wind energy development to areas outside those classed as high sensitivity in the landscape sensitivity study (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	--	ST	P/T	Renewable energy schemes often require the use of undeveloped land. The approach would not provide certainty in approach for the majority of District.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	ST	P	Any policy approach would still have to have required to the NPPF and avoid the sterilisation of mineral resources.
3. To limit water consumption to the capacity of natural	+	MT- LT	P	Proposals for the production of renewable energy would assist in a reduction in water

processes and storage systems and to maintain and enhance water quality and quantity.				cooling and use of water resources at existing fossil fuel energy plants. The effects of this would be national.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	-	ST-LT	P	The approach could lead to a variety of approaches being taken across the District. This option would result in a policy gap. It would not enable the Council to apply a policy in terms of how it responds to the local circumstances in relation to wind energy or be able to apply a protocol or a clear decision making framework. Given the low take up of Neighbourhood Planning across the District and the absence to date of those who are bringing forward neighbourhood plans to positively address this issue it is considered the approach would not be positive against this objective.
5. To minimise pollution and to remediate contaminated land	-	ST	P	The approach would see more uncertainty in this area result in a policy gap.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	-	ST	P	Compatibility with the objective will depend on specific proposals, sites and neighbourhood plans however by not restricting wind development across all areas of the District the approach has the potential to score negatively against this objective.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	No effect.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	-	ST	T	Compatibility with the objective will depend on specific proposals, sites and neighbourhood plans however by not restricting wind development across all areas of the District the approach has the potential to score negatively against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	-	?	T	Compatibility with the objective will depend on specific proposals, sites and neighbourhood plans however by not restricting wind development across all areas of the District the approach has the potential to score negatively against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	N/A	N/A	N/A	
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve	N/A	N/A	N/A	

employment opportunities for residents.				
14. To encourage investment.	-/?	ST	P	The approach would introduce considerable uncertainty over the long term and negatively in the short term.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy CC 3 Sustainable Construction, Energy Efficiency & Carbon Reduction - Alternatives Considered:

Policy HOU 11 Sustainable Construction, Energy Efficiency & Carbon Reduction (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	MT	P	The policy requires that a sustainability statement accompanies development, setting out how proposals seek to address climate change including minimising energy uses.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity	+	ST	P	The policy requires that a sustainability statement accompanies development, setting out how proposals seek to address climate change including minimising energy uses and also include measures for water efficiency.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	ST	P	The policy sets a positive framework to mitigate and adapt to climate change and to move towards a low carbon future in building construction and more energy efficient buildings that accords with national policy and guidance contained in the March 2015 Written Ministerial Statement.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	~	MT	P	The implementation of the energy hierarchy; prioritising the use of design and energy efficient measures, could have a localised positive effect on biodiversity by appropriate use of trees / shading and incorporation of measures such as green roofs.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local	N/A	N/A	N/A	

distinctiveness and sense of place.				
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	LT	P	The approach seeks resilience in development to ensure developments incorporate appropriate measures during construction and in the use of, in order to reduce reliance on finite resources and provide higher quality housing for all.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The approach seeks resilience in development to ensure developments incorporate appropriate measures during construction and in the use of, in order to reduce reliance on finite resources and provide higher quality housing for all. In doing so, more energy efficient buildings will benefit all and the environment.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	0	LT	P	Encourages appropriate investment.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy HOU 11A - Sustainable Construction, Energy Efficiency & Carbon Reduction – Not introduce a policy and rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	MT	P	The approach would rely on the NPPF broad principles and as such require development to take account of landform, layout, building orientation, massing and landscaping. Reliance on the NPPF which provides an overarching approach is supportive but does not provide specific criterion to base decisions around in this policy matter.

3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	ST	P	The approach would have a neutral effect on this indicator.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	ST	P	The NPPF states that planning system should support the transition to a low carbon future by <i>helping to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience.... and support renewable and low carbon energy and associated infrastructure.</i> In doing so it sets out an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	MT	P	Reliance on the NPPF in general requires that the natural character and beauty is conserved and where possible enhanced recognising its intrinsic character, beauty and wider benefits from natural capital and ecosystems services. As such it lays out an overarching approach which although positive does not specify how decisions are to be informed in relation to this policy area.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0	LT	P	The approach would maintain the status quo; it does not provide a clear decision making framework in relation to this policy area.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	0	LT	P	The approach would maintain the status quo; it does not provide a clear decision making framework in relation to this policy area.
13. To encourage sustainable economic development and	N/A	N/A	N/A	

education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.				
14. To encourage investment.	0	LT	P	Not introducing the standards could increase risk in the market place and affect the long term delivery of homes and creation of sustainable places.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy CC 4 Water Efficiency - Alternatives Considered:

Policy HOU 10 Water Efficiency (Preferred Option Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	++	MT-LT	P	The District is an area of water stress with a worsening supply / demand balance. The policy sets a proactive approach to support greater resilience of the water supply. Beyond 2025 population growth and climate change cause the supply / demand deficit to increase. The policy approach sets the most stringent allowance allowed in planning and allows for additional lower options, building in greater resilience into the demand and as such sets a positive framework against this objective.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	++	ST	P	The District is an area of water stress with a worsening supply / demand balance. The policy approach sets a proactive approach to support greater resilience of the water supply. Beyond 2025 population growth and climate change cause the supply / demand deficit to increase. The policy approach sets the most stringent allowance allowed in planning and allows for additional lower options building in greater resilience into the demand.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	ST	P	The approach seeks to reduce water consumption to 110lpppd and sets a framework for developers to adopt lower thresholds than can be allowed through planning policy in line with Anglian Water. As such it seeks to adapt and mitigate the effects of climate change.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and	N/A	N/A	N/A	

designated and non-designated sites).				
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	With a projected worsening supply demand deficit after 2025 the approach seeks to improve water resilience in development and ensure resource in the long term is conserved as much as practically possible within the confines of national planning policy.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	0	LT	P	Encourages appropriate investment.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy HOU 10A - Water Efficiency - To not introduce the optional building regulations water efficiency standards (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	

2. To minimise waste generation and avoid the sterilisation of mineral resources.	--	MT- LT	P	The District is an area of water stress with a worsening supply / demand balance. Not introducing the lower optional limits through building regulations has the potential to score negatively on this indicator by not controlling water usage.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	--	ST	P	The District is an area of water stress with a worsening supply / demand balance. The approach would put increased pressure on supply and resource assets such as reservoirs, bore holes and the wider network. It does not set a positive strategy or seek to build resilience.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	--	ST	P	In an area of serious water stress, the approach would not seek to address the impacts of climate change or build resilience. As such it would not seek to adapt to and mitigate the effects of climate change.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	-	LT	P	As detailed in the Anglian Water Management Plan 2019, beyond 2025 population growth and climate change cause the supply / demand deficit to increase. By not adopting the maximum allowances allowed through national planning policy the approach has the effect of worsening the long term supply and effects this indicator negatively.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve	N/A	N/A	N/A	

employment opportunities for residents.				
14. To encourage investment.	0	LT	P	Not introducing the standards could increase risk in the market place and affect the long term delivery of homes and creation of sustainable places.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy CC 5 Coastal Change Management - Alternatives Considered:

Policy SD 11 Coastal Erosion (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The policy seeks the appropriate use of land in and adjacent to the Coastal Change Management Area and as such scores positively against the first part of this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	ST	P	The policy seeks to reduce the risk from coastal change by managing the types of development which will be supported in potential risk areas and scores positively in relation to this indicator.
5. To minimise pollution and to remediate contaminated land.	+	MT-LT	T	By restricting inappropriate development, longer term risk of pollution caused by demolition and coastal erosion should be restricted.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	MT-LT	P	The policy seeks to manage and protect the seascapes in a positive way, albeit through the management of appropriate development in and adjacent to the Coastal Change Management Area. The effects of the policy are considered to be indirect, hence why the indicator is considered neutral.

9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	By restricting development in inappropriate locations the policy seeks to ensure residential development is located in safe and permanent locations. The policy scores positive against this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy SD 11A - Coastal Erosion - Introduce a policy to reduce the risk from coastal change that specifies how development proposals within the Coastal Change Management Area will be resisted and seeks to prevent increases in coastal erosion from changes in surface water run-off (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	By seeking to prevent development in the Coastal Change Management Area (CCMA), except where it results in no increased risk to life or significant increase in risk to property, this approach scores positively against the first part of this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate	0	ST	P	The impact of this approach which seeks to prevent development within the CCMA would

change and mitigate and adapt against it and its effects.				have a positive effect on this indicator by limiting risk of new development being located in at risk areas. However, this option does not give consideration of coastal change on development which may be affected by such change but is located outside a designated CCMA. The overall effect is neutral.
5. To minimise pollution and to remediate contaminated land.	0	MT-LT	T	By restricting inappropriate development within the CCMA, longer term risk of pollution caused by demolition and coastal erosion should be restricted but the approach does not address this objective outside of the designated areas. The overall effect is neutral.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	MT-LT	P	The policy seeks to protect and manage areas identified as at risk of coastal erosion, the extent to which this approach would effect this objective is uncertain due to its limited area of application.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0	ST	P	The restrictive nature of the policy will operate to direct development away from high risk areas. The limited area of application (within the CCMA) in this approach would result in a neutral impact against this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy CC 6 Coastal Change Adaptation – Alternatives Considered:

Policy SD 12 Coastal Adaptation (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST-MT	P	The policy seeks replacement of dwellings that are at risk from coastal erosion within a 20-year period. Dwellings should be located outside the Coastal Change Management Area. As such the policy scores positively in relation to promoting efficient use of land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	MT-LT	P	The policy requires the site of the dwelling it replaces is either cleared, and the site rendered safe and managed for the benefit of the local environment or put to a temporary use that is beneficial to the well-being of the local community. As such the policy scores positively against the first part of the objective.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	MT-LT	P	The policy is partly in response to climate change and helps to mitigate its effects.
5. To minimise pollution and to remediate contaminated land.	+	MT-LT	P	The policy requires the site of the dwelling it replaces is either cleared, and the site rendered safe and managed for the benefit of the local environment or put to a temporary use that is beneficial to the well-being of the local community. As such the policy scores positively against the first part of the objective.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT-LT	P	The policy specifically allows replacement dwellings in well related coastal communities and within or adjacent to a Selected Settlement. As such it scores positive against maintaining and strengthening local distinctiveness.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting	+	MT- LT	P	The policy is to make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas. In doing so it seeks to improve the quality of

healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				where people live and promotes opportunities for community integration.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	MT- LT	P	The policy is to make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas. In doing so it seeks to ensure everyone has access to a suitable home.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	MT-LT	P	The policy seeks investment into the relevant communities.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy SD 12A - Coastal Adaptation - Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST-MT	P	Reliance on the NPPF provides an overarching approach to matters of coastal change which could, in part, have positive effects in relation to this objective. Lack of specific detail could result in inconsistent decision making and uncertain outcomes. Overall the effect would be neutral.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	MT-LT	P	The impact of development through this approach on water consumption and quality are uncertain due to a lack of specific criteria against which to judge proposals.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT-LT	P	The NPPF sets out clear principles for decision making in relation to matters of coastal change which can be climate related and thereby scores positively against this objective. However the lack of specific locally informed criteria limits the ability of this approach.
5. To minimise pollution and to remediate contaminated land	?	MT-LT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.
6. To protect and enhance the areas' biodiversity and	N/A	N/A	N/A	

geodiversity assets (protected and unprotected species and designated and non-designated sites).				
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	MT-LT	P	Reliance on the NPPF provides an overarching approach but does not give detail of how to ensure local distinctiveness is maintained and strengthened, this could result in inconsistent decision making. The effects of which are uncertain.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	~	ST- LT	P	Reliance on the NPPF does not detail how development and infrastructure at risk from coastal change could be relocated. This creates uncertainty and could result in inconsistent decision making resulting in deprivation and inequality. The effect in relation to this indicator is mixed.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	?	MT- LT	P	Reliance on the NPPF does not detail how dwellings at risk from coastal change could be relocated, this could have some negative impact against this indicator. Overall the effect in relation to this indicator is uncertain.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	-	MT-LT	P	By not specifying detailed criteria for how properties at risk from coastal change will be managed, this approach does not encourage investment due to lack of certainty. The effect against this indicator is negative.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy CC 7 Flood Risk & Surface Water Drainage - Alternatives Considered:

Policy SD 10 Flood Risk & Surface Water Drainage (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	++	MT- LT	P	The policy requires developers to address potential impact on infiltration of groundwater source protection zones and or Critical Drainage Catchments, mitigate any flood risk through design and the implementation of sustainable drainage systems. Through the promotion of multifunctional benefits of land use and materials a positive framework is presented around the management of the quality of water, infiltration rates and volume of water run-off.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	MT-LT	P	The policy requires all new development to have regard to flood risk and predicted flood risk extent incorporating allowances for climate change as detailed in the Strategic Flood Risk Assessment. Through their promotion of SuDS and the incorporation of multifunctional space / materials the framework is positive in encouraging solutions to peak run-off, water quality and surface water run-off and so helps adapt to climate change.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	MT-LT	P	The policy seeks to incorporate drainage considerations into an integral part of the green infrastructure framework of a site and requires developers to address potential impact on infiltration of groundwater source protection zones and or Critical Drainage Catchments and encourages the multifunctional use of space through use and material.
7. To increase the provision of green infrastructure.	+	MT-LT	P	The policy seeks to incorporate drainage considerations into an integral part of the green infrastructure framework of a site.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and	N/A	N/A	N/A	

their settings including addressing heritage at risk.				
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy directs development away from areas of flood risk and requires appropriate mitigation where necessary. As such it scores positively against this indicator.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy scores positive against this objective by seeking to minimise the effects of flood risk on development and not increase flood risk in other areas.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment	N/A	N/A	N/A	
15. To maintain and enhance town centres	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy SD 10A – Flood Risk & Surface Water Drainage – not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	MT- LT	P	Reliance on the NPPF requires developers to, mitigate any flood risk through design and the implementation of sustainable drainage systems taking account of advice from the Lead Local Flood Authority.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT-LT	P	Reliance on the NPPF would include the requirement to take into account current and future impacts of climate change, avoid flood risk where possible and manage any residual risk.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	

6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The approach would direct development away from areas of flood risk and requires appropriate mitigation where necessary. As such it scores positively against this indicator.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy scores positive against this objective by seeking to minimise the effects of flood risk on development and not increase flood risk in other areas.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy CC 8 Electric Vehicle Charging - Alternatives Considered:

Policy SD 16 Electric Vehicle Charging (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT	P	The policy seeks to ensure the provision of public and private infrastructure in relation to electric vehicle charging. Recharging at home maximises the environmental and economic benefits of plug in vehicles. As such the policy is seeking resilience in the plan and will mitigate climate change through encouraging more sustainable modes of travel.
5. To minimise pollution and to remediate contaminated land.	+	MT	P	The approach provides for the move to cleaner modes of transport in line with the Government's ambition to move towards Zero emissions.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote	+	MT	P	The approach seeks positive measures to increase the provision of infrastructure that supports sustainable modes of transport and hence improve the quality of lives.

engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	The approach seeks positive measures to increase the provision of supporting infrastructure in employment generating proposals.
14. To encourage investment.	+	MT	P	The approach seeks investment into appropriate sustainable transport infrastructure.
15. To maintain and enhance town centres	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT	P	Through the requirement for the provision of supporting charging infrastructure the policy scores positive against the promotion of sustainable transport.

Policy SD 16A - Electric Vehicle Charging – Introduce a policy that supports the provision of electric vehicle charging infrastructure (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	~	MT	P	This approach seeks to support the provision of electric vehicle charging infrastructure in order to reduce carbon emissions resulting from development, but lacks specific details of the level of provision required. This would result in piecemeal provision with mixed effects against this objective.
5. To minimise pollution and to remediate contaminated land.	?	MT	P	The approach seeks to provide for the move to cleaner modes of transport in line with the Government's ambition to move towards zero emissions but does not set out clear expectations for the level of provision needed. Overall the effect of which is uncertain.

6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0	MT	P	The approach seeks the provision of infrastructure that supports sustainable modes of transport which scores positively against this objective; however, the lack of specific criteria on which to base decisions and hence improve the quality of lives could lead to inconsistent decision making which would negatively impact the effectiveness of this approach. Overall the effect of which is neutral against this indicator.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	0	MT	P	The approach could operate to increase the provision of supporting infrastructure in employment generating proposals but without specific criteria to consistently guide development the effects are neutral.
14. To encourage investment.	0	MT	P	Lack of specific requirements in this approach may discourage investment because of uncertainty. As such this approach would have a neutral effect on this indicator.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT	P	This approach, through the requirement for the provision of electric vehicle charging infrastructure scores positive against the promotion of sustainable transport.

Policy CC 9 Sustainable Transport - Alternatives Considered:

Policy SD 14 Transport Impact of New Development (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT	P	The policy requires developers to incorporate measures that will encourage people to travel using non-car modes.
5. To minimise pollution and to remediate contaminated land.	+	MT	P	The policy requires developers to incorporate measures that will encourage people to travel using non-car modes.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	~	MT	P	The policy seeks provision of connecting infrastructure such as paths and cycle ways.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy approach seeks to improve where people live by maximising the use of sustainable transport, safe access and through design encouraging non-car mode travel.

11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The purpose of the policy is to ensure that all development provides for the needs of people in relation to transport, access and the provision of connecting infrastructure.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	The policy scores positive against the first part of this SA objective.
14. To encourage investment.	+	ST	P	The policy approach seeks appropriate investment into reducing the need to travel and the use of sustainable transport measures.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	++	ST	P	The policy approach seeks appropriate investment into reducing the need to travel and the use of sustainable transport measures.

Policy SD 14A - Transport Impact of New Development – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	MT	P	Reliance on the NPPF provides an overarching approach that could have positive effects in relation to this objective, but does not provide specific criteria to ensure delivery of wider environmental benefits which could lead to inconsistent decision making. This approach would have a neutral effect on this indicator.
5. To minimise pollution and to remediate contaminated land.	?	MT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	?	MT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent

				decision making which would not ensure increased provision of GI. The effects of which are uncertain.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0	ST	P	The overarching approach of the NPPF scores positively against this objective. However, a lack of specific detail on which to base decisions in order to achieve this objective results in a neutral effect.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	?	ST	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. As such could result in uncertain effects against this objective.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	0	ST	P	This approach requires that development proposals should ensure that appropriate opportunities to promote sustainable transport modes are incorporated into developments which would contribute to sustainable economic development. Lack of specific criteria could lead to inconsistent decision making resulting in neutral effects against this objective.
14. To encourage investment.	0	ST	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. Investment may be discouraged by this uncertainty. As such this approach would have a neutral effect on this indicator.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST	P	This approach requires that development proposals should ensure that appropriate opportunities to promote sustainable transport modes are incorporated into developments. Lack of specific criteria could lead to inconsistent decision making which could reduce the effectiveness of this approach against this objective leading to a likely positive effect rather than a likely strong positive effect.

Policy CC 10 Biodiversity Net Gain - Alternative Considered:

Policy CC 10A – Biodiversity Net Gain – Not introduce a policy and instead rely on emerging legislation, national policy and guidance (Alternative Option at Regulation 19)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	N/A	N/A	Relying on the NPPF and the Environment Act will require the incorporation of biodiversity measures into schemes, but such a requirement could, in some cases, restrict the efficient use of land purely in maximising the development of housing. However, this is not the focus of the policy and the impacts are considered neutral on this indicator.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	ST	P	By incorporating biodiversity measures into development schemes, this should maintain and/ or improve the infiltration of water aiding storage and also water quality.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	ST	P	The indicator score is uncertain as relying on the NPPF and the Environment Act for Biodiversity Net Gain
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	The approach seeks net gains in biodiversity appropriate to the scale of development. The approach as such is positive against this SA objective.
7. To increase the provision of green infrastructure.	?	ST	P	Reliance on the NPPF would provide an uncertain score for this objective as it would not provide the local certainty in the form of specific details contained within a local strategy.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	Many of the District's landscapes include areas of special designation, while others contribute to the rich biodiversity of the District. The approach requires developers to consider positively biodiversity and as such is a positive approach.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	ST	P	The historic landscape comprises areas of landscapes as well as buildings. The policy approach applies equally to this objective and includes the biodiversity of buildings.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and	+	ST	P	The approach seeks to maintain and improve the quality of where people live as the approach would require developers to incorporate and improve the biodiversity of development sites.

opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	In ensuring proposals take into consideration biodiversity in a positive way the approach seeks to encourage sustainable economic development.
14. To encourage investment	N/A	N/A	N/A	
15. To maintain and enhance town centres	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy CC 11 Green Infrastructure - Alternatives Considered:

Policy ENV 5 Green Infrastructure (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST-LT	P	The incorporation of GI principles into schemes could in some cases restrict the efficient use of land purely in maximising the development of housing. However, this is not the focus of the policy and the impacts are considered neutral on this indicator.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	MT	P	The creation of enhanced networks for GI and the incorporation of GI into schemes includes the opportunity for multifunctional benefits of the land use; e.g. the use of amenity land for the combined use of SuDS and recreation. When combined with suitable permeable materials and appropriate flora, water quality, infiltration rates and water runoff are all more effectively enhanced.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT	P	Green infrastructure provision and enhancement helps counter the effects of climate change by enhancing biodiversity and providing increased recreational space reducing the pressures on more sensitive areas.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected	++	ST-LT	P	The provision of and enhancement on existing GI network scores positively against this SA objective. Furthermore, the policy allows for

and unprotected species and designated and non-designated sites).				increased opportunities to utilise alternative GI and mitigate against visitor pressure on the European sites across the District.
7. To increase the provision of green infrastructure.	++	ST	P	The purpose of the policy approach is to safeguard, retain and enhance the GI network.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The policy is compatible with the sustainability objective. GI network in the District forms a large part of the landscape in the District and its management and enhancement is a positive step.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	MT	P	The historic landscape comprises areas of landscapes as well as buildings. The policy approach applies equally to this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST-LT	P	Provision of green infrastructure into schemes and enhanced connectivity to wider networks can improve the quality, health and lifestyle and well-being of the population.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	+	ST	P	Increasing connectivity to GI Networks includes increasing connectivity to wider routes which connect town centres and local opportunities within towns and villages.
16. To reduce the need to travel and to promote the use of sustainable transport.	~	MT	P	Although the policy supports improved connectivity to the wider GI network, it is likely to be used more for recreational purposes. This in itself may promote more walking and cycling but is unlikely to result in sustained use of sustainable transport in peak times.

Policy ENV 5A - Green Infrastructure – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	?	ST- LT	P	The NPPF requires consideration to be given to the provision of GI which could in some cases restrict the efficient use of land. The effects of this approach are considered uncertain against this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT	P	Whilst the NPPF requires consideration to be given to the provision of GI, which could have positive effects in relation to this objective, it does not provide specific criteria to guide development sufficiently in order to ensure delivery of wider environmental benefits. This approach would have a neutral effect on this indicator.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	MT	P	Whilst the NPPF requires consideration to be given to the provision of GI, which could have positive effects in relation to this objective, it does not provide specific criteria to guide development sufficiently to ensure delivery of wider environmental benefits. This approach would have a neutral effect on this indicator.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	ST-LT	P	The NPPF sets out clear principles for decision making in relation to matters of biodiversity and geodiversity and scores positive in the overarching approach to green infrastructure but lacks specific detail of how to deliver in relation to local priorities / circumstances, introducing uncertainty. This approach would have a neutral effect on this indicator.
7. To increase the provision of green infrastructure.	0	ST	P	Reliance on the NPPF scores positive in the overarching approach to increase green infrastructure but lacks specific detail of how to deliver, introducing uncertainty. Overall the effects of this approach against this objective is neutral.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	MT	P	Whilst the NPPF requires consideration to be given to the provision of GI, which could have positive effects in relation to this objective, it does not provide specific criteria to guide decisions in order to ensure delivery in relation to local priorities / circumstances. The effects of this approach are considered uncertain against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	MT	P	The NPPF sets out clear principles for decision making in relation to matters of the historic environment and scores positive in the overarching approach to green infrastructure but lacks the specific detail of how to deliver in relation to local priorities / circumstances,

				introducing uncertainty. This approach would have a neutral effect on this indicator.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0	ST-LT	P	Reliance on the NPPF scores positive in the overarching approach to increase green infrastructure which can improve the quality, health and lifestyle and well-being of the population. However, this approach lacks specific detail of how to deliver in relation to local concerns thereby introducing uncertainty. Overall the effects of this approach against this objective is neutral.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	?	ST	P	Increasing connectivity to GI Networks includes increasing connectivity to wider routes which connect town centres and local opportunities within towns and villages, but reliance on the NPPF, which does not provide detailed decision making criteria, could result in inconsistent decision making and missed opportunities to deliver against this objective. The effect is uncertain.
16. To reduce the need to travel and to promote the use of sustainable transport.	?	MT	P	The NPPF requires consideration to be given to the provision of GI which could have limited positive effects in relation to this objective, by for example promoting more walking and cycling but would be unlikely to result in sustained use of sustainable transport in peak times. The effects of this approach are considered uncertain against this objective.

Policy ENV 8 Public Rights of Way (Preferred Option at Regulation 18 (as separate policy))

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural	N/A	N/A	N/A	

processes and storage systems and to maintain and enhance water quality and quantity.				
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	MT-LT	P	Green infrastructure provision, open spaces and improved public rights of way and enhancement can help counter the effects of climate change by enhancing biodiversity and providing increased recreational space reducing the pressures on more sensitive areas. This though is not the main the focus of the approach and the effects are considered neutral.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	MT- LT	P	This is not the main focus of the approach. In promoting new public rights of way there is the potential to impact negatively on biodiversity across the District, however by providing for the creation of public paths for leisure users the harm is managed to the most suitable routes. Overall the impacts are considered neutral.
7. To increase the provision of green infrastructure.	+	MT-LT	P	Creation of new access routes and pathways directly contributes to GI enhancements.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	MT- LT	P	The policy is compatible with the sustainability objective. GI network in the District forms a large part of the landscape in the District and its management and enhancement is a positive step. The approach seeks to protect, enhance and promote new links with the surrounding area and specifically seeks to enhance the provision of the managed route around the coastal area.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	LT	P	The historic landscape comprises areas of landscapes as well as buildings. The policy approach applies equally to this objective. This this is not however the focus of the approach and as such the effects are neutral.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	MT-LT	P	Provision of public rights of ways and new green infrastructure into schemes and enhanced connectivity to wider networks can improve the quality, health and lifestyle and well-being of the population.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	+	M/T	P	Increasing public rights of way includes increasing connectivity to wider routes which

				connect town centres and local opportunities within towns and villages.
16. To reduce the need to travel and to promote the use of sustainable transport.	~	MT	P	Although the policy supports improved connectivity to the wider GI network, it is likely to be used more for recreational purposes. This in itself may promote more walking and cycling but is unlikely to result in sustained use of sustainable transport in peak times.

Policy ENV 8A - Public Rights of Way – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	MT-LT	P	Reliance on the NPPF provides an overarching approach to this objective and seeks enhanced access. However, this is not the main focus of the approach in regard to this policy / indicator and the effects are considered neutral.
5. To minimise pollution and to remediate contaminated land	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	MT- LT	P	Reliance on the NPPF provides an overarching approach to this objective and seeks enhanced access. However this is not the main focus of the approach in regard to this policy / indicator and the effects are considered neutral.
7. To increase the provision of green infrastructure.	+	MT-LT	P	Promoting new access routes and pathways directly contributes to GI enhancements. Public rights of way are the subject of NPPF paragraph 98; policies and decisions should protect and enhance such rights of way and access. The local planning authority should take into account the possibility of adding links to existing rights of way networks. Paragraph 168 seeks to protect coastal managed routes. As such the NPPF provides a positive framework against this indicator.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and	++	MT- LT	P	The approach is compatible with the sustainability objective. The District contains extensive rural and coastal areas. The NPPF encourages the enhancement of access and public rights of ways and the maintenance and protection of managed coastal paths.

strengthening local distinctiveness and sense of place.				
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	LT	P	A high level of policy approach is provided in regard to the historic environment in the NPPF. The historic landscape comprises areas of landscapes as well as buildings. However, this is not the main focus of the approach in regard to this policy / indicator and the effects are considered neutral.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	MT-LT	P	Provision of public rights of ways and new green infrastructure into schemes and enhanced connectivity to wider networks can improve the quality, health and lifestyle and well-being of the population and is supported by the NPPF.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	+	M/T	P	Protecting and enhancing rights of way includes increasing connectivity to wider routes which connect town centres and local opportunities within towns and villages.
16. To reduce the need to travel and to promote the use of sustainable transport.	~	MT	P	Promoting provision, improved networks and access to open space on the one hand may increase use of sustainable transport but may also encourage further reliance on private transport given the rural nature of the District.

Policy CC 12 Trees, Hedgerows & Woodland - Alternatives Considered:

Policy ENV 6 Trees & Hedgerows (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST-MT	P	Protection of trees and hedgerows could in some circumstances restrict the efficient use of land purely in maximising the development of housing. However, this is not the focus of the policy and the impacts are considered neutral on this indicator.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	NA	N/A	N/A	

3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	Trees and vegetation have benefits in adapting to climate change by absorbing CO2, benefits to water quality and storage and ground stability. The effect envisaged though positive will be site specific and potentially minimal and longer term. Trees can also play an important role in cooling buildings and making development more adaptable to climate change.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST	P	The policy approach will directly protect and preserve biodiversity.
7. To increase the provision of green infrastructure.	++	ST-LT	P	Protection and consideration of trees and hedgerows provides a positive approach to Green Infrastructure and Biodiversity.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST-LT	P	Protection and consideration of trees and hedgerows provides a positive approach to Green Infrastructure, Biodiversity and the landscapes/townscapes of the District.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	ST-LT	P	Trees and hedgerows have an important function in preserving the setting of the historic environment and landscape.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST-LT	P	Trees and hedgerows have an important role in providing amenity and a positive impact on place setting.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	

15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy ENV 6A - Trees & Hedgerows – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	?	ST-MT	P	The NPPF requires consideration to be given to the protection of trees (it does not specifically refer to hedgerows) which could in some cases restrict the efficient use of land. The effects of this approach are considered uncertain against this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	NA	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	LT	P	Whilst the NPPF requires consideration to be given to the protection of trees (it does not specifically refer to hedgerows), which could have positive effects in relation to this objective, it does not provide specific criteria to guide development sufficiently to ensure delivery of wider environmental benefits. This approach would have a neutral effect on this indicator.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	ST	P	The NPPF sets out clear principles for decision making in relation to matters of biodiversity and geodiversity including protection of trees but lacks specific detail of how to deliver in relation to local priorities / circumstances, introducing uncertainty. This approach would have a neutral effect on this indicator.
7. To increase the provision of green infrastructure.	0	ST-LT	P	Reliance on the NPPF scores positive in the overarching approach to the protection of trees (it does not specifically refer to hedgerows), which could result in increased provision of green infrastructure but it lacks specific detail of how to deliver thereby introducing uncertainty. Overall the effects of this approach against this objective is neutral.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	ST-LT	P	Whilst the NPPF requires consideration to be given to the protection of trees, which could indirectly have positive effects in relation to this objective, it does not provide specific criteria to guide decisions in order to ensure delivery in relation to local priorities / circumstances. The effects of this approach are considered uncertain against this objective.

9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	ST-LT	P	The NPPF sets out clear principles for decision making in relation to matters of the historic environment and scores positive in the overarching approach to protection of trees (which could indirectly have positive effects in relation to this objective) but lacks the specific detail of how to deliver in relation to local priorities / circumstances, introducing uncertainty. This approach would have a neutral effect on this indicator.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0	ST-LT	P	Reliance on the NPPF scores positive in the overarching approach to the protection of trees which have an important role in providing amenity and a positive impact on place setting. However, this approach lacks specific detail of how to deliver in relation to local concerns thereby introducing uncertainty. Overall the effects of this approach against this objective is neutral.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy CC 13 Protecting Environmental Quality - Alternatives Considered:

Policy SD 13 Pollution & Hazard Prevention and Minimisation (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The policy seeks the efficient use of land through consideration of pollution. This would indirectly contribute to the objective through the consideration of sustainable transport and traffic generation. The policy scores positively through requiring the remediation of contaminated land to allow its re-use.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	ST	P	The policy specifically requires development to minimise and where possible reduce forms of pollution.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and	0	MT	P	The policy includes criterion around development having no detrimental effects on surface and ground water quality.

enhance water quality and quantity.				
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	++	ST- LT	P	The policy relates to the minimisation and remediation of contaminated land.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	MT	P	The policy includes criterion around development having regard to natural environment and environmental quality standards, ensuring that there are no unacceptable impacts.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	MT	P	The policy seeks to manage impacts of development.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT	P	Collectively the policy approach seeks to improve where people live. New development should minimise all types of pollution and where possible seek to reduce emissions and other pollution in order to protect the natural environment.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	0	MT	P	The policy is to make provision for development and the consideration of pollution, remediation of contaminated land. As such the approach supports this objective.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	The purpose of this policy is to minimise, and where possible reduce, all emissions and other forms of pollution, including light and noise pollution, and ensure no deterioration in water quality. As such the policy supports the delivery of the first part of this SA objective.
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	0	MT	N/A	The criterion includes the consideration to reduce all emissions. This would indirectly contribute to the objective through the consideration of sustainable transport and traffic generation.

Policy SD 13A - Pollution & Hazard Prevention and Minimisation – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	Reliance on the NPPF would in part have a positive effect on this objective by requiring the remediation of contaminated land thereby optimising the use of PDL. Lack of specific detail on which to base decisions results in a neutral effect.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	ST	P	Reliance on the NPPF which provides an overarching approach could result in inconsistent decision making. The results of which are uncertain.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	MT	P	This approach includes a requirement to prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution but lacks specific criteria to guide decision making the effects of which are uncertain.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	+	ST- LT	P	The NPPF sets out clear principles for decision making in relation to matters of pollution but lacks specific detail of how to deliver in relation to local priorities / circumstances, introducing uncertainty. Nevertheless this approach would have a positive effect on this indicator.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	MT	P	The NPPF sets out clear principles for decision making in relation to matters of pollution including requiring decision making to ensure that new development is appropriate for its location taking into account the effects of pollution on the natural environment. Lack of specific detail of how to deliver in relation to local priorities / circumstances results in inconsistent decision making. This approach would have a neutral effect on this indicator.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	MT	P	The NPPF sets out clear principles for decision making in relation to matters of pollution which contributes positively to the protection of the area but this overarching approach does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting	0	MT	P	The overarching approach of the NPPF scores positively against this objective. However, a lack of specific detail on which to base decisions in

healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				order to achieve the objectives results in a neutral effect.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	?	MT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. As such could result in uncertain effects against this objective.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	?	MT	P	This approach requires that development should, wherever possible, help to improve local environmental conditions; this would apply to economic development. However, a lack of specific detail on which to base decisions could result in uncertain effects against this objective.
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	0	MT	N/A	Reliance on the NPPF which provides an overarching approach but lacks specific criteria against which to make decisions could lead to inconsistent decision making. This approach is considered to have a neutral effect on this indicator.

Spatial Strategy Alternative Options

Policy SS 1 Spatial Strategy - Alternatives Considered:

Policy SD 3 Settlement Hierarchy (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	--	LT	P	The approach concentrates the majority of the growth into defined large growth towns and then smaller towns followed by to a lesser extent, 4 service villages. The majority of development will be on greenfield land, due to the limited opportunities for large scale growth on brownfield sites across the District A further 22 smaller villages are identified which in line with policy HOU1 will be required to deliver small scale growth of approx. 400 dwellings on yet to be identified sites. Along with windfall these sites will be a mix of brownfield and greenfield.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	Development will increase the production of waste. Through the concentration and coordination of plan led growth with the vast majority of development plan led, waste should be kept to a minimum and mineral locations avoided.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	LT	P	All new development will have an impact on water consumption. The policy will have a long term impact on water supply as it allocates for growth and facilitates demand in an area of water stress. The locational strategy has been informed by Anglian Water resource capacity and the Water Resource Management Plan and seeks to direct the majority of growth to existing urban areas where there is existing head room. Although the management plan confirms there is sufficient resource to meet anticipated growth, the plan outlines investment is required to ensure supply continues through the plan period. The specific impacts are dependent on a number of parameters, not least the effective use and management of available resources, WWT capacity, network capacity and associated investment and the requirement to upgrade wider facilities in some settlements in order to address environmental concerns. Site specific factors and the design and landscaping proposed will also be important in ensuring compatibility with this objective.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	The locational strategy has been prepared with regard to a number of parameters and constraints including the SFRA incorporating climate change allowances and Anglian Water Management Plan. The majority of growth is directed at existing settlements and site selection directs preferred sites to areas of low risk from all sources of flooding. The main urban areas are the better connected in relation to public transport and as such offers the best chance of promoting sustainable transport options and climate change resilience.
5. To minimise pollution and to remediate contaminated land.	+	MT	P	By directing growth to the main areas and supporting Infill development in the main the policy scores positively against this objective.

6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	ST	P	Compatibility with the objective will be dependent on specific sites. However, the need to deliver significant volume of housing to meet housing requirements in accordance with the spatial distribution will mean pressure on both urban brownfield sites and peripheral greenfield sites that have bio-diversity value. The approach however concentrates the majority of new development in areas where there is already existing built form and as a result less impacts are anticipated on the wider district. Fewer and larger sites provide the opportunity for substantive on site recreational provision which will assist in minimising the impacts of growth on the coastal European sites. The effects of such remain uncertain; a further GI and Recreational Avoidance and Mitigation Study (RAMs) is currently being undertaken which will assist in defining any impacts and appropriate mitigation.
7. To increase the provision of green infrastructure.	+	MT	P	By directing significant growth to larger sites and the fringes of larger settlements there is an increased opportunity to enhance and deliver new GI. The impact and contributions to GI provision of the other settlements will depend on the future identification of opportunities, and the scale of development.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	MT	P	The locational strategy has been informed by the Landscape Character Assessment 2018, and has taken into account the valued features of each landscape type. The two larger growth towns where the preferred option directs growth to, are identified as having greater capacity to accommodate growth without detrimental impact.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	MT	P	The historic environment includes town centres, and wider conservation areas as well as many rural buildings such as churches. The approach directs growth mainly to the fringes of the larger settlements. Impacts on historic town centres and listed buildings are site specific but the approach is considered to reduce these in the majority of allocations. In some of the smaller settlements the identification of sites could impact on the historic environment, however such impacts would be considered in the site selection process. The effects of which are unknown at this stage as smaller scale allocations will be in a later stage of the emerging Local Plan. The majority of growth can be delivered without significant harm.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	The policy sees the main growth directed towards the most sustainable locations in terms of access to services and as such provides the opportunity to support and enhance service provision. At the same time it seeks to provide for small scale growth in smaller growth villages reflecting the rural nature of the District.
11. To reduce crime and the fear of crime.	?	?	?	Such design requirements will need to be assessed through the planning application stage.

12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy seeks to provide new housing across the District in the most sustainable locations. The approach includes allocation of sites in service villages of high enough numbers to enable a proportion of affordable housing to be provided on site in each location.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	By directing all growth and addressing the identified needs the approach seeks to provide for the residential needs of the District. By locating growth in the larger towns and seeking small scale growth in the settlements with small scale services the approach is supportive of employment development and provides easy access to education – secondary in the first two tiers and primary in the majority of the smaller villages.
14. To encourage investment.	+	ST	P	The approach directs growth and hence investment into selected settlements. As such encourages more sustained investment into the larger towns in order to provide infrastructure improvements and support local services.
15. To maintain and enhance town centres.	++	MT	P	The approach is based on service provision. By directing growth to the larger towns the approach is seeking to support the town centres. Smaller scale growth directed at locations with services helps sustain local services.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT	P	The policy directs significant growth to the settlements that support public transport. Growth in the lower order settlements is less served by public transport and combined with the rural locations will lead to more reliance on the private car. The effect however remains positive as the substantial growth will support the existing public transport routes.

Policy SD 3A - Settlement Hierarchy – New settlement (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	--	LT	P	Such an approach would require substantial use of greenfield land and may impact on the potential of the limited existing brownfield sites in the District. It could however include the re-use of former airbases, such an approach is highly likely to involve both brownfield and greenfield.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	Development will increase the production of waste.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-	LT	P	All new development will have an impact on water consumption. Anglian Water Management Plan confirms there is sufficient water capacity to meet growth, the plan outlines investment is required to ensure supply continues through the plan period. A new settlement is likely to involve significant development on greenfield land and would require significant upgrades in related infrastructure which are not currently planned through. Site specific factors and the design and landscaping proposed will also be important in ensuring compatibility with this objective.

4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	-	LT	P	A new settlement would require significant new infrastructure and as such increase the requirement for resources in comparison to building adjacent to existing towns. It would however offer the opportunity to incorporate more modern layouts and adopt clear sustainability aims and allow greater reliance to future impacts of climate change. The size of the town required would likely be too small to become self-sufficient and as such lead to a reliance on services and employment elsewhere.
5. To minimise pollution and to remediate contaminated land.	-	MT	P	Due to the predicted use of greenfield land, higher demand for resources and the potential for the reliance of services elsewhere, given the relatively small scale of growth this option would score poorly against this objective.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	LT	P	Compatibility with the objective will be dependent on specific site circumstances.
7. To increase the provision of green infrastructure.	+	LT	P	By directing significant growth to a specific larger site there is the opportunity to incorporate open space requirements within the development from the design stage.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	-	MT	P	The delivery of a new town would have a negative impact on the landscape. The degree of impact would depend on the location and in which landscape character area it is located.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	MT-LT	P	The historic environment includes town centres, and wider conservation areas as well as many rural buildings such as churches. The approach would direct growth to a new rural area. Impacts on listed buildings / rural settings are site specific but the approach is considered to have the potential to impact on the wider historic environment in relation to considerations around the dispersed nature of the historic environment across North Norfolk. The effects are however not known.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0/-	LT	P	The approach would see the ability to design from scratch a settlement and include such considerations as the provision of infrastructure such as schools, health services and affordable housing. However, the scale required to address the allocated need is considered not large enough to support the provision of a range of services and would still result in a reliance on services across the District. Delivery could also be slow and may follow residential development.
11. To reduce crime and the fear of crime.	?	?	?	Such design requirements will need to be assessed through the planning application stage.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	-	LT	P	The approach would seek to concentrate growth in one part of the District, thus limiting access to new homes across the 373sq miles of the District (excluding the Broads Authority Area). The approach would also require a longer time frame to deliver homes by its very nature.

13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	-	LT	P	By directing all of the new residential growth to one location the needs of the dispersed population may not be served in relation to this objective. Delivery would also be over a long term and not help address immediate and short term needs.
14. To encourage investment.	+	ST	P	The approach would lead to investment in the District, however this would be concentrated into one area and may have knock on (negative) effects elsewhere in the District.
15. To maintain and enhance town centres.	-	MT	P	The approach would see the requirement for more local provision to support residential growth. However, given the scale of the development it may not be sufficient to support the full range of services and lead to a variety of destinations being chosen, spreading customer support across a number of towns. The quantitative and qualitative assessment undertaken in the 2017 retail study identified limited spending capacity to support new growth across the majority of the existing town centres. A concentration of retail investment in one location is likely to impact on investment in existing centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	?			The size of the town required would likely be too small to become self-sufficient and as such lead to a reliance on services and employment elsewhere. Delivery would be spread over a longer time period resulting in short term reliance on unsustainable modes of transport. However, this may be avoided if the location is on an existing rail network. Public transport provision should improve over the longer period. Location would be a significant factor here as many rural locations including former airbases are remote and lack suitable road networks.

Policy SD 3B- Settlement Hierarchy – Rural dispersal (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	--	LT	P	A dispersed approach to housing delivery would see development in a significant number of small rural communities and hamlets. Due to the limited amount of brownfield opportunities within most rural settlements, it is likely that development would require to be on agricultural land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	Development will increase the production of waste.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	--	LT	P	A dispersed approach is likely to require significant investment in water infrastructure and the upgrading of facilities in settlements. It may also require a reliance on soakaway rather than disposal and has the potential to impact on important groundwater source protection zones and principle aquifers.
4. To continue to reduce contributions to climate change and mitigate and	-	LT	P	A more dispersed strategy would lead to an increased number of smaller scale development across the District and could lead to greater

adapt against it and its effects.				requirements for resources and not benefit from economies of scale. It would also likely lead to an increased reliance and number of journeys in private car. It may also lead to greater pressure to build in areas which are currently identifies as areas of flood and impact on resilience measures.
5. To minimise pollution and to remediate contaminated land.	-	MT	P	Due to the predicted use of greenfield land, higher demand for resources and the potential for the reliance on private car, given the relatively scale of growth this option would score poorly against this objective.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	-	LT	P	Compatibility with the objective will be dependent on the specific site, however the increased reliance on greenfield sites and more dispersed development has the potential for more sporadic impacts.
7. To increase the provision of green infrastructure.	-	LT	P	A more dispersed strategy would lead to an increased number of smaller scale development across the District. Such development is unlikely to be able to contribute to the enhanced off site provision or deliver on site provision.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	-	MT	P	A more dispersed strategy would lead to an increased number of smaller scale development across the District. Such an approach would need to take into consideration the different landscape classifications and the varying valued features. The approach has the potential of delivering growth across significantly more of the landscape.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	MT-LT	P	The historic environment includes town centres, and wider conservation areas as well as many rural buildings such as churches. The approach would direct growth to significantly more locations across the District with the potential for harm to the historic environment, impacts on listed buildings / rural settings are site specific but the approach is considered to have the potential to impact on the wider historic environment in relation to considerations around the dispersed nature of the historic environment across North Norfolk. The effects are however not known.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0/-	LT	P	The approach could see new development across a wide variety of settlements and provide opportunities for living in the countryside. Due to the anticipate smaller nature of schemes they are unlikely to contribute to the delivery of affordable homes due to the thresholds required and as such not improve the District's affordability ratio.
11. To reduce crime and the fear of crime.	?	?	?	Such design requirements will need to be assessed through the planning application stage.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	-	LT	P	Due to the anticipate smaller nature of schemes they are unlikely to contribute to the delivery of affordable homes due to the thresholds required and as such not improve the District's delivery of affordable housing.
13. To encourage sustainable economic development and education/skills training	-	LT	P	By directing all of the new residential growth across the District in a dispersed way the

covering a range of sectors and skill levels to improve employment opportunities for residents.				opportunity to access services and employment are diminished.
14. To encourage investment.	+	ST	P	The approach would lead to investment in the District.
15. To maintain and enhance town centres.	0	MT	P	The approach would see the requirement for more local provision to support residential growth. However, given the small scale of the developments in rural communities it may not be sufficient to support the full range of services and lead to a variety of destinations being chosen, spreading customer support across a number of towns.
16. To reduce the need to travel and to promote the use of sustainable transport.	-	ST	P	The approach would lead to greater reliance on private car.

Policy SD 3C - Settlement Hierarchy – Settlement expansion with alternative distributions between places (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	--	LT	P	The approach concentrates the majority of the growth into defined large growth towns and then smaller towns followed by to a lesser extent 4 service villages. The majority of development, whatever the numbers, will be on greenfield land, due to the limited opportunities for large scale growth on brownfield sites across the District.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	Development will increase the production of waste.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-	LT	P	All new development will have an impact on water consumption. The policy will have a long term impact on water supply as it allocates for growth and facilitates demand in an area of water stress. The locational strategy has been informed by Anglian Water resource capacity and the Water Resource Management Plan and seeks to direct the majority of growth to existing urban areas where there is existing headroom. Altering the distribution may lead to a miss match between available capacity and would disregard the evidence.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	LT	P	The locational strategy has been prepared with regard to a number of parameters and constraints including the SFRA incorporating climate change allowances and Anglian Water Management Plan. The majority of growth is directed at existing settlements and site selection directs preferred sites to areas of low risk from all sources of flooding. The main urban areas are the better connected in relation to public transport and as such offers the best change of promoting sustainable transport options and climate change resilience. Altering the numbers could have both positive and negative effects on the specific locations with regard climate change.

5. To minimise pollution and to remediate contaminated land.	+	MT	P	By directing growth to the main areas and supporting Infill development in the main the policy scores positively against this objective.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	-	MT	P	A number of settlements are heavily constrained by environmental, landscape and heritage considerations. Compatibility with the objective will be dependent on specific sites. The distribution of development has been carefully informed by consideration of landscape and environmental constraints and this approach which would see higher numbers to the more constrained areas of the District could result in the release of land which is considered to be environmentally constrained.
7. To increase the provision of green infrastructure.	+	LT	P	By directing significant growth to larger sites and the fringes of larger settlements there is an increased opportunity to enhance and deliver new GI. The impact and contributions to GI provision of the other settlements will depend on the future identification of opportunities, and the scale of development.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	--	MT	P	A number of settlements are heavily constrained by environmental, landscape and heritage considerations. Compatibility with the objective will be dependent on specific sites. The distribution of development has been carefully informed by consideration of landscape and environmental constraints and this approach which would see higher numbers to the more constrained areas of the District could result in the release of land which is considered to be environmentally constrained.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	-	MT	P	A number of settlements are heavily constrained by environmental, landscape and heritage considerations. Compatibility with the objective will be dependent on specific sites. The distribution of development has been carefully informed by consideration of landscape and environmental constraints and this approach which would see higher numbers to the more constrained areas of the District could result in the release of land which is considered to be environmentally constrained.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0/-	LT	P	The distribution of growth has been carefully informed by a number of considerations and evidence, including pipeline developments. The approach sees the main growth directed towards the most sustainable locations in terms of access to services and as such provides the opportunity to support and enhance service provision. Significantly altering the distribution numbers has the potential to create a mismatch between the capacity of places to support growth in relation to jobs, infrastructure, and services and as such the potential to impact negatively on access to services and inequality.
11. To reduce crime and the fear of crime.	?	?	?	Such design requirements will need to be assessed through the planning application stage.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	LT	P	The policy seeks to provide new housing across the District in the most sustainable locations. The approach includes allocation of sites in service villages of high enough numbers to enable a proportion of affordable housing to be provided on site in each location. Altering the numbers across the District in the same locations could reduce provision in the smaller settlements but at the same time increase

				elsewhere. The effects although uncertain at settlement level remain positive in a broad sense.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	?	LT	P	The approach could see a mismatch between capacity of places to support growth and the available services.
14. To encourage investment.	+	ST	P	The approach would lead to investment in the District.
15. To maintain and enhance town centres.	?	MT	P	The approach would not be based on service provision and could lead to a mismatch between capacities of places to support growth having regard to the available services.
16. To reduce the need to travel and to promote the use of sustainable transport.	~	MT	P	The approach directs growth to the larger settlements with services but also a number of smaller settlements with varying degree of services. Higher numbers in the lower order settlements which are less served by public transport will lead to more reliance on the private car. Whereas higher numbers in the larger settlements could lead to less reliance on private car.

Policy SS 2 Development in the Countryside - Alternatives Considered:

Policy SD 4 Development in the Countryside (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	--	ST	P	There is limited PDL within North Norfolk and as such the majority of development is likely to occur on undeveloped land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	Development will increase the production of waste. Through the concentration and coordination of plan led growth, waste should be kept to a minimum. The policy provides a framework to consider which sort of development potentially would be allowed in countryside locations. Development that accords with the appropriate Minerals and Waste Development Plan is one such category.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-	MT- LT	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least WWT capacity, network capacity / investment and site specific / design.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	LT	P	Compatibility with this objective will depend on location and type of development. The policy specifies the type of development that would be acceptable in a countryside location in accordance with other more specific policies in the Plan. Development in the countryside could lead to more reliance on private car in relation to some types of development. Overall the effects remain uncertain.

5. To minimise pollution and to remediate contaminated land.	?	?	?	The approach has the potential to increase reliance on private car and increase emissions, however it also has the potential to remediate contaminated land in rural locations. The effects against the objective remain unknown and are scheme specific.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	ST- LT	P	Compatibility with this objective is likely to be dependent on location and scheme parameters.
7. To increase the provision of green infrastructure.	+	ST	P	It is unlikely that the approach would lead to additional provision in relation to the small scale nature of affordable housing schemes, however tourist and recreation development is likely to provide additional recreational opportunities including GI.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	ST	T/P	The approach could introduce development into the countryside and as such could impact on the wider landscape through the introduction of domestic, industrial and other forms of communication paraphernalia. The approach specifically states that development must comply with other policies in the Plan and as such the impacts are assessed as being neutral.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	ST	P	The policy allows for the provision of new housing and other forms of development in the countryside but does not identify specific sites. The approach has the potential to impact upon the historic environment, however the approach specifically states that development must comply with other policies in the Plan and as such the impacts are assessed as being neutral
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy is likely to bring positive benefits and improve access to affordable housing, open space and tourism, thus promotes a healthy lifestyle and helps in addressing inequality in the rural areas of the District.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy is likely to bring positive benefits and improve access to affordable housing, addressing inequality in areas outside settlements through assisting in the delivery of affordable housing in conjunction with a specific exception site policy in this Plan.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	The policy is likely to bring positive benefits by providing a framework to allow existing businesses to expand in a location where normally development would be prohibited.
14. To encourage investment.	+	ST	P	The approach has the effect of encouraging investment into the District.
15. To maintain and enhance town centres.	N/A	N/A	N/A	

16. To reduce the need to travel and to promote the use of sustainable transport.	-	ST	P	The policy is supportive of more dispersed growth and as such may increase reliance on private transport.
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Policy SD 4A - Development in the Countryside - Allow for more growth in the countryside policy area including the building of new homes in a more extensive range of locations (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	--	ST	P	There is limited PDL within North Norfolk and as such the majority of development is likely to occur on undeveloped land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0			Development will increase the production of waste. Through the concentration and coordination of plan led growth, waste should be kept to a minimum. The policy provides a framework to consider which sort of development potentially would be allowed in countryside locations. Development that accords with the appropriate Minerals and Waste Development Plan is one such category.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	--			All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least WWT capacity, network capacity / investment and site specific / design. Allowing more development over increased rural areas increases the potential to score negatively against this criteria.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	-	ST	P	Compatibility with this objective will depend on location and type of development. The approach would increase the amount of new building in often remote areas, result in additional commuting to jobs, services and facilities, and could lead to more reliance on private car in relation to some types of development. Overall the effects remain negative in relation to mitigate and adopt to climate change.
5. To minimise pollution and to remediate contaminated land.	?	?	?	The approach has the potential to increase reliance on private car and increase emissions however it also has the potential to remediate contaminated land in rural locations. The effects against the objective remain unknown and are scheme specific.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	-	ST- LT	P	Compatibility with this objective is likely to be dependent on location and scheme parameters however given that the approach would increase the amount and distribution of new building in often remote areas of the District the approach scores negatively in this case.
7. To increase the provision of green infrastructure.	-/0	ST	P	It is unlikely that the approach would lead to additional provision in relation to increased distribution of small scale development in rural locations.
8. To protect, manage and where possible enhance the special qualities of the areas'	-	ST	T/P	The approach could introduce development into the countryside on an increased scale and sporadic in nature.

landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.				
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	-	ST	P	The approach allows for the provision of additional new housing and other forms of development in the countryside but does not identify specific sites. The approach would increase the amount and distribution of new building in often remote areas of the District and as such given the wide spread historic environment scores negatively against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	-	ST	P	The policy is likely to improve access to countryside housing, however result in additional commuting to jobs, services and facilities, and risks undermining the rural character of the District.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy is likely to bring positive benefits and improve access to affordable housing, addressing inequality in areas outside settlements through assisting in the delivery of affordable housing in conjunction with specific exception site policy in this Plan.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	?	MT- LT	P	The approach is unlikely to result in substantial growth in relation to this objective, however, the effects are uncertain.
14. To encourage investment.	+	ST	P	The approach has the effect of encouraging investment into the District.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	--	ST	P	The approach is supportive of more dispersed growth and as such may increase reliance on private transport as many rural locations are not supported by sustainable transport options and are too distant from settlements with services. It would result in additional commuting to jobs, services and facilities.

Policy SS 3 Community-Led Development - Alternatives Considered:

Policy SD 2 Community Led Development (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL),	~	MT	P	The policy applies equally to towns and countryside and therefore community led development may come forward on PDL as well as greenfield.

buildings and existing infrastructure and protect the most valuable agricultural land.				
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	MT	P	The impact on waste generation is unclear. Any new site will produce additional waste, the exact impact and compatibility with this objective may depend on arrangements for recycling. Any sites assessment will include a review of mineral sites.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT	P	The impact of potential development through this policy on water consumption and quality are uncertain. Any development will need to have regard to specific water efficiency and design policies in this Local Plan. The policy is likely to bring forward limited new growth and the effects are considered to be neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	MT	P	New developments through this policy are likely to result in increased car journeys and increases in greenhouse gas emissions. The level of impact is envisaged to be small but will depend on the location and scale of development.
5. To minimise pollution and to remediate contaminated land.	?	MT	P	New developments through this policy are likely to result in increased car journeys and increases in greenhouse gas emissions. The level of impact is envisaged to be small but will depend on the location and scale of development.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	The policy refers to the requirement to ensure no significant harm will be caused to the surrounding countryside. Any impact will be site specific but will need to have regard to the Landscape Character Assessment study.
7. To increase the provision of green infrastructure.	+	MT	P	The policy supports development that is needed to support the vitality and viability of the community. This includes the provision of GI and open space. Given this, the effects are considered to be positive against this objective.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The policy refers to the requirement to ensure no significant harm will be caused to the character or setting of a settlement. Any impact will be site specific and will need to have regard to any conservation area appraisals and local circumstances and the Landscape Character Assessment study.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	MT	P	The policy refers to the requirement to ensure no significant harm will be caused to the character or setting of a settlement. Any impact will be site specific and will need to have regard to any conservation area appraisals and local circumstances and the Landscape Character Assessment study.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT	P	The policy seeks to give local communities greater say and control of locally specific development.

11. To reduce crime and the fear of crime.	+	MT	P	Facilitating the delivery of community initiatives and facilities provides the framework for the policy to score positively against the objective.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	MT - LT	P	Facilitating the delivery of community initiatives and facilities provides the framework for the policy to score positively against the objective. The policy is particularly supportive of additional growth and affordable housing provision above that contained in the Local Plan in line with identified local needs. Delivery of such is seen in the medium to long terms due to the limited number of neighbourhood plan groups across the District.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	++	MT- LT	P	Facilitating the delivery of community initiatives and facilities and local employment opportunities provides the framework for the policy to score positively against the objective. The policy is particularly supportive of additional growth. Delivery of such is seen in the medium to long terms due to the limited number of neighbourhood plan groups across the District.
14. To encourage investment.	+	MT	P	The policy provides the framework for local investment, whether it is financial or community.
15. To maintain and enhance town centres.	0	MT	P	The policy provides the framework for local community led development. This may take the form of small scale development in town centres but the scale of the development is unlikely to be large enough to impact on the identified town centres
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT	P	The policy seeks positive contribution to the community at a whole.

Policy SD 2A - Community Led Development – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	~	MT	P	The NPPF encourages the re-use of PDL and recognises the intrinsic value of the most versatile agricultural land. The policy applies equally to towns and countryside and therefore community led development may come forward on PDL as well as on greenfield land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	MT	P	The impact on waste generation is unclear. Any new site will produce additional waste, the exact impact and compatibility with this objective may depend on arrangements for recycling. Any sites assessment will include a review of mineral sites, which should be safeguarded in accordance with the NPPF.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	LT	P	The NPPF requires Plans to address water supply issues and new development should be planned to avoid increase in vulnerability to the range of impacts arising from climate change. Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
4. To continue to reduce contributions to climate	?	MT	P	New developments, through reliance on the NPPF, are likely to result in increased car

change and mitigate and adapt against it and its effects.				journeys and wider types of development as such there is the potential for increases in greenhouse gas emissions. The level of impact is uncertain but will depend on the location and scale of development.
5. To minimise pollution and to remediate contaminated land.	?	MT	P	The NPPF gives substantial weight to the opportunities to remediate contaminated land.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	The NPPF includes the presumption in favour of Sustainable Development and in the case where policies in the Local Plan are seen as out of date only grant planning permission if there is a clear reason to do so in the NPPF or adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.
7. To increase the provision of green infrastructure.	?	MT	P	Reliance on the NPPF includes the consideration of GI.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The landscape and townscape form an important part of the environmental dimension of sustainable development. The NPPF requires that planning policies should contribute to and enhance the natural and local environment including values landscapes, site of biodiversity and geodiversity, recognise the intrinsic character of the countryside and coastline. As such reliance on the NPPF would score positively against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	MT	P	As above.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	?	MT	P	The social strand of sustainable development revolves around strong, vibrant healthy communities. Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making.
11. To reduce crime and the fear of crime.	+	MT	P	Safe and accessible development is promoted by the NPPF.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	?	LT	P	Reliance on the NPPF which provides an overarching approach and is supportive of affordable homes does not provide a specific criteria to base decisions around in this policy matter and as such could lead to inconsistent decision making and restrict the ability of local communities to bring forward specific schemes for their benefit based on local need.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	?	LT	P	This option would result in a policy gap. It would not enable the Council to apply a policy in terms of how it responds to the local circumstances in relation to employment or be able to apply a protocol or a clear decision making framework.
14. To encourage investment.	-	MT	P	Reliance on the NPPF which provides an overarching approach and is supportive of investment does not provide a specific criterion to base decisions around in this policy matter and as such could lead to inconsistent decision

				making and a lack of investment in community facilities.
15. To maintain and enhance town centres.	?	MT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
16. To reduce the need to travel and to promote the use of sustainable transport.	-	MT	P	By not setting clear criteria for the types of development to be allowed through community development this approach could allow dispersed growth of land uses other than employment, thereby resulting in increased need to travel by unsustainable means.

Well Connected, Healthy Communities Alternative Options

Policy HC 1 Health & Wellbeing - Alternative Considered:

Policy HC1A Health and Wellbeing – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 19)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	NA	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	New developments are likely to result in increased use of resources and greenhouse gas emissions. However, investment into appropriate site specific proposals should assist in management and mitigation of the impacts of development.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access	?	ST-LT	N/A	Where a new development requires the provision of infrastructure the policy seeks to ensure appropriate developer contributions around the provision of on and off site infrastructure, including access, education,

to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				affordable housing, health and environmental considerations and scores positively on this indicator.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST-LT	P	Affordable housing will need to be secured through a planning obligation. The policy seeks the highest viable level of affordable housing.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST-LT	P	The approach is likely to bring investment and infrastructure provision.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	?	ST-LT	P	The policy is likely to bring investment and infrastructure provision which could increase car use. Investment would also be in pedestrian and travel plans for alternative methods of transport.

Policy HC 2 Provision & Retention of Open Spaces - Alternatives Considered:

Policy ENV 7 Open Space & Local Green Spaces (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	The provision of open space within developments could in some circumstances restrict the efficient use of land purely in terms of the maximisation of housing development. Development needs to be of an appropriate density reflecting multiple functions. However, such matters are not the focus of this approach and the impacts are considered neutral on this indicator.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	MT	P	By ensuring open space provision and restricting development on designated open spaces the policy impacts positively onto infiltration rates, water runoff and storage. This is not the focus of the policy, nevertheless is an indirect consequence and hence scores positively against this objective.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	M/T	P	Open space helps counter the effects of climate change by enhancing biodiversity, providing increased recreational space, increased infiltrations and providing areas for biodiversity. Although this is not the main the focus of this policy it does sets a positive framework in relation to this objective.

5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST-LT	P	The provision, enhancement and mitigation on open space scores positively against this SA objective.
7. To increase the provision of green infrastructure.	++	ST	P	The approach is based on the production of up to date assessment of the need for Open Space, Sport and recreation facilities. As such it is positive to setting a strategy to deliver new Open Space provision and contribute to wider enhancements to the District's GI provision. Updated qualitative and quantitative evidence is expected in Summer 2019.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST- MT	P	The policy is compatible with the sustainability objective. Open Space in the District forms a large part of the landscape and its management and enhancement is a positive step.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	MT	P	The historic landscape comprises areas of landscapes as well as buildings. The policy approach applies equally to this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST- LT	P	Provision of Open Space, restricting development and enhanced connectivity to wider networks can improve the quality, health and lifestyle and well-being of the population.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	

16. To reduce the need to travel and to promote the use of sustainable transport.	~	MT	P	Although the policy supports Open Space provision, it is likely to be used more for recreational purposes. This in itself may promote more local recreation but is unlikely to result in sustained use of sustainable transport in peak times.
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Policy ENV 7A - Open Space & Local Green Spaces – Not introduce a policy and instead rely on national policy, standards and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	Development needs to reflect and incorporate the multiple functions of land into proposals and the NPPF requires that Plans plan positively for recreation and open space. Reliance on the NPPF would provide overarching support but would not provide a specific criterion to base decisions around. However, this is not the focus of the policy and the impacts are considered neutral on this indicator.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	MT	P	By promoting open space provision, reliance on the NPPF as a whole impacts positively on to infiltration rates, water run-off and storage and hence this objective.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	M/T	P	Open space helps counter the effects of climate change by providing increased recreational space, increased infiltrations and providing areas for biodiversity. Although this is not the main focus of the approach in this policy the NPPF sets a positive framework in relation to this objective.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	ST-LT	P	The NPPF promotes access to open spaces, and opportunities for sport and physical activity. A high level of policy protection is given to <u>existing</u> open space, sports and recreational buildings by NPPF paragraph 97 and public rights of way should be protected through decisions and policies. Utilising the broader NPPF requirements, reliance would require that the natural character and beauty is conserved and where possible enhanced, recognising its intrinsic character, beauty and wider benefits from natural capital and ecosystems services. However this is not the main focus of the approach in regard to this policy / indicator and reliance on the approach would result in less clear local decision making and would have a neutral impact on this indicator.
7. To increase the provision of green infrastructure.	+	ST	P	The NPPF promotes access to open spaces, and opportunities for sport and physical activity as well as requiring decisions to protect rights of way and sets high-level principles in regard to recreational buildings on open space, including sports fields. Reliance on the NPPF includes a requirement to base decisions and plans on up

				to date assessment of need and as such is positive against this objective.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST- MT	P	The policy is compatible with the sustainability objective. A high level of policy protection is given to <u>existing</u> open space, sports and recreational buildings by NPPF paragraph 97 and public rights of way should be protected through decisions and policies. The NPPF and guidance provides for identification of, and gives protection to, Local Green Space.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	MT	P	A high level policy approach is provided in regard to the historic environment in the NPPF.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST- LT	P	The NPPF promotes access to open spaces, and opportunities for sport and physical activity as well as requiring decisions to protect public rights of way and sets high-level principles in regard recreational buildings on open space including sports fields. As such it is positive against this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	~	MT	P	Promoting provision, improved networks and access to open space on the one hand may increase use of sustainable transport but may also encourage further reliance on private transport given the rural nature of the District.

Policy HC 3 Provision & Retention of Local Facilities - Alternatives Considered

Policy SD 6 Provision & Retention of Local Facilities and Services (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the	N/A	N/A	N/A	

most valuable agricultural land.				
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	MT	P	The impact on waste generation is unclear. Any new site will produce additional waste, the exact impact and compatibility with this objective may depend on arrangements for recycling. Any sites assessment will include a review of mineral sites.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT	P	The impact of potential development through this policy on water consumption and quality are uncertain. Any development will need to have regard to specific water efficiency policies and design in this Local Plan. The policy is likely to bring forward limited new growth and the effects are considered to be neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	MT	P	New developments through this policy are likely to result in improved facilities in selected settlements as well as smaller settlements. This could result in less car journeys and greater retention of spending in local communities. The level of impact is envisaged to be small but will depend on the location and scale of development.
5. To minimise pollution and to remediate contaminated land.	0	MT	P	New developments through this policy are likely to result in reduction of need to travel long distances and reduce greenhouse gas emissions. The level of impact is envisaged to be small but will depend on the location and scale of development.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscape and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy seeks to give local communities greater access to facilities.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good	N/A	N/A	N/A	

quality, suitable and affordable home to meet their needs.				
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST	P	The policy provides the framework for local investment.
15. To maintain and enhance town centres.	+	MT	P	The policy provides the framework that supports the retention of important local services in selected settlements.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT	P	The policy seeks positive contribution to the community as a whole and could contribute to the reduction in the need to travel.

Policy SD 6A - Provision & Retention of Local Facilities & Services – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	MT	P	The impact on waste generation is unclear. Any new site will produce additional waste, the exact impact and compatibility with this objective may depend on arrangements for recycling. Any sites assessment will include a review of mineral sites.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT	P	The impact of potential development through this policy on water consumption and quality are uncertain. Any development will need to have regard to specific water efficiency policies and design in this Local Plan. The policy is likely to bring forward limited new growth and the effects are considered to be neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	MT	P	The NPPF gives support for a prosperous rural economy and the retention of accessible local services and community facilities. Reliance is likely to result in further growth pressures for residential housing and other developments such as rural tourism. This approach may restrict development to those more accessible communities, however there is scope in the NPPF to recognise the need to support rural communities beyond existing settlements. The level of impact on this objective is envisaged to be small but will depend on the location and scale of development.
5. To minimise pollution and to remediate contaminated land.	0	MT	P	New developments through this policy are likely to result in reduction of need to travel long distances and reduce greenhouse gas emissions. The level of impact is envisaged to be small but will depend on the location and scale of development.

6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	Planning policies and decisions should ensure that new development is appropriate. The NPPF sets out clear principles for decision making in relation to matters of biodiversity and geodiversity. This approach scores positively in this respect. However, this is not the focus of this specific topic and therefore the indicator is considered not applicable in this instance.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	ST	P	Overarching decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. However reliance on the NPPF may not provide a specific criterion to base decisions around in this policy matter and as such could lead to inconsistent decision making and uncertain effects.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	N/A	N/A	The landscape and townscape form an important part of the environmental dimension of sustainable development. Historic buildings will be protected from development in accordance with the NPPF. The NPPF sets out high level criteria that development should follow in relation to this objective, however by not taking into consideration specific local considerations the approach could lead to inconsistent decision making in relation to this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	?	ST	P	This option would result in an uncertain outcome in terms of performance against sustainability objectives. The approach would be more vulnerable to national policy changes and does not create a clear decision making framework at a local level. Although the NPPF requires a positive planning around local services including to guard against unnecessary loss it does not set out detailed local criteria or priorities for decision making in this instance. Reliance is therefore uncertain.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	?	ST	P	The approach provides the broad framework for investment but provides little direction
15. To maintain and enhance town centres.	?	MT	P	The approach provides a broad framework that supports the retention of important local services. However reliance on the NPPF may not provide a specific criterion to base decisions around in this policy matter and as such could lead to inconsistent decision making and uncertain effects.

16. To reduce the need to travel and to promote the use of sustainable transport.	?	MT	P	The approach provides a broad framework that supports the use of sustainable transport. However reliance on the NPPF may not provide a specific criterion to base decisions around in this policy matter and as such could lead to inconsistent decision making and uncertain effects.
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Policy HC 4 Infrastructure Provision, Developer Contributions & Viability - Alternative Considered:

Policy SD 5 - Developer Contributions and Viability (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	NA	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	ST-LT	P	The approach sets a policy framework for all new development contributing to sustainable urban drainage and the delivery of environmental infrastructure.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	New developments are likely to result in increased use of resources and greenhouse gas emissions. However, investment into appropriate site specific proposals should assist in management and mitigation of the impacts of development.
5. To minimise pollution and to remediate contaminated land.	+	ST- LT	P	The policy seeks to ensure appropriate developer contributions and scores positively.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST-LT	P	The policy seeks to ensure appropriate developer contributions and scores positively on this indicator.
7. To increase the provision of green infrastructure.	+	ST- LT	P	The policy seeks to ensure appropriate developer contributions and scores positively on this indicator.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and	N/A	N/A	N/A	

their settings including addressing heritage at risk.				
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST-LT	N/A	Where a new development requires the provision of infrastructure the policy seeks to ensure appropriate developer contributions around the provision of on and off site infrastructure, including access, education, affordable housing, health and environmental considerations and scores positively on this indicator.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST-LT	P	Affordable housing will need to be secured through a planning obligation. The policy seeks the highest viable level of affordable housing.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST-LT	P	The policy is likely to bring investment and infrastructure provision.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	~	ST-LT	P	The policy is likely to bring investment and infrastructure provision which could increase car use. Investment would also be in pedestrian and travel plans for alternative methods of transport.

Policy HC 5 Fibre to Premises (FTTP) - Alternative Considered:

Policy SD 8 Full Fibre to Premises (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and	N/A	N/A	N/A	

adapt against it and its effects.				
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	N/A	N/A	No effect.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	N/A	N/A	No effect.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy seeks to enable new development to provide for improved communications as standard.
11. To reduce crime and the fear of crime.	+	ST	P	Provision of reliable and full fibre communications could go some way to reducing the fear of crime and enabling bespoke measures to be installed for the vulnerable.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy scores well against this objective enabling the whole community to benefit equally.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	The provision of full fibre in employment generating development contributes to the establishment of a good and reliable communications network to support employment and education and scores positively against this objective.
14. To encourage investment.	++	ST	P	The rollout of such technology provides investment and also drives further investment by ensuring the wide spread provision of the necessary infrastructure.
15. To maintain and enhance town centres.	0	N/A	N/A	Likely neutral effect. Full fibre to premises will enable better communication.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST	P	The installation of full fibre can enable more opportunities to work from home and help to reduce peak transport.
Potential Mitigation Measures: The policy scores well against the relevant indicators. Sympathetic design of new supporting facilities could help mitigate any negative impacts that could occur on the street scene and public realm through necessary infrastructure.				

Policy HC 6 Telecommunications Infrastructure - Alternatives Considered:

Policy SD 9 Telecommunications Infrastructure (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	?	?	?	Technical considerations and requirements of some infrastructure will dictate that a countryside location is required. However the policy requirements seek to minimise new infrastructure and share existing platforms.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST-LT	P	The policy specifically sets criteria around the avoidance of any unacceptable impact on the North Norfolk landscape and that it is demonstrated the least environmentally intrusive option is selected.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST-LT	P	The policy includes criteria around unduly detrimental impacts on landscape and townscape. New technology is emerging that may require smaller and more frequent transmitters so although the policy provides compatibility with the SA objectives it remains uncertain what those impacts may be. The policy sets a positive framework around the siting and appearance in the AONB, The Broads, and the historic environment.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	ST-LT	P	The policy includes criteria around unduly detrimental impacts on landscape and townscape. New technology is emerging that may require smaller and more frequent transmitters so although the policy provides compatibility with the SA objectives it remains uncertain what those impacts may be. The policy sets a positive framework around the siting and appearance in the AONB, The Broads, and the historic environment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and	+	MT- LT	P	The policy seeks to ensure that all residential and employment developments consider mobile telecommunication requirements and as such is positive towards this objective.

opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	A good telecommunication network is essential to the development of the local economy and the policy is compatible with this objective.
14. To encourage investment.	+	ST- LT	P	The policy provides the framework for investment.
15. To maintain and enhance town centres.	+	MT	P	The approach sets framework around consideration of wall mounted installations in relation to the character of a building. Many of the town centres in the District are also in conservation areas and as such this local distinction has the potential to enhance and scores positively against the objective.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT-LT	P	The policy allows for improvements in the network as such improved communication can enable more opportunities to work from home and help to reduce peak transport on the road network as well as allowing public transport in rural areas, investment in better communications, thus promoting sustainable transport.

Policy SD 9A - Telecommunication Infrastructure - Introduce a policy that supports the provision of telecommunications infrastructure but does not have policy controls on sharing, siting and appearance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	?	?	?	Technical considerations and requirements of some infrastructure will dictate that a countryside location is required. However the approach requirements seek to minimise new infrastructure, share existing platforms and keep new masts to a minimum.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and	N/A	N/A	N/A	

adapt against it and its effects.				
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	~	ST	P	The approach would not specifically provide a framework to assess this objective. There will be a reliance on non-locally specific considerations with the potential that the approach would impact on the Council's ability to deliver on the Plans overarching objectives adequately.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	~	ST	P	Such an approach would not allow local considerations of sharing, siting and appearance to be considered in relation to the specific environmental considerations of the District. As such could result in uncertain effects against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	~	ST	P	Such an approach would not allow local considerations of sharing, siting and appearance to be considered in relation to the specific environmental considerations of the District. As such could result in uncertain effects against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT- LT	P	The approach seeks to ensure that all residential and employment developments consider mobile telecommunication requirements and as such is positive towards this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	A good telecommunication network is essential to the development of the local economy and the approach is compatible with this objective.
14. To encourage investment.	~	ST- LT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
15. To maintain and enhance town centres.	-	ST	P	By not considering the siting, sharing and appearance, installation could have a negative effect on the appearance of town centres and the many conservation areas across the District.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT-LT	P	The approach allows for improvements in the network, as such improved communication can enable more opportunities to work from home

				and help to reduce peak transport on the road network as well as allowing public transport in rural areas invest in better communications, thus promoting sustainable transport.
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Policy HC 7 Parking Provision - Alternatives Considered:

Policy SD 15 Parking Provision (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The policy seeks the integration of parking provision into the design element of a scheme and the use of appropriate standards. As such this scores positively against the efficient use of land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT	P	The policy seeks to ensure the provision of public infrastructure in relation to electric vehicle charging points & cycling and as such is seeking resilience in the plan and will mitigate climate change through encouraging more sustainable modes of travel.
5. To minimise pollution and to remediate contaminated land.	~	MT	P	The policy maintains the use of the motor vehicle, however, encourages the provision of charging points which will support the switch to cleaner travel.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	

10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy approach would see parking provision considerations incorporated into design and public infrastructure.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy approach would see parking provision considerations incorporated into design and contribute to the provision of good quality homes suitable to the occupier's need.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	Policy seeks to maintain local parking provision that supports towns and the provision of adequate parking with new proposals and as such is a positive approach in line with the first part of this objective.
14. To encourage investment.	+	MT	P	The approach seeks investment into appropriate sustainable transport and parking provision.
15. To maintain and enhance town centres.	+	ST	P	Through the maintenance of parking provision that supports spaces to town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST	P	The policy seeks to ensure the provision of public infrastructure in relation to electric vehicle charging points & cycling.

Policy SD 15A - Parking Provision – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	?	ST	P	The overarching approach of the NPPF lacks the locally informed criteria to ensure that parking provision is delivered in such a way as to promote the efficient use of land. The effect of which is uncertain.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	MT	P	The overarching approach of the NPPF lacks the locally informed criteria to ensure that parking provision is delivered in such a way as to contribute to the mitigation of the effects of climate change, for example by encouraging more sustainable modes of travel. The effect of which is uncertain.

5. To minimise pollution and to remediate contaminated land.	?	MT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	?	ST	P	The overarching approach of the NPPF lacks the locally informed criteria to ensure that parking provision is delivered in such a way as to positively contribute to the maintenance and improvement of the quality of where people live in a consistent manner. Overall the effect of which is uncertain.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	?	ST	P	Reliance on the NPPF would not ensure that parking needs are appropriately incorporated into development layouts which could impact on the provision of good quality homes that are suitable to the occupier's needs.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	0	ST	P	Whilst the overarching approach of the NPPF seeks to encourage sustainable economic development in relation to parking provision the lack of detailed criteria on which to judge proposals does not ensure positive effects against this objective.
14. To encourage investment.	0	MT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. Investment may be discouraged by this uncertainty. As such this approach would have a neutral effect on this indicator.
15. To maintain and enhance town centres.	0	ST	P	Whilst the overarching approach of the NPPF seeks to encourage maintenance and enhancement of town centres, in relation to parking provision the lack of detailed criteria on which to judge proposals does not ensure positive effects against this objective.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST	P	This approach requires that development proposals should ensure that appropriate opportunities to promote sustainable transport

				modes are incorporated into developments. In relation to parking provision lack of specific criteria could lead to inconsistent decision making which could reduce the effectiveness of this approach against this objective leading to a likely positive effect rather than a likely strong positive effect.
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Policy HC 8 Safeguarding Land for Sustainable Transport - Alternatives Considered:

Policy SD 17 Safeguarding Land for Sustainable Transport (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	?	ST	P	The approach ensures the appropriate use of previously developed land, buildings and existing infrastructure and as such accords with part of this objective. The effects will be dependent on relevant investment and remain uncertain.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	LT	P	The effects will be dependent on relevant investment and remain uncertain.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	~	LT	P	Some track beds are currently open space and as such enhance biodiversity. Development in the future may result in detrimental effects in this area.
7. To increase the provision of green infrastructure.	-	LT	P	The approach could reduce opportunities for green infrastructure enhancement should the existing track beds be developed in the future.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	

10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	The expansion of the rail network promotes access to services, re-use of railways and encourages more forms of sustainable transport.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	0	LT	P	The expansion of the rail network promotes access to homes.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	LT	P	The policy approach is to encourage sustainable economic development.
14. To encourage investment.	+	LT	P	The approach seeks investment into appropriate sustainable transport infrastructure.
15. To maintain and enhance town centres.	+	LT	P	Policy is helping to connect places through sustainable modes of transport.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	LT	P	Ensuring re-use of railways as forms of sustainable transport.

Policy SD 17A - Safeguarding Land for Sustainable Transport – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	?	ST	P	The overarching approach of the NPPF lacks the locally informed criteria to ensure that appropriate land will be safeguarded for sustainable transport use. This lack of certainty will not ensure the efficient use of land. The effect of which is uncertain.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	LT	P	This approach lacks the locally informed criteria to ensure that land is safeguarded for sustainable transport use in such a way as to ensure a positive contribution to the mitigation of the effects of climate change. The effect of which is uncertain.

5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	LT	P	The NPPF sets out clear principles for decision making in relation to matters of biodiversity and geodiversity but in respect of safeguarding land for sustainable transport use is not tailored to the local circumstances which could result in inconsistent decision making. This approach would have an uncertain effect on this indicator.
7. To increase the provision of green infrastructure.	-	LT	P	Safeguarding land for sustainable transport use under this approach could reduce the opportunities to provide green infrastructure resulting in a negative impact on this indicator.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	?	LT	P	This approach lacks the locally informed criteria to ensure that land is safeguarded for sustainable transport use in such a way as to ensure a positive effect against this objective. The effect of which is uncertain.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	?	LT	P	Reliance on the NPPF would not ensure that appropriate land is safeguarded for sustainable transport use which could indirectly impact on the provision of good quality homes that are suitable to the occupier's need. The effect is uncertain.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	0	LT	P	The approach could operate to increase the provision of sustainable transport links but without specific criteria to ensure that appropriate land is safeguarded the effects are neutral.
14. To encourage investment.	0	LT	P	Lack of specific requirements in this approach may discourage investment because of uncertainty. As such this approach would have a neutral effect on this indicator.
15. To maintain and enhance town centres.	?	LT	P	Reliance on the NPPF would not ensure that appropriate land is safeguarded for sustainable transport use, which could indirectly impact on town centres by uncertainty in connections for sustainable transport. The effect is uncertain.
16. To reduce the need to travel and to promote the use of sustainable transport.	~	LT	P	This approach requires that development proposals should ensure that appropriate opportunities to promote sustainable transport

				modes and to safeguard land for sustainable transport use are incorporated into developments. Lack of specific criteria against which to judge proposals could lead to inconsistent decision making which reduces the effectiveness of this approach against this objective leading to a mixed effect.
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Environment Alternative Options

Policy ENV 1 Norfolk Coast Area of Outstanding Natural Beauty & The Broads - Alternatives Considered:

Policy ENV 1 Norfolk Coast Area of Outstanding Natural Beauty & The Broads National Park (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	ST-LT	P	The policy supports appropriate small scale development in the AONB, setting clear parameters. Nevertheless it promotes a permissive approach to small scale development in rural areas and could result in the loss of agricultural land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	0	ST	P	The small scale development anticipated in the policy seeks to minimise pollution. Given the expanses of the AONB more dispersed growth for housing could result in the increased use of the private car, due to the limited availability of public transport in significant parts of the rural area. However, the nature of the AONB is that it incorporates some of the urban fringes of the larger towns, as such public transport exists. Sites could include brownfield sites.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	?	P	Compatibility with this objective will be dependent on specific sites, however the policy approach requires that the natural character and beauty is conserved and where possible enhanced.
7. To increase the provision of green infrastructure.	0	ST	P	Proposals for small scale development are unlikely to contribute to increased provision / enhancement of GI.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The AONB is extensive in North Norfolk. Most growth towns have already expanded into the designation. The landscape Character Assessment indicates that appropriately managed schemes can be delivered without significant harm in the landscape. While small scale development that meets identified local need in the main town fringes and other smaller settlements may strengthen local distinctiveness. The approach seeks to ensure appropriate protection is given to the

				conservation and enhancement of the special qualities of the AONB.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	?	?	The historic environment comprises the natural environment as well as the built environment. As above, the Landscape Character Assessment indicates that development can occur without significant harm if properly managed. Further small scale development may, as the policy envisages, bring opportunities for remediation and improvement of damaged landscapes but is site specific.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0	ST	P	Although the growth is likely to be on the fringes of many of the growth towns, there are numerous small villages in the AONB that the policy applies to; development could improve the quality of life due to its rural nature however, this may lead to restricted access to facilities and services. The small nature of envisaged growth (outside allocations) in these areas is unlikely to deliver improvements to service access or lead to establishment of new services as the planning obligations regulations restrict contributions to only those where it is directly related to a development.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	~	ST	P	Small scale development is likely to be under the threshold for on-site affordable housing provision. However as growth is dependent on local need, the policy would allow development in the form of exception sites.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	0	MT	P	With many towns already expanded into the AONB there is the potential for further fringe development. Its small scale growth though would have little effect in maintaining and enhancing the town centres. Development away from the main towns and in smaller villages introduces further choice in retail destinations with the nearest town not necessarily being the preferred choice.
16. To reduce the need to travel and to promote the use of sustainable transport.	-	MT	P	The policy applies to the fringes of towns that are in the AONB as well as the numerous small villages and rural areas. Although the towns are served by public transport, the potential for dispersed growth is likely to lead to increased reliance on private car use. The small nature of envisaged growth (outside allocations) in these areas is unlikely to deliver improvements to service access or lead to establishment of new services as the planning obligations regulations restrict contributions to only those where it is directly related to a development.

Policy ENV 1A - Norfolk Coast Area of Outstanding Natural Beauty & The Broads National Park – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	ST-LT	P	The NPPF seeks to protect valued landscapes rather than promote the efficient use of land in these locations.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	ST-LT	P	AONB in North Norfolk also includes extensive coastal areas. Plans should direct development away from these areas which are vulnerable to climate change impact. Reliance on the NPPF provides an overarching approach but does not specify how decisions are to be informed by local priorities. As such reliance on the NPPF could result in uncertain effects against this objective.
5. To minimise pollution and to remediate contaminated land.	?	ST	P	Reliance on the NPPF which provides an overarching approach to matters of pollution but lacks local criterion to base decisions on, could lead to inconsistent decision making. The effects of which are uncertain.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	?	P	The approach requires that the natural character and beauty is conserved and where possible enhanced recognising its intrinsic character, beauty and wider benefits from natural capital and ecosystems services. As such it lays out an overarching approach which although positive does not specify how decisions are to be informed by local priorities.
7. To increase the provision of green infrastructure.	0	ST	P	The approach is one of limited development in these valued areas, as such proposals for small scale development are unlikely to contribute to increased provision / enhancement of GI.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The NPPF places great weight to conserving and enhancing landscape and scenic beauty in areas that have the highest status of protection in relation to these issues. This includes land designated as AONB and the setting of the Broads.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	?	?	The NPPF gives weight to considerations in relation to this objective through references to cultural heritage. Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As

				such could result in uncertain effects against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	-	ST	P	The NPPF although promoting healthy lifestyle places great weight on conserving and enhancing the natural elements of the landscape in these designations. Major development should be refused unless exceptional circumstances prevail. As such there is the potential that reliance on the NPPF could lead to inconsistent decisions but also impact on the Council's ability to deliver growth in areas of identified local need.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	-	ST	P	The NPPF restricts development in areas of AONB. Given many of the Districts growth towns are constrained by this designation, reliance on this approach could result in restricted growth and a failure to meet identified needs.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	?	MT	P	Reliance on the NPPF would restrict growth in many of the growth locations that fall under the appropriate designations. The effect against this objective remains uncertain.
16. To reduce the need to travel and to promote the use of sustainable transport.	-	MT	P	The approach could cause displacement and as such more dispersed growth.

Policy ENV 2 Protection & Enhancement of Landscape & Settlement Character - Alternatives Considered:

Policy ENV 2 Protection and Enhancement of Landscape & Settlement Character (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	++	ST-LT	P	The policy seeks to protect the landscape and natural assets of the District in accordance with the findings of the Landscape Character Assessment and Landscape Sensitivity study.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate	+	ST-LT	P	The policy provides protection and seeks enhancement for the District's landscape

change and mitigate and adapt against it and its effects.				including ecological corridors, watercourses, woodlands and trees. As such has a positive effect on mitigation the effects of climate change especially in relation to Co2.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST- LT	P	Many different types of land within the District contribute to its biodiversity and geodiversity and this includes a significant contribution from undeveloped landscapes. The policy approach seeks proposals to demonstrate landscape protection, conservation and enhancements and as such is positive against this SA objective.
7. To increase the provision of green infrastructure.	++	ST- LT	P	Many different types of land within the District contribute to green infrastructure. The policy places a positive emphasis on protecting and enhancing landscape, directing development to lower sensitivity areas and where the impact on the landscape is minimised and requiring improved connectivity to surrounding GI.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST- LT	P	The approach has direct benefits in terms of preserving the distinctiveness and diversity of the landscape, townscapes and seascapes across the District.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	ST-LT	P	The approach recognises that the historic landscape comprises areas of landscapes as well as buildings. Where a feature of the historic environment is also an area of landscape sensitivity then the policy approach will contribute to this SA objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST-LT	P	In ensuring proposals are informed by and take into consideration the distinctive character landscapes types and character in the District the policy seeks to maintain and improve the quality of where people live.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	In ensuring proposals are informed by and take into consideration the distinctive character landscapes types and character in the District the policy seeks to enable appropriate economic development.
14. To encourage investment	N/A	N/A	N/A	
15. To maintain and enhance town centres.	+	ST	P	In considering conservation areas, many of which include town and village centres, the approach has direct benefits in terms of

				maintaining the distinctiveness and diversity of townscapes.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy ENV 2A - Protection and Enhancement of Landscape & Settlement Character – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST-LT	P	The NPPF includes guidance on making effective use of land and promotes the appropriate use of brownfield and undeveloped land. The re-use of brownfield land, the development of under-utilised land and buildings is supported, as is the optimisation of land. Planning policies should also recognise the intrinsic character of the countryside including the economic benefits of the most versatile agricultural land. Reliance on the NPPF which provides an overarching approach is generally supportive of this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	Meeting the challenge to climate change is a key component of the NPPF. In relation to this objective however the NPPF sets out broad approach by requiring policies to take into account local circumstances such as to reflect the character, needs and opportunities of an area. This option would have neutral impact on this objective, as it maintains the status quo.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST- LT	P	The NPPF sets out a set of high level principles which should be applied. It also specifically states that the overriding presumption in sustainable development does not apply where a plan or project is likely to have a significant effect on a habitat unless an appropriate assessment has concluded there will be no adverse effect to the integratory of the habitat's site.
7. To increase the provision of green infrastructure.	?	ST- LT	P	The NPPF places a positive emphasis delivery of green infrastructure for variety of reasons and calls for Plans to set out an overall strategy and to plan positively for the provision of shared space. Reliance on The NPPF although supportive would result in an uncertain outcome in terms of performance against this sustainability objectives
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and	++	ST- LT	P	Although national planning policy seeks to promote the delivery of housing the NPPF also does recognise that the countryside itself is worth protecting and in particular seeks that

seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.				decisions enhance the natural environment by protecting and enhancing valued landscapes. It lays out high level criteria / considerations in relation to this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	The NPPF gives weight to considerations in relation to this objective through references to cultural heritage. Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST-LT	P	The NPPF gives weight to considerations in relation to this objective through many interrelated references. It sets out a positive framework, influence decisions and considerations. However the degree of impact through reliance on the NPPF will depend on the content and scope of the other policies in conjunction with national policy and guidance.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	?	ST	P	The NPPF gives weight to considerations in relation to this objective. Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	?	ST	P	The NPPF gives weight to considerations in relation to this objective through references to viability and vitality of town centres. Reliance on the NPPF provides an overarching approach which would include consideration of landscape and townscape matters however it does not provide specific criteria to ensure consistent decision making in relation to these objectives
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy ENV 3 Heritage & Undeveloped Coast - Alternatives Considered:

Policy ENV 3 Heritage & Undeveloped Coast (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the	N/A	N/A	N/A	

most valuable agricultural land.				
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	MT	P	This approach provides for the relocation of development affected by coastal erosion.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The coastal area is extensive in North Norfolk. The management of its special qualities is considered in this policy approach. In allowing only development that requires a coastal location the policy seeks to protect and manage the special qualities.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	In allowing development that requires a coastal location the approach scores positively in relation to the coastal communities.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve	N/A	N/A	N/A	

employment opportunities for residents.				
14. To encourage investment.	+	ST	P	Policy approach provides a framework for investment into coastal communities and locations that would otherwise be considered under more restrictive policy approaches.
15. To maintain and enhance town centres.	0	ST	P	It is not considered that the approach would impact designated town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	~	ST	P	Supporting local coastal communities indirectly supports the coastal bus route. The Coastal Hopper however does not include all of the North Norfolk Coast, much of which is only accessible by private car.

Policy ENV 3A - Heritage and Undeveloped Coast – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT	P	Reliance on the NPPF which provides an overarching approach would bring positive effects but could result in lack of consistency in decision making.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	ST	P	Reliance on the overarching approach of the NPPF is likely to result in inconsistent decision making and lack of protection for local priorities / characteristics. The effects of such an approach are uncertain.

9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	?	ST	P	This approach would be a missed opportunity to have a locally informed policy that enhances the principles of the NPPF. The effects of which are uncertain.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	0	ST	P	Reliance on the NPPF provides an overarching approach which restricts development in these designated areas without defining any specific local priorities / strategies. This approach does not encourage investment.
15. To maintain and enhance town centres.	0	ST	P	This approach would have a neutral effect on this indicator. It is not considered that the approach would impact designated town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	?	ST	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.

Policy ENV 4 Biodiversity & Geodiversity - Alternatives Considered:

Policy ENV 4 Biodiversity & Geology (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural	+	ST	P	By protecting biodiversity and geodiversity and through the incorporation of biodiversity

processes and storage systems and to maintain and enhance water quality and quantity.				measures into development schemes, such schemes should maintain and or improve the infiltration of water aiding storage and also water quality.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	ST	P	By incorporating biodiversity into design and minimising the fragmentation of habitats the policy is contributing to the adaptation of the effects of climate change through the protection of habitats, and through urban design the management of surface water runoff, water quality and storage.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST	P	Many different types of land within the District contribute to its biodiversity and geodiversity. The policy approach seeks management of existing European sites and seeks net gains in biodiversity appropriate to the scale of development. The policy approach as such is positive against this SA objective.
7. To increase the provision of green infrastructure.	++	ST	P	Through seeking net gains in biodiversity, ecological networks and appropriate mitigation for increased recreational impacts associated with the new growth on the most protected European sites this policy approach scores positive in the requirements to increase GI.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST	P	Many of the District's landscapes include areas of special designation, while others contribute to the rich biodiversity and geodiversity of the District. The approach requires developers to consider positively biodiversity and geology and as such is a particularly positive approach.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	ST	P	The historic landscape comprises areas of landscapes as well as buildings. The policy approach applies equally to this objective and includes the biodiversity of buildings.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	In ensuring proposals are informed by and take into consideration the distinctive biodiversity and geology of the District the policy seeks to maintain and improve the quality of where people live. In particular the approach requires developers to mitigate the impacts of growth on European designated sites and that any such mitigation is in line with the emerging GI and Recreational Avoidance and Mitigation Strategy of the Council.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	In ensuring proposals take into consideration biodiversity and geology in a positive way the policy seeks to encourage sustainable economic development.

14. To encourage investment	N/A	N/A	N/A	
15. To maintain and enhance town centres	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy ENV 4A - Biodiversity & Geology – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	ST	P	The impact of potential development through this approach on water consumption and quality are uncertain.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	ST	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local circumstances. The effects of which are uncertain.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	The NPPF sets out clear principles for decision making in relation to matters of biodiversity and geodiversity. This approach scores positively in this respect albeit lacking specific criteria to ensure consistent decision making.
7. To increase the provision of green infrastructure.	0	ST	P	Reliance on the NPPF scores positive in the overarching approach to increase green infrastructure but lacks specific detail of how to deliver, introducing uncertainty. Overall the effects of this approach against this objective is neutral.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	ST	P	Reliance on the overarching approach of the NPPF is likely to result in inconsistent decision making and lack of protection for local priorities / characteristics. The effects of such an approach are uncertain.
9. To protect, manage and where possible enhance the historic environment and	?	ST	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.

their settings including addressing heritage at risk.				
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	?	ST	P	This approach would be a missed opportunity to have a locally informed policy that enhances the principles of the NPPF. The effects of which are uncertain.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	?	ST	P	The NPPF gives weight to considerations in relation to this objective. Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy ENV 5 Impacts on International & European sites, Recreational Impact Avoidance Mitigation Strategy - Alternatives Considered:

No Alternative Options considered.

Policy ENV 6 Protection of Amenity – Alternatives Considered:

Policy ENV 10 Protection of Amenity (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and	N/A	N/A	N/A	

enhance water quality and quantity.				
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	LT	P	The requirement to maintain protect and promote amenity scores positive with this indicator as it sets a framework to maintain and improve townscapes. The effects however are considered to be neutral.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	The purpose of the policy is to provide a set of principles which proposals have to have regard to that will result in improved design and amenity levels. Such an approach creates better places and improves people's lives.
11. To reduce crime and the fear of crime.	+	ST	P	The policy seeks positive consideration of over shadowing, and visual dominance and as such scores positive on reducing the fear of crime.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy is directly linked to improving the quality of design and the accessibility of all, to decent homes.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	+	MT-LT	N/A	Well-designed places, buildings and spaces increase the attractiveness of places which people want to use. This helps create vital footfall and viable town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy ENV 10A - Protection of Amenity – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	LT	P	Whilst the NPPF requires consideration to be given to the protection of amenity, which provides an overarching approach in respect of this indicator, it does not provide specific criteria to guide decisions in order to ensure delivery in relation to local priorities / circumstances. The effects of this approach are considered neutral against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0	ST	P	Whilst the NPPF requires consideration to be given to the protection of amenity, which scores positively against this indicator, it does not provide specific criteria to guide decisions in order to ensure delivery in relation to local priorities / circumstances. The effects of this approach are considered neutral against this objective.

11. To reduce crime and the fear of crime.	?	ST	P	Reliance on the NPPF does not provide specific criteria to guide decisions in order to ensure delivery against this objective. The effects of such an approach are uncertain.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	?	ST	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. As such could result in uncertain effects against this objective.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	?	MT-LT	N/A	Reliance on the NPPF, which does not provide detailed decision making criteria in relation to protection of amenity, could result in inconsistent decision making and missed opportunities to deliver against this objective. The effect is uncertain.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy ENV 7 Protecting & Enhancing the Historic Environment - Alternatives Considered:

Policy ENV 11 Protecting and enhancing the Historic Environment (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and	N/A	N/A	N/A	

designated and non-designated sites).				
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST-LT	P	A key element of the character of North Norfolk's landscape and townscapes is the historic environment and its heritage assets and conservation areas. The policy sets a framework to ensure that development proposals will not significantly harm heritage assets. It also requires proposals to supply sufficient information proportionate to the significance of the asset and the impact of the proposed development to enable the impact to be evaluated.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	ST-LT	P	The policy seeks to ensure the historic environment is protected, conserved and where possible enhanced. Development that results in substantial harm to a designated asset or its setting will only be allowed if there are substantial public benefits that outweigh the harm. As such the policy scores positive against this SA objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0	MT	P	By seeking to enhance and maintain the historic environment the policy contributes to this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents	N/A	N/A	N/A	
14. To encourage investment	N/A	N/A	N/A	
15. To maintain and enhance town centres	+	ST-LT	P	The District's towns have many heritage assets and include many conservation areas. Management, protection and enhancements will help to enrich the visitor experience and are a source of cultural interest which helps to maintain towns' vitality and viability.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy ENV 11A - Protecting and Enhancing the Historic Environment – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	ST-LT	P	The NPPF sets out clear principles for decision making in relation to matters of the historic environment which could indirectly result in a positive effects against this indicator but lacks the specific detail of how to deliver in relation to local circumstances, introducing uncertainty. The effect is neutral.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	ST-LT	P	The NPPF sets out clear principles for decision making in relation to matters of the historic environment but lacks the specific detail of how to ensure the historic environment is protected, managed and where possible enhanced which introduces uncertainty. Nevertheless, this approach would have a positive effect on this indicator.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy	0	MT	P	Whilst the NPPF places great emphasis on the importance of the historic environment, which could score positively against this indicator, it does not provide specific criteria to guide decisions in order to ensure delivery in relation to local priorities / characteristics. The effects of this approach are considered neutral against this objective.

lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	0	ST-LT	P	The District's towns have many heritage assets and include many conservation areas. Management, protection and enhancements will help to maintain the vitality and viability of town centres. The NPPF sets out clear principles for decision making in relation to matters of the historic environment but lacks the specific detail of how to ensure the historic environment is protected, managed and where possible enhanced which introduces uncertainty. The effect is neutral.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy ENV 8 High Quality Design - Alternatives Considered:

Policy ENV 9 High Quality Design (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	++	ST	P	In requiring proposals to demonstrate general conformity with the NNDC Design Guide, which sets out minimum densities, the policy approach sets out efficient use of land principles.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	ST	P	The policy seeks to maximise the opportunities for SuDS and as such sets a positive framework for the control, storage and quality of water.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	ST-LT	P	The policy seeks to deliver sustainable development through design by incorporating emphasis on energy efficient homes, managing water through SuDS and taking into consideration multi-functional benefits of materials.

5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	By retaining existing important landscaping and natural features the policy sets a positive framework against this objective.
7. To increase the provision of green infrastructure.	+	ST	P	The policy sets a requirement to maximise connectivity to the wider GI network and sets a positive framework against this objective.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscape and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The policy sets out a policy framework that takes account of landscapes including historic character and integrates into the surrounding area in terms of layout, form style and massing. The application of the policy will lead to positive impacts against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+			See text above.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	The purpose of the policy is to provide a set of design principles which when followed will result in improved design and ensure the special character and qualities of North Norfolk are maintained and enhanced. Such an approach creates better places and improves people's lives.
11. To reduce crime and the fear of crime.	++	ST	P	The approach requires the principles of Secured by Design to be incorporated and thus reduces opportunities for crime, terrorism and antisocial behaviour, creating safe, secure and accessible environments.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy is directly linked to improving the quality of design, and the accessibility for all, to decent homes.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	LT	P	Well-designed places, buildings and spaces increase the attractiveness of places and sense of place that in the longer term leads to greater investment.
15. To maintain and enhance town centres.	+	ST-LT	P	Well-designed places, buildings and spaces increase the attractiveness of places which people want to use. This helps create vital footfall and viable town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	0	ST-LT	P	The policy justification seeks the inclusion of electric charging points within schemes as part of overall design but is not a feature of the

				policy itself. As such there is likely to be a neutral effect against this objective.
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Policy ENV9A - High Quality Design – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	?	ST	P	Reliance on the NPPF provides an overarching approach to high quality design which could have positive effects in relation to this objective. Lack of specific detail could result in inconsistent decision making and uncertain outcomes.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	ST	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	Reliance on the NPPF which provides an overarching approach that could have positive effects in relation to this objective but does not provide specific criteria to ensure delivery of wider environmental benefits, could lead to inconsistent decision making. This approach would have a neutral effect on this indicator.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	ST	P	The NPPF sets out clear principles for decision making in relation to matters of biodiversity and geodiversity but is not tailored to the local circumstances which could result in inconsistent decision making. This approach would have a neutral effect on this indicator.
7. To increase the provision of green infrastructure.	0	ST	P	Reliance on the NPPF scores positive in the overarching approach to design and the provision of GI but it lacks specific detail of how to deliver at the local level, thereby introducing uncertainty. Overall the effects of this approach against this objective is neutral.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	ST	P	Whilst the NPPF places great emphasis on the importance of high quality design, which scores positively against this indicator, it does not provide specific criteria to guide decisions in order to ensure delivery in relation to local priorities / characteristics. The effects of this approach are considered uncertain against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0			The NPPF sets out clear principles for decision making in relation to matters of the historic environment and scores positive in the overarching approach to achieving high quality design but lacks the specific detail of how to deliver in relation to local priorities /

				circumstances, introducing uncertainty. This approach would have a neutral effect on this indicator.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	?	ST	P	Whilst the NPPF places great emphasis on the importance of high quality design, which scores positively against this indicator, it does not provide specific criteria to guide decisions in order to ensure delivery in relation to local priorities / characteristics. The effects of this approach are considered uncertain against this objective.
11. To reduce crime and the fear of crime.	?	ST	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	?	ST	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. As such could result in uncertain effects against this objective.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	0	LT	P	Well-designed places, buildings and spaces increase the attractiveness of places and sense of place that in the longer term leads to greater investment but a lack of specific detail to fully inform decision making could result in inconsistent design standards. Investment may be discouraged by this uncertainty. As such this approach would have a neutral effect on this indicator.
15. To maintain and enhance town centres.	0	ST-LT	P	Reliance on the NPPF should result in well-designed places, buildings and spaces that people want to use but a lack of specific detail to fully inform decision making could result in inconsistent design standards. As such this approach would have a neutral effect on this indicator.
16. To reduce the need to travel and to promote the use of sustainable transport.	0	ST-LT	P	Reliance on the NPPF which provides an overarching approach but lacks specific criteria against which to make decisions could lead to inconsistent decision making. This approach is considered to have a neutral effect on this indicator.

Housing Alternative Options

Policy HOU 1 Delivering Sufficient Homes - Alternatives Considered:

Policy HOU 1 – Housing Target for Market & Affordable Homes (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	LT	P	The policy seeks to deliver housing growth of no less than 10,200 new homes. There is limited PDL within North Norfolk and as such the majority of development is likely to occur on undeveloped land. Distribution is focused on the existing towns and the majority of large scale growth will be on greenfield land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	Development will increase the production of waste. Through the concentration and coordination of plan led growth, waste should be kept to a minimum and mineral locations avoided.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-	MT	P	All new development will have an impact on water consumption. The policy will have a long term impact on water supply as it allocates for growth and facilitates demand. The specific impacts are dependent on a number of parameters, not least the effective use and management of available resources, WWT capacity, network capacity and associated investment as well as site specific factors and the design and landscaping proposed. The locational strategy and approach has been informed by Base line data in this SA, Anglian Water resource capacity, the Water Resource Management Plan, and the SFRA. The Anglian Water Resource Management Plan (2019) does identify sufficient supply to accommodate growth in the plan period, however, once the impacts from climate change and increased resilience measures are taken into account the management plan shows a deteriorating base line supply – demand balance, resulting in a small combined water deficit across the Norfolk Coast Water Resource Zone which drives Investment from Anglian Water. Although there is sufficient supply identified to serve growth, the effects of the housing growth are negative on the overall supply of water.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	New development is likely to result in increased cars and car journeys and in the short term add to greenhouse gas. Greenhouse gas emissions from longer term reliance on cars may reduce as technology comes on stream. The location of the development and access to public transport options will also impact on this. The policy directs the larger number of dwellings to the larger settlements which have greater access to public transport, options are located away from main coastal areas and those at risk from climate change / coastal erosion and heightened flood risk. Directing growth to where services are considered to have the least impact on resources. This option is considered positive overall due to the majority of development

				being focussed where public transport is available.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	?	P	The policy seeks to direct the majority of growth to the existing towns. The majority of growth will be on greenfield locations on the fringe of settlements. Compatibility with the objective will be dependent on specific site detail. Growth will also bring with it increased visitor (local) pressure on the District's European sites, which if not carefully managed could have detrimental impacts.
7. To increase the provision of green infrastructure.	+	MT	P	Through residential development there is the opportunity to contribute to the creation of new GI, improve access to existing GI and to seek management improvements to the European sites. The urban extensions of North Walsham and Fakenham, along with the larger sites at Cromer, have the opportunity to increase GI provision due to their scale and the opportunities identified. The impact and contributions to GI provision of the other settlements will depend on the future identification of opportunities and will be informed by the emerging GI and RAMs strategies which could help in reducing pressure on European sites.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	LT	P	The policy seeks the allocation of new housing and its distribution to settlements. It does not identify specific sites. The distribution has been informed by consideration of environmental constraints, however the approach has the potential to impact upon the landscape and townscapes. Overall the approach is considered to be positive against this indicator. The distribution has been informed by the Landscape Character Assessment which indicates that housing delivery can occur without significant harm to the landscape / townscape in those larger areas. It remains that it is the specific allocations that will determine this rather than the tier of settlement where development is proposed.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	LT	P	The District has a rich historic culture. All options run the risk of impacting visually but it is the specific locations and sites that will determine this rather than the tier of settlement where development is proposed or overall numbers.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	All new development will contribute to promoting healthy lifestyles and access to services. The policy sees the main growth directed towards the most sustainable locations in terms of access to services and seeks to support and enhance service provision. At the same time it seeks to provide for small scale growth in smaller growth villages reflecting the rural nature of the District.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a	++	ST- LT	P	The policy seeks to provide new housing across the District. The housing target includes a

good quality, suitable and affordable home to meet their needs.				significant uplift to address affordable housing requirements as per the standard methodology. The approach includes allocation of sites in service villages of high enough numbers to enable a proportion of affordable housing to be obtained.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT-LT	P	By providing for residential growth and addressing the identified needs the approach seeks to provide for the residential needs of the District. By its very nature residential development is economic development. By locating growth in the larger towns and seeking small scale growth in the settlements with small scale services the approach is supportive of employment development. The minimum housing target however, does not include any additional uplift for economic growth or seek to address any specific labour market shortfall. The growth is instead driven by inward migration and retirement living. Although the policy will boost housing supply greatly, the population is aging rapidly and the effects on employment supply will entirely depend on attracting those of economic age.
14. To encourage investment.	++	ST- LT	P	By identifying overall housing numbers and the locations the approach is encouraging investment.
15. To maintain and enhance town centres.	++	MT- LT	P	The policy provides a supportive approach to the provision of new retail and leisure facilities across the District. These are located in a sequential way supporting town centre growth according to national policy. By directing growth to the larger towns the approach is seeking to support the town centres. Smaller scale growth directed at locations with services helps sustain local services.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT-LT	p	The policy directs significant growth to the settlements that support public transport. Growth in the lower order settlements is less served by public transport and combined with the rural locations will lead to more reliance on the private car. The effect however remains positive as the substantial growth will support the existing public transport routes.

Policy HOU 1A – Housing Target for Market & Affordable Homes - Set the overall housing target at 8,000 dwellings (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	LT	P	There is limited PDL within North Norfolk and as such the majority of development is likely to occur on undeveloped land even if the overall target is lowered.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	Development will increase the production of waste. Through the concentration and coordination of plan led growth, waste should be kept to a minimum and mineral locations avoided.

3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-	MT	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least the effective use and management of available resources, WWT capacity, network capacity and associated investment as well as site specific factors and the design and landscaping proposed. The Anglian Water Resource Management Plan (2019) does identify sufficient supply to accommodate growth in the plan period, however, once the impacts from climate change and increased resilience measures are taken into account the management plan shows a deteriorating base line supply. Setting a lower target could improve the situation but would still have a negative impact on this indicator.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	New development is likely to result in increased cars and car journeys and in the short term add to greenhouse gas. Greenhouse gas emissions from longer term reliance on cars may reduce as technology comes on stream. The location of the development and access to public transport options will also impact on this. The approach would still direct the larger number of dwellings to the larger settlements which have greater access to public transport options, and away from areas at risk of coastal erosion and heightened flood risk. This option is considered positive overall due to the majority of development being focussed where public transport is available.
5. To minimise pollution and to remediate contaminated land	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	?	P	The approach would still direct the majority of growth to the existing towns. The majority of growth will be on greenfield locations on the fringe of settlements. Compatibility with the objective will be dependent on specific site detail. Growth will also bring with it increased visitor (local) pressure on the District's European sites, which if not carefully managed could have detrimental impacts. Reducing the overall target by up to 25% has the potential to reduce the overall number of sites required, however the effects remain site specific and uncertain.
7. To increase the provision of green infrastructure.	+	LT	P	Through residential development there is the opportunity to contribute to the creation of new GI, improve access to existing GI and seeks management improvements to the European sites. Reducing the overall numbers may impact on the timescale of delivery of new open space and also result in smaller sites / contributions to this objective. Overall the approach would remain positive towards this indicator.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	LT	P	The approach seeks the allocation of new housing and its distribution to settlements. It does not identify specific sites. The distribution has been informed by consideration of environmental constraints, however the approach has the potential to impact upon the landscape and townscapes. Overall the approach is considered to be positive against this indicator. The distribution has been informed by the Landscape Character Assessment which indicates that housing delivery can occur without significant harm to

				the landscape / townscape in those larger areas. It remains that it is the specific allocations will determine this rather than the tier of settlement where development is proposed.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	MT	P	The District has a rich historic culture. All options run the risk of impacting visually but it is the specific site locations that will determine this rather than the tier of settlement where development is proposed or the overall numbers.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	-	LT	P	All new development will contribute to promoting healthy lifestyles and access to services. Lowering the housing target has the effect of not fully meeting the housing requirements of the District. If set at this level it is possible that insufficient homes would be built to satisfy existing and newly arising need. The figure would meet the SHMA and demographic projections but fail to address affordable need. Only 1,600 affordable homes would be provided, which is below the 2,000 required. If insufficient homes are built to meet identified needs this may result in further upward pressure on house prices and increase problems of dwelling affordability and inequality in the District.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	-	MT	P	The approach seeks to provide new housing across the District, however lowering the target would impact on the ability of the Council to meet the identified need for affordable housing. Relying on an approach that delivers insufficient affordable homes scores negatively against this indicator.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	0	MT-LT	P	The approach would meet housing requirements based solely on population and household projections. By locating growth in the larger towns and seeking small scale growth in the settlements with small scale services the approach still delivers economic growth in the housing sector. The approach however does not include any additional uplift for economic growth or address the affordable housing need in full. Although the approach will boost housing supply, the population is aging rapidly and the effects on employment supply will entirely depend on attracting those of economic age. The alternative would maintain the status quo.
14. To encourage investment.	++	ST- LT	P	By identifying overall housing numbers and the locations the approach is encouraging investment.
15. To maintain and enhance town centres.	+	MT- LT	P	The approach provides a supportive approach to the provision of new retail and leisure facilities across the District. These are located in a sequential way supporting town centre growth according to national policy. By directing growth to the larger towns the approach is still seeking to support the town centres. Smaller scale growth directed at locations with services helps sustain local services.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT-LT	p	The approach would still direct significant growth to the settlements that support public transport. Growth in the lower order settlements is less served by public transport and combined with the rural locations will lead to more reliance on the private car. The effect

				however remains positive as the substantial growth will support the existing public transport routes.
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Policy HOU 1B – Housing Target for Market & Affordable Homes - Set the overall housing target at 12,000 dwellings (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	--	LT	P	There is limited PDL within North Norfolk and as such the majority of development is likely to occur on undeveloped land even if the overall target is lowered. Increasing the number of homes would increase the pressure on the use of greenfield sites.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	-	LT	P	Development will increase the production of waste. Through the concentration and coordination of plan led growth mineral locations will be avoided. In seeking to deliver additional growth the approach would not be seeking to minimise waste.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	--	MT	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least the effective use and management of available resources, WWT capacity, network capacity and associated investment as well as site specific factors and the design and landscaping proposed. The Anglian Water Resource Management Plan (2019) does identify sufficient supply to accommodate growth in the plan period, however, once the impacts from climate change and increased resilience measures are taken into account the management plan shows a deteriorating base line supply. Setting a higher target would require more investment and result in higher demands for water as well as greater pressures on greenfield land. As such the approach would have a significant effect on this indicator.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	LT	P	A higher than required target could result in increased reliance on more remote sites including isolated airfields and or result in a different strategy such as a new settlement. As such is likely to result in increased cars and car journeys and in the short term add to greenhouse gas. Greenhouse gas emissions from longer term reliance on cars may reduce as technology comes on stream. The location of the development and access to public transport options will also impact on this. A greater requirement for resources and increased demand for energy over and above the evidenced need could impact negatively on adaption to climate change. The overall effects are considered uncertain.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and	-	LT	P	The exact impact will depend on sites location, however the impact on this indicator is likely to increase with the higher numbers as this will result in a higher take up rate of land.

designated and non-designated sites).				
7. To increase the provision of green infrastructure.	+	LT	P	Through residential development there is the opportunity to contribute to the creation of new GI, improve access to existing GI and seeks management improvements to the European sites.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0/-	LT	P	The approach seeks the allocation of increased numbers of new housing. It does not identify specific sites. The approach has the potential to impact upon the landscape and townscapes, however the impacts are likely to be greater based on the higher housing numbers and the impact this may have on the take up of land.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	MT	P	The District has a rich historic culture. All options run the risk of impacting visually but it is the specific site locations that will determine this rather than the tier of settlement where development is proposed or the overall numbers.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	All new development will contribute to promoting healthy lifestyles access to services. Increasing the housing target would provide greater choice and help to reduce deprivation and inequality.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	MT	P	The approach seeks to provide new housing across the District. Increasing the supply would be a positive impact on this indicator.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	0/-	MT-LT	P	The approach would exceed housing requirements. By its very nature residential development is economic development, however the growth may lead to the requirements for more dispersed growth and or result in a different strategy such as a new settlement. The approach runs the risk of delivering higher residential growth without job creation, access to employment will become harder.
14. To encourage investment.	++	ST- LT	P	By identifying overall housing numbers the approach is encouraging investment.
15. To maintain and enhance town centres.	+	LT	P	The approach provides a supportive approach to the provision of new retail and leisure facilities across the District by increasing population numbers and available spend.
16. To reduce the need to travel and to promote the use of sustainable transport.	0/-	MT-LT	p	The approach would exceed housing requirements and could result in increased reliance on more remote sites including isolated airfields and or result in a different strategy such as a new settlement. As such is likely to result in increased cars and car journeys and in the short term add to greenhouse gas.

Policy HOU 2 Delivering the Right Mix of Homes - Alternatively Considered:

Policy HOU 2 Housing Mix (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	ST	p	The approach outlines the required affordable housing percentage, market and affordable housing mix / tenure as well as setting when proposals should include self-build plots and specialist care options. As such the policy is directing the mix of homes rather than the number. The effects are neutral on the landscape and townscapes.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	The policy directly seeks to address the housing needs of the District ensuring that the appropriate type and tenure are available across the District. By seeking affordable housing, specialist accommodation and housing mix the policy is seeking a balanced approach, considering viability in order to provide appropriate housing across the District to meet people's needs.

11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST	P	The policy directly seeks to address the housing needs of the District by ensuring that the appropriate type and tenure are available across the District in order to meet their needs. The approach seeks to lower the threshold for affordable housing below that of major development in accordance with Designated Rural Areas, as promoted by para 63 NPPF. North Norfolk is a Designated Rural Area as described under section 157(1) of the Housing Act 1985.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	The approach would provide for a range of housing types and tenures for a wider spectrum of the District's population. As such scores positive in addressing opportunities.
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	0	ST	P	The approach outlines the required affordable housing percentage, market and affordable housing mix / tenure as well as setting when proposals should include self-build plots and specialist care options. As such the policy is directing the mix of homes rather than the number. Ensuring a wide variety of people's needs will support and enhance the vitality of town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy HOU 2A - Housing Mix – Do not include a housing mix policy and rely on the housing market to determine the types of homes built (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land	N/A	N/A	N/A	

6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	-	ST	p	The approach advocates leaving the type and tenure of development to the market and individual developers rather than seeking a mix that is informed by appropriate evidence. Such an approach would have negative impacts on local distinctiveness and sense of place.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	-	ST	P	The approach runs the risk that the right types of homes would not be provided and needs would not be addressed. It runs the risk that larger higher valued homes are developed instead of the required smaller homes and not provide for the different groups of the local communities.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	-	ST	P	The District has an aging population, not only does evidence support the provision of affordable housing and a concentration of 2 / 3 bed properties and a high level of affordable rent the over 65 age group is the fastest growing group in the District and have specific requirements that require addressing. Reliance on the market alone runs the risk that the right types of homes would not be provided and the full needs of the population would not be addressed. The NPPF requires policy to identify size, type and tenure of homes required. The approach would not allow the lowering of the threshold to below that of major development in line with the District's rural designation under section 157 of the Housing Act 1985.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	0	ST	P	Leaving the housing mix to the market would have a neutral effect on this indicator.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy HOU 3 Affordable Homes in the Countryside (Rural Exceptions Housing) - Alternatives Considered:

Policy HOU 3 Affordable Housing in the Countryside (Rural Exceptions Housing) (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	ST	P	There is limited PDL within North Norfolk and as such the majority of development is likely to occur on undeveloped land. The approach is specifically likely to result in the loss of agricultural land in the countryside.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-	LT	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least WWT capacity, network capacity / investment and site specific / design.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	N/A	N/A	Compatibility with this objective will depend on location rather than tenure. Development in the countryside could lead to more reliance on the private car in relation to some types of development and has the potential to increase emissions. The policy however seeks to direct such growth to those well related to existing settlements and facilities. Overall the effects remain uncertain.
5. To minimise pollution and to remediate contaminated land.	?	N/A	N/A	Sites could include brownfield sites, however being located on the outskirts of rural settlements will increase reliance on private vehicle use.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	ST- LT	P	Compatibility with this objective is likely to be dependent on location and scheme parameters.
7. To increase the provision of green infrastructure.	0	LT	N/A	Given the small scale nature of schemes and their tenure it is unlikely that the approach would lead to additional provision.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	LT	P	The policy allows for the provision of new housing in the countryside but does not identify specific sites. The approach has the potential to impact upon the landscape and townscapes, however the impacts are unclear as the policy does not directly refer to the specific site locations.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	LT	P	The policy allows for the provision of new housing in the countryside but does not identify specific sites. The approach has the potential to impact upon the historic environment, however the impacts are unclear as the policy does not directly refer to the specific site locations.

10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	The policy is likely to bring significant positive benefits and improve access to affordable housing, addressing inequality in the rural areas of the District.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST	P	The policy is likely to bring significant positive benefits and improve access to affordable housing, addressing inequality in the rural villages subject to local need.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST	P	The policy approach is likely to improve investment opportunities in rural communities.
15. To maintain and enhance town centres.	0	LT	P	Retention of those in need of affordable housing in the local community will help support and maintain rural services. The policy applies to the whole of the rural countryside area, and not specifically to those villages that have services.
16. To reduce the need to travel and to promote the use of sustainable transport.	-	MT- LT	P	The policy is supportive of more dispersed growth irrespective of a village's location and transport connections.

Policy HOU 3A - Affordable Housing in the Countryside – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	ST	P	There is limited PDL within North Norfolk and as such the majority of development is likely to occur on undeveloped land. The approach is likely to result in the loss of agricultural land in the countryside.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-	LT	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least WWT capacity, network capacity / investment and site specific / design.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	N/A	N/A	Compatibility with this objective will depend on location rather than tenure. Development in the countryside could lead to more reliance on the private car in relation to some types of development and has the potential to increase emissions. The policy however seeks to direct

				such growth to those sites well related to existing settlements and facilities. Overall the effects remain uncertain.
5. To minimise pollution and to remediate contaminated land.	?	N/A	N/A	Sites could include brownfield sites, however reliance on the NPPF could put pressure on the more rural parts of the District and will increase reliance on private vehicle use.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	ST- LT	P	Compatibility with this objective is likely to be dependent on location and scheme parameters.
7. To increase the provision of green infrastructure.	0	LT	N/A	Given the small scale nature of schemes and their tenure it is unlikely that the approach would lead to additional provision.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	LT	P	The policy allows for the provision of new housing in the countryside but does not identify specific sites. Reliance on the NPPF which provides overarching support for rural exception policies does not provide a specific criterion to base decisions around in this policy matter and as such could lead to inconsistent decision making.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	LT	P	The policy allows for the provision of new housing in the countryside but does not identify specific sites. Reliance on the NPPF which provides overarching support for rural exception policies does not provide a specific criterion to base decisions around in this policy matter and as such could lead to inconsistent decision making.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	?	ST	P	Reliance on the NPPF provides an overarching approach but does not provide a framework to base decisions on or allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	?	ST	P	Reliance on the NPPF provides an overarching approach but does not provide a framework to base decisions on or allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	0	ST	P	Reliance on the NPPF encourages investment in relation to affordable housing but does not set a framework for decisions to be taken.
15. To maintain and enhance town centres.	0	LT	P	This alternative would maintain the status quo, it does not provide a clear decision making framework in some respects, particularly with regard to the geographical areas it applies to.

16. To reduce the need to travel and to promote the use of sustainable transport.	-	MT- LT	P	The policy is supportive of more dispersed growth irrespective of a village's location and transport connections.

Policy HOU 4 Essential Rural Worker Accommodation - Alternatives Considered:

Policy HOU 4 Agricultural & Other Key Worker Accommodation (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	ST	P	There is limited PDL within North Norfolk and as such the majority of development is likely to occur on undeveloped land. The approach is likely to result in the loss of agricultural land in the countryside.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	ST	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least WWT capacity, network capacity / investment and site specific / design and the scale of the proposal. Given the small nature of policy the impacts are considered neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	LT	P	Compatibility with this objective will depend on location and individual circumstances. Given the declining economic base there is likely to be a low take up rate and hence the long term impacts are considered to be neutral in this effect.
5. To minimise pollution and to remediate contaminated land.	0	N/A	N/A	Sites could include brownfield sites. By locating on site could reduce the number of car journeys required.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	ST- LT	P	Compatibility with this objective is likely to be dependent on location and scheme parameters.
7. To increase the provision of green infrastructure.	0	LT	N/A	Given the small scale nature of schemes and their tenure it is unlikely that the approach would lead to additional provision.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	LT	P	The policy allows for the provision of essential new housing in the countryside but does not identify specific sites. The approach has the potential to impact upon the landscape and townscapes, however the impacts are unclear as the policy does not directly refer to the specific site locations. Development, however, is likely to be small scale and as such neutral.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	LT	P	The policy allows for the provision of essential new housing in the countryside but does not identify specific sites. The approach has the potential to impact upon the historic environment, however, the impacts are unclear but likely to be neutral as any development is

				limited to that which is needed and is likely to be small scale in nature.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	The policy is likely to bring positive benefits to specific key workers including that of Rural Workers.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST	P	The policy is likely to bring positive benefits to those that need to locate next to work related activities.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST	P	The policy approach is likely to improve investment opportunities in rural communities.
15. To maintain and enhance town centres.	0	LT	P	The approach is likely to have no effect on town centres
16. To reduce the need to travel and to promote the use of sustainable transport.	0	MT- LT	P	The policy is supportive of more dispersed growth however has positive benefits of living on site.

Policy HOU 4A - Agricultural & Other Key Worker Accommodation – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	ST	P	There is limited PDL within North Norfolk and as such the majority of development is likely to occur on undeveloped land. The approach is likely to result in the loss of agricultural land in the countryside.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	ST	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least WWT capacity, network capacity / investment and site specific / design and the scale of the proposal. Given the small nature of policy the impacts are considered neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	LT	P	The impact is considered to be neutral in relation to this objective.

5. To minimise pollution and to remediate contaminated land.	0	N/A	N/A	The NPPF provided support for rural workers with an essential need to live in the countryside. Sites could include brownfield sites. By locating on site could reduce the number of car journeys required.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	ST- LT	P	Compatibility with this objective is likely to be dependent on location and scheme parameters.
7. To increase the provision of green infrastructure.	0	LT	N/A	Given the small scale nature of schemes and their tenure it is unlikely that the approach would lead to additional provision.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	LT	P	The approach allows for the provision of essential new housing in the countryside for rural workers but does not identify specific sites. The approach has the potential to impact upon the landscape and townscapes, however the impacts are unclear as the policy does not directly refer to the specific site locations. Development, however, is likely to be small scale and as such neutral.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	LT	P	The approach allows for the provision of essential new housing in the countryside but does not identify specific sites. The approach has the potential to impact upon the historic environment, however, the impacts are unclear but likely to be neutral as any development is limited to that which is needed and is likely to be small scale in nature.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy is likely to bring positive benefits to specific rural workers.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy is likely to bring positive benefits to those that need to locate next to work related rural activities.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST	P	The approach is supportive of investment opportunities in rural communities.
15. To maintain and enhance town centres.	0	LT	P	The approach is likely to have no effect on town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	0	MT- LT	P	The policy is supportive of more dispersed growth however has positive benefits of living on site.

Policy HOU 5 Gypsy, Traveller & Travelling Showpeople's Accommodation - Alternatives Considered:

Policy HOU 5 Gypsy, Traveller & Travelling Showpeople's Accommodation (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	ST	P	The policy directs growth to sites outside settlement boundaries. These will principally be greenfield in nature.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT	P	The location and type of site, whether it be for an individual family or a transit use will be specific to the applications.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	N/A	N/A	Compatibility with this objective will depend on location. New sites on the edge of settlements are likely to increase reliance on cars and greenfield gas emissions. The level of impact will depend on the number of sites and locations.
5. To minimise pollution and to remediate contaminated land.	?	MT	P	All new sites will create some pollution. The policy allows development on PDL as well as greenfield. The effects are uncertain.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	N/A	P	The exact impact depends on the location of any new site. The proposed policy does not make any reference to considerations for these objectives.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The policy refers to the need to minimise landscape impacts. The impact will be site specific.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	MT	P	The policy approach makes no reference to the consideration of historic environment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy	+	ST-MT	P	The policy is addressing the specific needs of Gypsies and Travellers on a case by case basis. The approach supports the consideration of neighbours and amenity.

lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	+	MT	P	Providing for adequate provision of sites should limit the need and occurrence of unauthorised encampments. As such the policy scores positive against this objective.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	MT	P	The policy is supportive of applicants seeking to address their own needs through the application process. As such a clear policy direction is provided to ensure all groups have access to appropriate housing to meet their needs. The approach allows for the expansion of existing sites and or modest growth to address newly arising needs at a point in time.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	MT	P	The policy approach provides the framework for appropriate investment.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	0	N/A	N/A	The policy steers appropriate development to locations outside, but closely related to settlements, and as such is likely to encourage reliance on private vehicle use. The effects are likely to be neutral given the nomadic preferences of this group.

Policy HOU 5A - Gypsy, Traveller & Travelling Showpeople's Accommodation – Allocation of specific sites (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	ST	P	The approach would see the review of sites on the outside of settlement boundaries, including any previously developed sites. There is however limited PDL across the District. The 2017 needs assessment identified that need is derived from individual family units. As such the specific allocation of a site / sites in the local plan now may not address the individual needs of each family group or be the most effective way of utilising land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT	P	The approach would result in a specific site assessment in relation to this indicator.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	N/A	N/A	Compatibility with this objective will depend on location. New sites on the edge of settlements are likely to increase reliance on cars and add to greenhouse emissions. The level of impact will depend on the location of the site or sites.
5. To minimise pollution and to remediate contaminated land.	?	MT	P	All new sites will create some pollution. The approach would consider suitability of

				development on PDL as well as greenfield. The effects are uncertain.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	N/A	P	The exact impact depends on the location and size of any new site. Through allocation all site options would be assessed in relation to this objective.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	MT	P	Through allocation all site options would be assessed in relation to this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	MT	P	Through allocation all site options would be assessed in relation to this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	-	ST-MT	P	The identified need arises from a small number of families present in the District. The 2017 needs assessment identified a low requirement for up to 8 pitches spread equally over the plan period in 5 year cohorts. The need is derived for individual family units. As such the specific allocation of a site / sites may not address the needs of each family group. In these circumstances this approach is considered negative against this objective.
11. To reduce crime and the fear of crime.	+	MT	P	Providing specific site(s) should limit the need and occurrence of unauthorised encampments. As such the policy scores positive against this objective.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	-	MT	P	The identified need arises from a small number of families present in the District. The 2017 needs assessment identified a low requirement for up to 8 pitches spread equally over the plan period in 5 year cohorts. The need is derived for individual family units. As such the specific allocation of a site / sites may not address the needs of each family group. In these circumstances this approach is considered negative against this objective.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	MT	P	The allocation process provides the framework for appropriate investment.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	?	N/A	N/A	The nature of need in the District is based around existing family units. By seeking to allocate a site(s) development may not be located near to existing family connections. This could result in the generation of further trips.

Policy HOU 6 Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation - Alternatives Considered:

Policy HOU 6 Replacement Dwellings, Extensions & Annexed Accommodation (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The policy involves the replacement of existing dwellings and appropriate extensions. In doing so this policy has a positive effect on the efficient use of land and potentially reduces pressure for new land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST	P	All development will create waste however by facilitating the extension and replacement of dwellings it minimises the waste generation when compared to a new development.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	N/A	N/A	The policy does not create a new dwelling. The effects on water consumption are neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	LT	P	The policy facilitates replacement and or enlargement of existing dwellings as such it is expected to have a neutral effect.
5. To minimise pollution and to remediate contaminated land.	0	N/A	N/A	The policy will see expansion / replacement on an existing plot so will not materially increase pollution or remediate contamination. The effects are neutral.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	N/A	N/A	No effects, as the policy will not see the creation of a new dwelling outside the existing plot.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	Well-designed buildings can have a positive effect on the landscape and townscape. The policy includes consideration of landscape and character.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST	P	The loss / replacement of dwellings, especially those of smaller more traditional properties, impacts on the objective of managing and enhancing the historic environment. However, the character and built form continues to evolve and more modern designs / contemporary designs can add to the evolution of towns and villages. The approach put forward does however ensure consideration of the prevailing character of the area. Much of this is subjective though and the effects uncertain.

10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	By allowing existing homes to expand and provide for annexed accommodation, the policy allows for improvement in the quality of peoples / family lives.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	By allowing existing homes to expand and provide for annexed accommodation, the policy allows for improvement in the quality of peoples / family lives.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy HOU 6A - Replacement Dwellings, Extensions & Annexed Accommodation – do not seek to impose any size controls over replacement dwellings or house extensions and/or include more definitive criteria within the policy such as only allowing % increases in size or proportions of plot coverage (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	This approach involves the replacement of existing dwellings and as such promotes the efficient use of land by reducing the need for release of undeveloped land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	~	ST	P	All development will create waste, however by facilitating the extension and replacement of dwellings it minimises the waste generation when compared to a new development. Lack of controls over size of the development could result in additional waste generation. The effect is mixed.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	N/A	N/A	Lack of restriction on the size of extensions and replacement dwellings could result in unnecessary increase in water consumption.
4. To continue to reduce contributions to climate change and mitigate and	0	LT	P	The policy facilitates replacement and or enlargement of existing dwellings as such it is expected to have a neutral effect.

adapt against it and its effects.				
5. To minimise pollution and to remediate contaminated land.	0	N/A	N/A	The policy will see expansion / replacement on an existing plot so will not materially increase pollution or remediate contamination. The effects are neutral.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	N/A	N/A	Unrestricted increase in the size of this type of development could result in negative effects against this objective, however as the approach is restricted to sites of existing dwellings this is considered minimal. The overall effect is considered neutral.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	-	ST	P	This approach for unrestricted increase in size of the existing dwelling or use of fixed % or proportion increases would hinder the ability to allow for the individual merits of proposals to be taken into account. The effect could be negative.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	-	ST	P	This approach for unrestricted increase in size of the existing dwelling or use of fixed % or proportion increases would hinder the ability to allow for the individual merits of proposals to be taken into account. The effect could be negative.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	?	ST	P	Lack of restriction on the size of extensions and replacement dwellings could be viewed as improving the quality of life by supporting individual's desires for their homes, however over time this could result in the loss of smaller properties thereby creating inequality. The effect is considered uncertain overall.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	By allowing existing homes to expand and provide for annexed accommodation, the policy allows for improvement in the quality of peoples / family lives.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy HOU 6B - Replacement Dwellings, Extensions & Annexed Accommodation – limit the size of extensions and replacement dwellings with reference to the size of existing buildings on the site, apply in designated countryside area only (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The policy involves the replacement of existing dwellings and appropriate extensions in the countryside. In doing so this policy has a positive effect on the efficient use of land and potentially reduces pressure for release of new land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST	P	All development will create waste, however by facilitating the extension and replacement of dwellings it minimises the waste generation when compared to a new development.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	N/A	N/A	The policy does not create a new dwelling but could allow inconsistent decision making in relation to annexe proposals which could result in permitting detached annexes in the countryside thereby indirectly adding to water consumption. The effects are uncertain.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	LT	P	The policy facilitates replacement and or enlargement of existing dwellings in the countryside as such it is expected to have a neutral effect.
5. To minimise pollution and to remediate contaminated land.	0	N/A	N/A	The policy will see expansion / replacement on an existing plot so will not materially increase pollution or remediate contamination. The effects are neutral.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	N/A	N/A	This approach will not see the creation of a new dwelling outside an existing plot but could permit detached annexes in the countryside thereby could result in some negative effects against this objective. However, as the approach is restricted to sites of existing dwellings this is considered minimal. The overall effect is considered uncertain.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	Well-designed buildings can have a positive effect on the landscape and townscape. This approach includes consideration of character of the area.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST	P	The loss / replacement of dwellings, especially those of smaller more traditional properties, impacts on the objective of managing and enhancing the historic environment. The approach ensures consideration of the prevailing character of the area. Much of this is subjective though and the effects uncertain.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access	+	ST	P	By allowing existing homes to expand and or be replaced, subject to specific restrictive criteria, the policy allows for improvement in the quality of peoples / family lives.

to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	By allowing existing homes to expand the policy allows for improvement in the quality of peoples / family lives.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy HOU 7 Re-Use of Rural Buildings in the Countryside - Alternatives Considered:

Policy HOU 7 Re-use of Rural Buildings in the Countryside (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	This policy allows for the re-use of suitable existing buildings for alternative uses including the conversion of buildings to dwellings and as such is a positive influence on the use of land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST	P	All development will create waste, however by facilitating the re-use of buildings it minimises the waste generation when compared to a new development.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	N/A	N/A	The effects on water consumption are neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	LT	P	Compatibility with this objective will depend on location. Development in the countryside could lead to more reliance on the private car in relation to some types of development. Overall the effects remain uncertain
5. To minimise pollution and to remediate contaminated land.	0	N/A	N/A	The policy will see expansion / replacement on an existing plot so will not materially increase pollution or remediate contamination. The effects are neutral.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and	0	ST	P	Agricultural and other redundant buildings often provide important habitats for protected and priority habitats. Ecological surveys are required as part of the approach in order for an informed approach to be made. The approach includes

designated and non-designated sites).				consideration of affected species and adheres to the mitigation hierarchy to minimise harm and maximise benefits for biodiversity.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	-	ST	P	The approach could introduce residential development into the countryside and as such could impact on the wider landscape through the introduction of domestic paraphernalia.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	ST	P	The approach seeks to preserve and enhance the character and appearance of the building.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	By allowing for the re-use of existing buildings the approach allows for the improvement in quality of life.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The approach sets a clear policy approach in order to ensure all groups have access to appropriate housing to meet their needs.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	The policy seeks to bring vacant buildings or buildings no longer required for their former use back into use. This could be both commercial and or residential. As such the approach could increase the employment base and access to jobs across the District
14. To encourage investment.	+	ST	P	The approach has the effect of encouraging investment into the District.
15. To maintain and enhance town centres.	N/A	N/A	P	
16. To reduce the need to travel and to promote the use of sustainable transport.	-	ST	P	The policy is supportive of more dispersed growth and as such may increase reliance on private transport.

Policy HOU 7A - Re-use of Rural Buildings in the Countryside - Not allow the re-use of existing buildings in the countryside or limit the locations where such re-use would be acceptable (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing	-	ST	P	The approach seeks to limit the re-use of existing buildings as such it would fail to make efficient use of land.

infrastructure and protect the most valuable agricultural land.				
2. To minimise waste generation and avoid the sterilisation of mineral resources.	-	ST	P	All development will create waste, however by reducing the opportunities for conversion and re-use of buildings this approach could result in the need for new development thereby increasing the creation of waste.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	N/A	N/A	The effects on water consumption are neutral.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	LT	P	Compatibility with this objective will depend on location. Development in the countryside could lead to more reliance on the private car in relation to some types of development and is dependent on location. Overall the effects remain uncertain.
5. To minimise pollution and to remediate contaminated land.	-	N/A	N/A	The approach would fail to make efficient use of existing buildings and may increase the need to release greenfield sites for new development.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	ST	P	Agricultural and other redundant buildings often provide important habitats for protected and priority habitats. By restricting development in these circumstances the status quo is maintained.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	-	ST	P	The approach could introduce some residential and employment development into the countryside based on specific locations, equally the option of not allowing conversions and re-use could rule out the opportunity to improve landscapes and townscapes. Overall the restrictive approach is considered to score negatively against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	-	ST	P	The approach could introduce some residential and employment development into the countryside based on specific locations, equally the option of not allowing conversions and re-use could rule out the opportunity to improve the historic environment including the immediate setting. Overall the restrictive approach is considered to score negatively against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	-	ST	P	By restricting re-use of existing buildings the approach scores negatively. For some buildings ensuring that they are used productively may represent the best way to secure their long term maintenance and help provide for the housing and economic needs of the District.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and	-	ST	P	By restricting re-use of existing buildings the approach scores negatively. For some buildings ensuring that they are used productively may represent the best way to secure their long term

affordable home to meet their needs.				maintenance and help provide for the housing and economic needs of the District.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	-	ST	P	By restricting re-use of existing buildings the approach scores negatively. For some buildings ensuring that they are used productively may represent the best way to secure their long term maintenance and help provide the economic needs of the District and increase employment opportunities across the District.
14. To encourage investment.	-	ST	P	The approach has the effect of not supporting investment into the rural District.
15. To maintain and enhance town centres.	N/A	N/A	P	
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST	P	The approach would restrict development in the countryside and as such supports growth in more sustainable locations.

Policy HOU 8 Accessible & Adaptable Homes - Alternatives Considered:

Policy HOU 8 Accessible & Adaptable Homes (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	The policy approach is to ensure the right type and quality of dwellings are built.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and	N/A	N/A	N/A	

strengthening local distinctiveness and sense of place.				
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	ST	P	The policy directly seeks to address the housing needs of the District ensuring that the appropriate dwellings are built and that they are accessible and adaptable to meet the aging population people's needs. There is a historic deficit across all tenures and the population is aging. 39% of the population is projected to be over the age of 65 by 2036 with the over 80s increasing at the fastest rate. There will be an increase of 40% in the number of older people living on their own.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST	P	The District has a historical deficit of accessible and adaptable properties and a rapidly aging population well above national averages. 39% of the population will be over 65 by the end of the Plan. The proportion of over 80s is projected to rise from 9% to 44.6%. The policy directly seeks to address the housing needs of the District ensuring that the appropriate dwellings are built and that future adaptation is more readily possible and affordable.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	0/+	MT	P	The policy has a positive effect by enabling greater accessibility for longer.
14. To encourage investment.	0	ST	N/A	The policy approach encourages investment to focus on the specific needs of the District.
15. To maintain and enhance town centres.	0	MT	N/A	The policy allows people to stay in their homes longer, ensuring a wide variety of people's needs will support and enhance the vitality of town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy HOU 8A - Accessible and Adaptable Homes - Do not introduce the optional technical standards (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	The policy approach is to ensure the right type and quality of dwellings are built.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	

3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	--	ST	P	Not enacting the optional technical standards would impact on the quality of life across the District. The Plan would not be addressing the historical backlog of lack of accessible and adaptable housing or the increasing needs of the aging population.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	--	ST	P	Not enacting the optional technical standards would impact on the quality of life across the District. The Plan would not be addressing the historical backlog of lack of accessible and adaptable housing or the increasing needs of the aging population. 39% of the population is projected to be over the age of 65 by 2036 with the over 80s increasing at the fastest rate.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	0	MT	P	
14. To encourage investment.	0	ST	N/A	The approach is about the quality of homes rather than the quantity.

15. To maintain and enhance town centres.	0	MT	N/A	The approach would not support people to stay in their own homes for longer.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy HOU 9 Minimum Space Standards - Alternatives Considered:

Policy HOU 9 Minimum Space Standards (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	The policy does not direct growth to a particular location, but seeks the appropriate design and size of dwellings to meet people's needs. 69% of dwellings currently meet or exceed the national space standard for total area, with many larger dwellings significantly in excess of the standards. Ensuring that all house sizes, including those smaller and more typically required, are built to the required standard would result in no net loss in land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people	++	ST	P	In seeking best practice and evoking national standards for adequate internal room sizes and

live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				storage space from all development the policy sets a positive approach against this objective. Currently only 58% of swelling recently built meet one or more of the standards. The approach would also help address the requirement for adaptable and accessible properties.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST	P	In seeking best practice and evoking national standards for adequate internal sizes and storage space from all development the policy sets a positive approach against this objective.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	?	LT	P	The approach of introducing the standards could reduce risk in the market place as the products would be more attuned to home buyers' general aspirations.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy HOU 9A - Minimum Space Standards – Do not introduce the minimum space standards (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	The policy does not direct growth to a particular location, but seeks the appropriate design and size of dwelling to meet people's needs. 69% of dwellings currently meet or exceed the national space standard for total area, with many larger dwellings significantly in excess of the standards. Ensuring that all house sizes, including those smaller and more typically required, are built to the required standard would result in no net loss in land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land	N/A	N/A	N/A	

6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	--	ST	P	Not introducing a policy would not allow the Council to seek to meet the growing social & wellbeing needs of the population nor would it positively address housing needs of the market or redress the current under delivery of houses that meet the national space standards in the types of tenures which are most required in the District. The background paper shows that on average 58 % of dwellings recently completed did not meet one or more of the standards.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	--	LT	P	Not introducing a policy scores negatively against this objective. With approximately only 58 % meeting one or more of the standards current building practices are shown not to comply on average to the standards. Although smaller homes in general may match the historical character of some villages, such properties may also have a narrow appeal and are less desirable and socially sustainable in the longer term. The introduction of the minimum space standards could help reduce risk in the market place and ensure that the general aspirations of homebuyers for internal space and storage is met.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	?	LT	P	Not introducing the standards could increase the risk in the market place and affect the long term delivery of homes and creation of sustainable places.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Economy Alternative Options

Policy E 1 Employment Land - Alternatives Considered:

Policy ECN 1 Employment Land (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	~	ST	P	Reserving land specifically for employment uses may put some additional pressure on the release of undeveloped land and agricultural land for other development types. The approach includes retaining existing designated employment land and carries forward any remaining areas not built out for future employment use and therefore promotes the re-use of PDL.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-/?	MT	P	All new development will have an impact on water consumption. The policy will have a long term impact on water supply as it allocates for growth and facilitates demand. The specific impacts are dependent on a number of parameters, not least the effective use and management of available resources, WWT capacity, network capacity and associated investment as well as site specific factors and the design and landscaping proposed as well as the employment type proposed. The Anglian Water Resource Management Plan (2019) does identify sufficient supply to accommodate growth in the plan period, however once the impacts from climate change, and increased resilience measures are taken into account the management plan shows a deteriorating baseline supply / demand balance resulting in a small combined water deficit across the Norfolk Coast Water Resource Zone which drives investment from Anglian Water. The approach is one of facilitating growth, although what type remains uncertain, nevertheless is likely to have an adverse effect on water supply.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	ST-LT	P	The impact of this approach is uncertain as although there is no specific reference to climate change the approach does largely direct employment land use to the towns and larger villages and existing designated employment sites, thereby minimising travel to work distances and the associated greenhouse gas emissions.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the	N/A	N/A	N/A	

special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.				
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	This approach seeks to ensure adequate land is available to cater for employment needs of the District which could have a positive impact towards the reduction of deprivation and inequality and the supply of land to facilitate employment growth. Allocating land helps to broaden the economic base and provide opportunities for all.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	++	ST-LT	P	This approach seeks to ensure a sufficient quantity of land is reserved for employment generating developments across the District, with a significant proportion directed to the towns and larger villages. The distribution reflects the principles of sustainable development and will deliver flexibility and choice to meet current and future demand.
14. To encourage investment.	++	ST-LT	P	The approach ensures certainty regarding locations considered acceptable for employment uses and reserves land to cater for future needs, thereby providing reduced risk for prospective investors.
15. To maintain and enhance town centres.	+	ST-LT	P	Allocating and reserving land for employment uses only could help ensure that retail and other town centre uses are retained within town centres thereby supporting the vitality and viability of those centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	LT	P	The distribution reflects the principles of sustainable development by directing the majority of employment uses to the main towns and larger villages. This approach should minimise the need to travel as employment uses will be located in those areas that are more likely to be reached by sustainable transport means.

Policy ECN 1A - Employment Land - Introduce a policy that protects existing employment land and allocates more than 50.5 hectares of land for employment use (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss	-	MT	P	Reserving land specifically for employment uses may put some additional pressure on the

of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.				release of undeveloped land and agricultural land for other development types, this would be exacerbated by this approach of allocating more land than has been objectively demonstrated to be required for employment purposes. Whilst the approach includes retaining existing designated employment land and carries forward any remaining areas not built out for future employment use, thereby promoting the re-use of PDL, overall it would have a negative impact against this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-	MT	P	All new development will have an impact on water consumption. The policy will have a long term impact on water supply as it allocates for growth and facilitates demand. The impact of this approach is negative as it allocates for more growth than has been demonstrated to be required, thereby encouraging ineffective use of resources.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	ST-LT	P	The impact of this approach is uncertain as although there is no specific reference to climate change, the approach, by allocating more land than is required, could result in dispersed / ad hoc employment development which increases travel to work distances and the associated greenhouse gas emissions.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	~	ST	P	This approach would result in overprovision of land for employment uses in relation to identified need, which could result in additional opportunities thereby reducing inequality, but may reduce opportunities to use that land for other purposes which could improve the quality of where people live in line with this objective. The effect of this approach will be mixed.

11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	-	ST-LT	P	Despite delivering flexibility and choice, by allocating in excess of need, this approach conflicts with the principles of sustainable economic development.
14. To encourage investment.	~	ST-LT	P	The approach ensures certainty regarding locations considered acceptable for employment uses but by reserving more land than is required the risk to investors could be increased due to lack of certainty around provision of infrastructure to service the additional land.
15. To maintain and enhance town centres.	+	ST-LT	P	Allocating and reserving land for employment uses only could help ensure that retail and other town centre uses are retained within town centres thereby supporting the vitality and viability of those centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	-	LT	P	The allocation of more land than is required could result in dispersed / ad hoc employment development which increases travel to work distances and reliance on less sustainable modes of transport.

ECN 1B - Employment Land - Introduce a policy that protects existing employment land and allocates less than 48.5 hectares of land for employment use (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	~	MT	P	Reserving land specifically for employment uses may put some additional pressure on the release of undeveloped land and agricultural land for other development types. Allocating less land than has been identified as required could minimise the loss of undeveloped land, but could also put pressure on other land uses to change; this would not represent efficient use of land. Whilst the approach includes retaining existing designated employment land and carries forward any remaining areas not built out for future employment use, thereby promoting the re-use of PDL, overall it would have mixed effects against this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-	MT	P	All new development will have an impact on water consumption. The policy will have a long term impact on water supply as it allocates for growth and facilitates demand. However, by underproviding, this approach could be considered to be limiting water consumption. The approach is one of restricting growth; nevertheless it is likely to have an adverse effect on water supply.

4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	ST-LT	P	The impact of this approach is uncertain; although there is no specific reference to climate change the approach does largely direct employment land use to the towns and larger villages and existing designated employment sites, thereby minimising travel to work distances and the associated greenhouse gas emissions.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	-	MT	P	By underproviding for employment growth the policy could have a negative effect on this objective by reducing opportunities and increasing inequality.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	-	MT	P	By restricting land availability for employment growth purposes this approach is negative against this objective.
14. To encourage investment.	--	MT	P	By restricting land availability for employment growth purposes this approach fails to encourage investment.
15. To maintain and enhance town centres.	-	MT	P	By restricting land availability for employment growth purposes additional pressure could be applied to locate employment uses within the town centres resulting in negative effects on the vitality and viability of those centres. Effects

				likely to be felt in the MT when demand overtakes supply.
16. To reduce the need to travel and to promote the use of sustainable transport.	-	LT	P	By restricting land availability for employment growth purposes there may be an increase in travel to work journeys outside of the District.

Policy E 2 Employment Areas, Enterprise Zones & Former Airbases - Alternatives Considered:

Policy ECN 2 Employment Areas, Enterprise Zones & Former Airbases (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	Reserving land specifically for employment uses may put some additional pressure on the release of undeveloped land and agricultural land for other development types. The approach includes reserving land for employment that has already been developed for this purpose and promotes re-use of PDL (buildings) at former airbase sites.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	ST-LT	P	The impact of this approach is uncertain as although there is no specific reference to climate change, the approach, due to the distribution of employment areas, ensures the majority of employment opportunities will be located within or adjacent the towns and larger villages thereby minimising travel to work distances and the associated greenhouse gas emissions.
5. To minimise pollution and to remediate contaminated land.	+	ST-LT	P	The approach seeks to ensure that there are no significant detrimental health impacts, by virtue of increased levels of noise, odour, emissions or dust and light pollution, introduced by the accommodation of new employment development. In addition, the proposal seeks to direct less acceptable forms of employment use to a specific location thereby minimising the overall impact of pollution generation. The approach does not address remediation of contaminated land.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and	+	LT	P	The approach seeks to ensure that employment development is of a scale and appearance that is compatible with the character of the surroundings including landscape, thereby

non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.				offering protection and having a likely positive effect in relation to this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	LT	P	The approach does not specifically reference the historic environment but does seek to ensure that employment development is of a scale and appearance that is compatible with the character of the surroundings thereby offering indirect protection to the historic environment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	This approach seeks to ensure that land identified for employment uses is protected for that purpose and used in a flexible manner. This approach could have a positive impact on the reduction of deprivation and inequality by ensuring that land suitable for employment usage is not lost to other uses that may not address deprivation and inequality. The policy approach identifies sites throughout the District, in association with main residential areas and addresses potential development on former airbase sites.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents	++	ST-LT	P	This approach seeks to ensure a sufficient quantity of land is reserved for employment generating developments across the District, with a significant proportion directed to the towns and larger villages. The distribution reflects the principles of sustainable development and will deliver flexibility and choice to meet current and future demand.
14. To encourage investment	++	ST-LT	P	The approach seeks to permit employment generating uses in a flexible manner and provides certainty to those looking to invest.
15. To maintain and enhance town centres	+	ST-LT	P	The approach seeks to ensure that town centre uses are informed first by the sequential test that puts town centres first. As such the approach scores in a positive way against this objective.
16. To reduce the need to travel and to promote the use of sustainable transport.	~	LT	P	This approach supports the reduction in the need to travel as the majority of employment uses will be permitted in those areas that are more likely to be reached by sustainable transport means. However, by allowing re-use of buildings etc. on former airbase sites and within identified enterprise zones the approach may also increase travel to locations not easily reached by sustainable transport means.

Policy ECN 2A - Employment Areas, Enterprise Zones & Former Airbases – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land,	-	ST	P	By not setting clear criteria for the types of development to be allowed on designated employment land this approach fails to promote

optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.				efficient use of land and would be unlikely to optimise the use of PDL.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	MT-LT	P	The impact of this approach is uncertain as although there is no specific reference to climate change, the approach could allow dispersed growth of land uses other than employment, thereby resulting in increased need to travel by unsustainable means.
5. To minimise pollution and to remediate contaminated land	?	ST	?	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	ST-LT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	-	LT	P	This approach does not ensure that land identified for employment uses is protected for that purpose and used in a flexible manner. This approach could have a negative impact on the reduction of deprivation and inequality by failing to ensure that land suitable for employment usage is not lost to other uses.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	

13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	?	ST-LT	P	This approach does not ensure that land identified for employment uses is protected for that purpose and used in a flexible manner. As such could result in uncertain effects against this objective.
14. To encourage investment.	?	ST-LT	P	This approach does not ensure that land identified for employment uses is protected for that purpose resulting in uncertainty for those looking to invest.
15. To maintain and enhance town centres.	?	ST-LT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
16. To reduce the need to travel and to promote the use of sustainable transport.	-	MT	P	By not setting clear criteria for the types of development to be allowed on designated employment land this approach could allow dispersed growth of land uses other than employment, thereby resulting in increased need to travel by unsustainable means.

Policy E 3 Employment Development Outside of Employment Areas - Alternatives Considered:

Policy ECN 3 Employment Development Outside of Employment Areas (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	++	ST-LT	P	The approach favours the re-use of PDL and where this is not possible the approach requires that strict criteria are met before allowing employment development outside of designated areas, thereby promoting the efficient use of land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	LT	P	The impact of this approach is uncertain as it allows for employment generating development to be situated outside of designated areas which could increase travel to work distances but it also requires such development to demonstrate sustainability advantages to locating outside of the designated areas, such as a reduced need to travel. As such the approach could have positive outcomes in relation to climate change, however overall the effects remain uncertain.
5. To minimise pollution and to remediate contaminated land.	?	LT	P	The impact of this approach is uncertain as although it provides opportunities to locate employment uses, which would be detrimental to local amenity, away from sensitive receptors thereby minimising pollution, it does not directly address pollution or remediation of contaminated land.

6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT	P	The approach allows, in specified circumstances, employment development to be located away from the designated employment areas and it seeks to retain existing employment uses outside of those areas. This could contribute to the reduction of deprivation and inequality by allowing/retaining employment generating uses near to what would otherwise be more isolated rural communities. The approach also scores positively against this objective as it could lead to facilitating the expansion of existing employment.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	++	ST-LT	P	The approach seeks to encourage sustainable economic development and the improvement of employment opportunities by providing for existing employment uses outside of the main towns and larger villages subject to criteria that include 'sustainability advantages' and evidence of 'economic viability'.
14. To encourage investment.	++	ST-LT	P	The approach seeks to permit and retain employment generating uses in a flexible manner and provides certainty to those looking to invest.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	~	MT-LT	P	This approach may have mixed effects as it allows for employment generating development to be situated outside of designated areas which could increase travel to work distances and reliance on less sustainable transport means; but it also requires such development to demonstrate sustainability advantages to locating outside of the designated areas, such as a reduced need to travel, for example by the employment use being within close proximity to the market it serves.

Policy ECN 3A - Employment Development Outside of Employment Areas – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	?/-	ST-LT	P	Reliance on the NPPF provides an overarching approach but would not set out a clear strategy. Lack of clarity is likely to result in uncertain or negative effects against this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	?	?	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.
5. To minimise pollution and to remediate contaminated land.	?	?	?	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open	0	MT	P	The approach would not provide the specified circumstances where it could be acceptable to locate employment development away from designated employment areas which could lead to inconsistent decision making. This could contribute to the reduction of deprivation and inequality by allowing / retaining employment generating uses near to what would otherwise be more isolated rural communities or could result in the opposite effect by permitting

space), including reducing deprivation and inequality.				dispersed development which is more difficult to access. The effects on this objective are neutral.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	0	ST-LT	P	In the absence of specific criteria requiring proposals to justify locating outside of designated areas the approach could result in less sustainable development despite potentially improving employment opportunities. The effects on this objective are neutral.
14. To encourage investment.	-	ST-LT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making which would result in uncertainty for those wishing to invest.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	-	MT-LT	P	This approach may have negative effects as it allows for employment generating development to be situated outside of designated areas which could increase travel to work distances and reliance on less sustainable transport means.

Policy E 4 Retail & Town Centre Development - Alternatives Considered:

Policy ECN 4 Retail & Town Centres (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The policy directs retail and other town centre uses to the large and then medium town centres followed by small village centres. The use of the sequential test directs proposals to the town centre then edge and then out of centre and sets a positive framework against this objective. In such an approach it is more likely that proposals will be on PDL, where it exists. Larger proposals are more likely to develop on edge of centre locations and as a consequence use greenfield land, nevertheless the policy approach seeks to protect agricultural land and the approach is positive against this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST	P	Development will increase the production of waste. Through the concentration and co-ordination of plan led growth, waste should be kept to a minimum and mineral locations avoided.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	ST	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least WWT capacity, network capacity / investment and site specific / design and the proposed use. The approach directs appropriate levels of growth to the main town centres.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	ST	P	The location of the development and access to public transport options will also impact on this. The policy directs the larger number of retail and main town centre uses to the more sustainable locations and the larger settlements which have greater access to public transport

				options. This option is considered positive overall due to the majority of development being focussed where public transport is available and the positive benefits from improved connectivity.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	ST	P	The policy seeks to direct the majority of growth to the existing towns. The majority of larger scale growth potentially will be on out of town, greenfield locations, as such there will be significant pressure on greenfield sites. The policy approach does seek landscaping enhancements. Compatibility with the objective will be dependent on specific sites.
7. To increase the provision of green infrastructure.	+	MT	P	The approach seeks positive benefits to connectivity, public realm and green infrastructure. As such is positive against this objective.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The approach seeks positive benefits to townscapes, public realm and green infrastructure and as such seeks to manage and bring positive benefits to town environments.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	MT	P	The approach seeks positive benefits to townscapes, public realm and green infrastructure and as such seeks to manage and bring positive benefits to town environments. Compatibility with the objective will be dependent on specific sites and proposals.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT	P	The policy directs appropriate levels of growth to appropriate town centres and seeks a plan led approach. In doing so it seeks to expand the retail and main town centre offer in the District's towns, improving the public realm and bringing other positive benefits.
11. To reduce crime and the fear of crime.	++	ST	P	In relation to residential development the policy seeks appropriate secure design for dwellings above retail and other main town centre premises. The policy also sets consideration of connectivity and appropriate lighting
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy is likely to bring positive effects to the provision of accommodation by supporting residential development above ground floor level in town centres.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	By directing growth to the appropriate locations the policy is likely to bring positive sustainable economic benefits.
14. To encourage investment.	+	MT	P	The approach sets the framework for investment with regard retail and main town centre uses and as such scores positive against

				this objective. Given the limited expenditure capacity identified to support growth, the effects are expected over the medium term.
15. To maintain and enhance town centres.	++	ST	P	The policy provides a supportive approach to the provision of new retail and leisure facilities across the District. These are located in a sequential way supporting town centre growth according to national policy. By directing growth to the larger towns the approach is seeking to support the town centres. Smaller scale growth directed at locations with services helps sustain local services.
16. To reduce the need to travel and to promote the use of sustainable transport.	++	ST	P	The policy directs growth to the settlements that support public transport and acts as the focus for retail and office provision.

Policy ECN 4A - Retail and Town Centres – Not introduce a policy and instead rely on national policy and guidance (impact thresholds) (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The approach would direct retail and other town centre uses to use the sequential test and as such sets a positive framework. The use of the sequential test directs proposals to the town centre then edge and then out of centre. In such an approach it is more likely that proposals will be on PDL, where it exists, as long as it fits the format of the proposal. Larger proposals are more likely to develop on edge of centre locations and as a consequence use greenfield land, nevertheless the policy approach seeks to protect agricultural land and the approach is positive against this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST	P	Development will increase the production of waste. Through the concentration and co-ordination of plan led growth, waste should be kept to a minimum and mineral locations avoided.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	ST	P	All new development will have an impact on water consumption. The specific impacts are dependent on a number of parameters, not least WWT capacity, network capacity / investment and site specific / design and the proposed use. Through the absence of a policy identifying a retail hierarchy, market forces would direct growth to the main retailing centres of the District.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	ST	P	The impact of this approach is uncertain. Reliance on the higher impact threshold could result in larger stores which would be located on existing greenfield sites and may result in more dispersed growth. Larger stores require larger catchments and may increase the reliance on private cars and increase journey time, resulting in increased need to travel by unsustainable means. The degree of impact will depend on the content and scope of the other policies in conjunction with national policy and guidance.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and	?	ST	P	The NPPF sets out clear principles for decision making in relation to matters of

geodiversity assets (protected and unprotected species and designated and non-designated sites).				biodiversity and geodiversity. Reliance on the NPPF in this regard scores positively on the one hand. However, compatibility with the objective will be dependent on specific sites and proposals. The higher impact threshold may lead to larger stores which would result in greater loss of land. The degree of impact will depend on the content and scope of the other policies in conjunction with national policy and guidance.
7. To increase the provision of green infrastructure.	?	ST	P	Reliance on the NPPF which provides an overarching approach and is supportive of well-connected and accessible sites that link to the town centres does not provide a specific criterion to base decisions around in this policy matter and as such could lead to inconsistent decision making.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	MT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	MT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	-	ST	P	The higher threshold for the impact test included in the NPPF would lead to the removal of the requirement to undertake an impact threshold for most typical out of town store proposals historically seen in the District, this could lead to larger developments being located outside of town centres which would have an adverse effect on the existing town centres. The retail study shows limited available expenditure to support new floor space in most towns over the Plan period, as such increased competition would affect the smaller nature of retail shops that make up many of the towns in North Norfolk. Out of town locations may also reduce accessibility.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	0	ST	P	Conversion of retail (A1/A2) use to residential use (C3) is subject to prior approval through permitted development rights.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	?	MT	P	The approach does allow for an increase in retail and main town centre uses, however reliance on the higher threshold for any impact test may result in negative impacts on existing businesses.
14. To encourage investment.	+	MT	P	The approach sets a framework for investment with regard retail and main town centre uses and as such scores positive against this objective. Given the limited expenditure capacity identified to support growth the effects are expected over the medium term.

15. To maintain and enhance town centres.	-	ST	P	The national threshold for the impact test is set at 2,500sqm. In many cases this is lower than the available expenditure capacity to support new floor space. Given the small scale and in some places specialist nature of retailing in the District and the limited availability of town centre opportunities, large scale retail development has the potential to impact negatively on the District's town centres' vitality and viability.
16. To reduce the need to travel and to promote the use of sustainable transport.	~	ST	P	The NPPF seeks to promote sustainable transport. In relation to the higher impact threshold allowed in national policy there is the potential for larger stores to seek to locate in the District, given the nature of the District's towns this would be on edge or out of town locations. These would also require larger catchments and may increase the reliance on private cars and increase journey time, resulting in increased need to travel by unsustainable means.

Policy E 5 Signage & Shopfronts - Alternatives Considered:

Policy ECN 5 Signage & Shopfronts (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the	++	ST-LT	P	The approach seeks to protect and where possible enhance the visual amenity of the area

special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.				by ensuring that signage and shopfronts are sensitively designed and visually appropriate to their setting. This will have a positive impact on this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	ST-LT	P	The approach seeks to protect and where possible enhance the visual amenity of the historic environment by ensuring that signage and shopfronts are sensitively designed and visually appropriate to their settings with particular reference to areas of historic value. This will have a positive impact on this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	N/A	N/A	N/A	
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST-LT	P	By specifying what is required to deliver acceptable signage and shopfronts more certainty is available to those wishing to invest in development that relies on advertisement and street presence.
15. To maintain and enhance town centres.	++	ST-LT	P	The approach seeks to protect and where possible enhance the visual amenity of the area by ensuring that signage and shopfronts are sensitively designed and visually appropriate to their setting which will have a positive impact on this objective, particularly as it is likely that the majority of this type of proposal will be located within town centres.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy ECN 5A - Signage & Shopfronts – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	ST-LT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	N/A	N/A	N/A	

11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	?	ST-LT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. By not specifying the detail of what is required to deliver acceptable signage and shopfronts those wishing to invest may be more reluctant to do so, resulting in uncertain effects against this objective.
15. To maintain and enhance town centres	0	ST-LT	P	Whilst the NPPF does provide protection for and encourages enhancement of the visual amenity of the area by requiring high quality design, it does not ensure that decisions will be informed by local priorities. As it is likely that the majority of this type of proposal will be located within town centres the effects against this objective are neutral.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy E 6 New Tourist Accommodation, Static Caravans & Holiday Lodges & Extensions to existing sites - Alternatives Considered:

Policy ECN 6 New-Build Tourist Accommodation, Static Caravans & Holiday Lodges (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	~	ST-LT	P	The approach may have mixed effects as it directs tourist accommodation development firstly to selected settlements, and would not usually permit such development within the designated countryside, thereby promoting the efficient use of land and minimising the loss of undeveloped land. However, by supporting the relocation of certain types of development for reasons of visual impact and reduction in risk from coastal erosion it may result in loss of undeveloped land including the most valuable agricultural land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	ST	P	All development will increase waste. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	LT	P	The impact of potential development, through this policy, on water consumption and quality are uncertain. Any development will need to have regard to specific water efficiency policies and design in this Local Plan. The policy is likely to bring forward limited new growth, some occupied on a permanent basis while others

				temporary. The effects are considered to be seasonal and remain uncertain.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	The approach accommodates relocation of development away from coastal change management areas and flood risk zone 3 thereby allowing adaptation against some effects of climate change.
5. To minimise pollution and to remediate contaminated land.	+	ST-LT	P	The approach seeks to ensure that there are no significant detrimental amenity impacts, in particular by virtue of increased levels of noise, thereby scoring positively against this objective.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST-LT	P	The approach scores positively against this objective as it requires demonstration of a net benefit in respect of ecology in the case of business expansions and replacement developments.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST-LT	P	By requiring a sequential approach to location of tourism development, encouraging the relocation of visually damaging cliff-top static caravan development, avoiding detrimental impact on character of an area and requiring certain proposals to demonstrate net benefit in terms of landscape, the approach is considered positive against this objective.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	The effects of this approach on this objective are unclear as although protection of the character of an area is referenced this is not in direct relation to the historic environment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	~	ST-LT	P	The policy sees new-build tourist accommodation development directed towards the most sustainable locations in the first instance, thereby promoting access to services, facilities and opportunities but it also potentially allows for development in the countryside away from services and therefore the effects on this objective are considered to be mixed.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents	+	ST-LT	P	The policy seeks to encourage sustainable economic development by supporting tourism related development using a sequential locational approach.
14. To encourage investment	++	ST-LT	P	The approach seeks to permit and retain tourist accommodation in a flexible manner and by doing so provides certainty to those looking to invest.
15. To maintain and enhance town centres	N/A	N/A	N/A	

16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST-LT	P	The policy takes a sustainable approach in terms of location of the specific type of development thereby reducing the need to travel.
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Policy ECN 6A - New-Build Tourist Accommodation, Static Caravans & Holiday Lodges – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	?	ST-LT	P	Reliance on the NPPF provides an overarching approach that requires planning policies and decisions to enable sustainable growth and rural tourism. However without specific criteria to guide decision making it is not considered that this approach could be seen to operate to promote the efficient use of land nor minimise the loss of undeveloped land. This approach is likely to result in uncertain effects against this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	ST	P	All development will increase waste. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	LT	P	The impact of potential development, through this approach, on water consumption and quality are uncertain. The approach may result in more dispersed growth, both permanent and temporary.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	LT	P	Reliance on the NPPF provides an overarching approach that requires plans to be proactive in mitigating and adapting to climate change, however, without a locally informed policy, decision making could be inconsistent, the effects of which are uncertain.
5. To minimise pollution and to remediate contaminated land.	?	ST-LT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST-LT	P	The NPPF sets out clear principles for decision making in relation to matters of biodiversity and geodiversity. This approach scores positively in this respect.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	ST-LT	P	The NPPF does not provide any detailed criteria to guide decision making in relation to new-build tourist accommodation, static caravans and holiday lodges, therefore reliance on the overarching approach of the NPPF is likely to result in inconsistent decision making and lack of protection for local priorities / characteristics. The effects of such an approach are uncertain.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting	?	ST-LT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.

healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	0	ST-LT	P	In the absence of specific criteria to inform decisions on applications for new-build tourist accommodation, static caravans and holiday lodges, the approach could result in less sustainable development despite potentially improving employment opportunities. The effects on this objective are neutral.
14. To encourage investment.	-	ST-LT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making which would result in uncertainty for those wishing to invest thereby having a negative effect on this objective.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	-	ST-LT	P	By not setting clear criteria for the location of new-build tourist accommodation, static caravans and holiday lodges, this approach could result in more dispersed growth thereby resulting in increased need to travel by unsustainable means.

Policy E 7 Touring Caravan & Camping Sites - Alternatives Considered:

Policy ECN 7 Use of Land for Touring Caravan & Camping Sites (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	~	ST	T	The approach may have mixed effects as although it directs the sites firstly to selected settlements and provides locational restrictions outside of the settlements, it does not prevent dispersed development or use of undeveloped land. Effects could be temporary as the approach is related to land use rather than operational development.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	ST	P	All development will increase waste. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	ST	P	The impact of potential development through this policy on water consumption and quality are uncertain. Any permanent development will need to have regard to specific water efficiency and design policies in this Local Plan. The policy is likely to bring forward increased demand in association with new sites, however the effects are considered to be seasonal and remain uncertain.
4. To continue to reduce contributions to climate	?	ST-LT	P	This approach supports development within settlements and the expansion of existing

change and mitigate and adapt against it and its effects.				businesses which could be positive in respect of this objective, however, it also allows for development away from settlements which could increase car travel and resultant carbon emissions. Some adaptation against the effects of climate change by not allowing development within flood risk zone 3.
5. To minimise pollution and to remediate contaminated land.	+	ST	P	The approach seeks to ensure that there are no significant detrimental amenity impacts, in particular by virtue of increased levels of noise and on light impacts, thereby scoring positively against this objective.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST-LT	T	The approach is positive against this objective as it directs proposals to consider landscape and ecology and development will only be allowed provided there is no significantly detrimental impact on ecology.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The approach requires consideration of the protection of landscape and character of the area.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	The effects of this approach on this objective are unclear as although protection of the character of an area is referenced this is not in direct relation to the historic environment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy allows touring caravan and camping sites within settlements, thereby promoting access to services, facilities and opportunities but it also allows for sites in the countryside away from services. However, the approach is linked to recreation in the outdoors which is associated with healthy lifestyles and provides for additional lower cost holiday options for tourists which may reduce inequality of opportunity. Overall the approach is likely to bring positive effects in relation to this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST-LT	P	The policy seeks to encourage sustainable economic development by supporting low impact tourism related development.
14. To encourage investment.	++	ST-LT	P	The approach seeks to permit and retain tourist accommodation in a flexible manner and by doing so provides certainty to those looking to invest.
15. To maintain and enhance town centres.	N/A	N/A	N/A	

16. To reduce the need to travel and to promote the use of sustainable transport.	-	LT	P	The policy is supportive of development outside of settlements and away from the coast which may increase the need for travel by less sustainable means.
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Policy ECN 7A - Use of Land for Touring Caravan & Camping Sites – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	?	ST	T	Reliance on the NPPF provides an overarching approach that requires planning policies and decisions to enable sustainable growth and rural tourism. However without specific criteria to guide decision making it is not considered that this approach could be seen to operate to promote the efficient use of land nor minimise the loss of undeveloped land. This approach is likely to result in uncertain effects against this objective. Effects could be temporary as the approach is related to land use rather than operational development.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	ST	P	All development will increase waste. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	ST	P	The impact of potential development through this approach on water consumption and quality are uncertain. Any development will need to have regard to specific water efficiency and design policies in this Local Plan.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	ST-LT	P	Reliance on the NPPF provides an overarching approach that requires plans to be proactive in mitigating and adapting to climate change, however, without a locally informed policy, decision making could be inconsistent, the effects of which are uncertain.
5. To minimise pollution and to remediate contaminated land.	?	ST	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST-LT	T	The NPPF sets out clear principles for decision making in relation to matters of biodiversity and geodiversity. This approach scores positively in this respect.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	ST	P	Reliance on the overarching approach of the NPPF is likely to result in inconsistent decision making and lack of protection for local priorities / characteristics. The effects of such an approach are uncertain.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.

10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	?	ST	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	0	ST-LT	P	In the absence of specific criteria to inform decisions on applications for the use of land for touring caravan and camping sites, the approach could result in less sustainable development despite potentially improving employment opportunities. The effects on this objective are neutral.
14. To encourage investment.	-	ST-LT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making which would result in uncertainty for those wishing to invest thereby having a negative effect on this objective.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	-	LT	P	The NPPF is supportive of tourism development outside of settlements which may increase the need for travel by less sustainable means.

Policy E 8 New Tourist Attractions & Extensions - Alternatives Considered:

Policy ECN 8 New-Build & Extensions to Tourist Attractions (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	The policy supports proposals both within and outside of settlements and whilst it is supportive of the use of PDL and requires a sequential approach to the re-use of existing buildings before allowing new-build, the approach would allow for new-build on greenfield land.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	ST-LT	P	All development will increase waste. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	ST-LT	P	All new development will have an impact on water consumption. Any permanent development will need to have regard to specific water efficiency and design policies in this Local Plan. The policy is likely to bring forward increased demand in association with new sites, however the effects are remain uncertain.
4. To continue to reduce contributions to climate	0	LT	P	This approach supports development within settlements and re-use of buildings which could

change and mitigate and adapt against it and its effects.				be positive in respect of this objective however it also allows for new-build development away from settlements which could be negative in respect of this objective.
5. To minimise pollution and to remediate contaminated land.	+	ST-LT	P	The approach seeks to ensure that there are no significant detrimental amenity impacts, in particular by virtue of increased levels of noise and on light impacts, thereby scoring positively against this objective.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	ST-LT	P	The approach is neutral against this objective as it allows the development provided there is no significantly detrimental impact on ecology.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The approach requires consideration of the protection of landscape and character of the area.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	The effects of this approach on this objective are unclear as although protection of the character of an area is referenced this is not in direct relation to the historic environment.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	The approach is supportive of tourist attractions thereby increasing opportunities that promote engagement. The approach is likely to bring positive effects in relation to this objective.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST-LT	P	The policy seeks to encourage sustainable economic development by supporting development within selected settlements and by requiring a sequential approach to the re-use of existing buildings before allowing new-build attractions. Tourism is a key employment sector for the District.
14. To encourage investment.	++	ST-LT	P	By specifying where and in what manner tourist attraction development will be permitted more certainty is available to those wishing to invest.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	-	LT	P	The policy is supportive of development outside of settlements which may increase the need for travel by less sustainable means.

Policy ECN 8A - New-Build & Extensions to Tourist Attractions – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	?	ST	P	Reliance on the NPPF provides an overarching approach that requires planning policies and decisions to enable sustainable growth and rural tourism. However without specific criteria to guide decision making it is not considered that this approach could be seen to operate to promote the efficient use of land nor minimise the loss of undeveloped land. This approach is likely to result in uncertain effects against this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	ST-LT	P	All development will increase waste. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	ST-LT	P	The impact of potential development through this approach on water consumption and quality are uncertain. Any development will need to have regard to specific water efficiency and design policies in this Local Plan.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	LT	P	Reliance on the NPPF provides an overarching approach that requires plans to be proactive in mitigating and adapting to climate change, however, without a locally informed policy, decision making could be inconsistent, the effects of which are uncertain.
5. To minimise pollution and to remediate contaminated land.	?	ST-LT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	ST-LT	P	The NPPF sets out clear principles for decision making in relation to matters of biodiversity and geodiversity, but is also supportive of rural tourism. This approach scores neutral in this respect.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	?	ST	P	Reliance on the overarching approach of the NPPF is likely to result in inconsistent decision making and lack of protection for local priorities / characteristics. The effects of such an approach are uncertain.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	Reliance on the NPPF provides an overarching approach but does not allow decisions to be informed by local priorities. As such could result in uncertain effects against this objective.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy	?	LT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.

lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents	0	ST-LT	P	In the absence of specific criteria to inform decisions on applications for new-build and extensions to tourist attractions, the approach could result in less sustainable development despite potentially improving employment opportunities. The effects on this objective are neutral.
14. To encourage investment	-	ST-LT	P	By not specifying where and in what manner tourist attraction development will be permitted this approach does not provide certainty to those wishing to invest.
15. To maintain and enhance town centres	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	-	LT	P	The NPPF is supportive of tourism development outside of settlements which may increase the need for travel by less sustainable means.

Policy E 9 Retaining an Adequate Supply & Mix of Tourist Accommodation - Alternatives Considered:

Policy ECN 9 Retaining an Adequate Supply & Mix of Tourist Accommodation (Preferred Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	MT-LT	P	The approach relates to land/buildings that is/are previously developed and supports maintaining the use where viable or allowing re-use for another purpose. The approach is therefore positive in relation to this objective.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	ST-LT	P	This policy may result in an increase in waste depending on the type of development allowed it may also result in no change. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	ST-LT	P	By allowing the existing use to change there may be impact (positive or negative) on water consumption.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	The approach supports re-use of existing development which could be positive in respect of this objective however it may also allow for re-development of a site which could be negative in respect of this objective.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	

6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT-LT	P	The approach seeks to prevent the loss of viable businesses and to retain important local facilities and services.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST-LT	P	Retaining an adequate supply and mix of tourist accommodation relates positively to this objective.
14. To encourage investment.	+	ST-LT	P	Retaining an adequate supply and mix of tourist accommodation relates positively to this objective.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Policy ECN 9A - Retaining an Adequate Supply & Mix of Tourist Accommodation – Not introduce a policy and instead rely on national policy and guidance (Alternative Option at Regulation 18)

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land,	0	MT-LT	P	Reliance on the NPPF provides an overarching approach in line with this objective but does not provide specific criteria for the purpose of

optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.				retaining an adequate supply and mix of tourist accommodation. Nevertheless, this approach would support the re-use of PDL. The effects on this objective are neutral.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	?	ST-LT	P	Reliance on the NPPF may result in an increase in waste depending on the type of development allowed it may also result in no change. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	?	ST-LT	P	The impact of potential development through this approach on water consumption and quality are uncertain. Any development will need to have regard to specific water efficiency and design policies in this Local Plan.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	ST-LT	P	Reliance on the NPPF provides an overarching approach that requires plans to be proactive in mitigating and adapting to climate change, however, without a locally informed policy, decision making could be inconsistent, the effects of which are uncertain.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	?	MT-LT	P	Reliance on the NPPF which provides an overarching approach could lead to inconsistent decision making. The effects of which are uncertain.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and	N/A	N/A	N/A	

affordable home to meet their needs.				
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	?	ST-LT	P	In the absence of specific criteria to inform decisions on applications that would result in the loss of sites or premises currently, or last used for tourist accommodation, the approach could result in a negative impact on the tourist economy. The effects on this objective are uncertain.
14. To encourage investment.	-	ST-LT	P	Relying on the overarching approach of the NPPF does not provide certainty to those wishing to invest.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	

Appendix E - Appraisal of Alternative Site Proposals

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
BLA01	Blakeney	Residential	-	++	+	++	0	-	0	-	0	+	+	++	0	0	+	0	Overall the site scores as neutral Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; immediately adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs), arable land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper. Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.
BLA02	Blakeney	Residential	--	++	+	++	0	-	0	--	-	~	+	++	0	0	~	-	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential to affect setting of Ancient Monument (2 bowl barrows). Potential negative biodiversity impact; immediately adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs), mostly green field land (boat storage), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper. Economic – Scores mixed; loosely related to settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services. Likely to rely on car.
BLA04	Blakeney	Residential	-	++	+	++	0	-	?	-	0	+	+	++	0	0	+	0	Overall the site scores as neutral Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent SSSI & local geodiversity site (Wiveton Downs), arable land with mature hedgerow / trees to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positive; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper. Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.
BLA05	Blakeney	Residential	-	++	+	++	0	?	0	-	-	+	+	++	0	0	+	0	Overall the site scores as neutral Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect settings of Grade II* & Grade II Listed Buildings (Old Rectory & Barn) and CA. Biodiversity impact uncertain; arable land, close proximity woodland. Loss of agricultural (1-3) land. Social – Scores positive; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.
BLA06	Blakeney	Residential	-	++	+	++	-	-	?	--	-	0	+	+	0	0	+	0	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to increase light pollution (woodland currently acts as buffer to edge of settlement), likely significant detrimental impact on landscape. Potential to affect settings of Grade II* & Grade II Listed Buildings (Old Rectory & Barn) and CA's. Potential negative biodiversity impact; woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper. Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.
BLA07	Blakeney	Residential	0	++	+	++	~	?	0	0	0	~	+	++	0	0	+	0	Overall the site scores as negative and positive Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; playing field, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores mixed; within settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper. Would result in loss of designated open land area. Economic – Scores neutral; within settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.
BLA08	Blakeney	Residential	-	++	+	++	-	-	0	--	0	+	+	++	0	0	+	0	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, FZ1 (close to coastal defences & FZ3a), low susceptibility GWF, not considered at risk of SWF (CC). Exposed position, potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity to SSSIs (North Norfolk Coast, Wiveton Downs), SPA, SAC & Ramsar (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs), arable land, part of boundary comprised of mature hedgerow / trees, Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper. Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.
BLA09	Blakeney	Residential	-	++	+	++	0	-	-	-	0	+	+	++	0	0	+	0	Overall the site scores as neutral Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent SSSI & local geodiversity site (Wiveton Downs), arable land, part of boundary comprised of mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper. Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited
BLA11	Blakeney	Residential	0	++	+	++	~	?	-	--	--	~	+	+	0	0	+	0	Overall the site scores as negative and positive Environmental – Scores negatively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Likely significant detrimental impact on townscape. Potential to significantly affect setting of historic village core, CA and open land area. Biodiversity impact uncertain; mostly mown grass, hedgerow (mature and recent) / trees around and within the site. Potential impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; within settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper. Would result in loss of designated open land area. Economic – Scores neutral; within settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.
BRI02/A	Briston	Residential	-	++	+	++	0	-	0	-	0	+	+	++	0	0	+	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity CWS (Briston Gorse), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.
BRI03	Briston	Residential	-	++	+	++	0	?	0	-	0	+	+	++	0	0	+	+	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.
BRI04	Briston	Residential	--	++	+	++	-	-	0	--	0	+	+	+	0	0	+	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement but more rural; FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; grazing land, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
BRI05	Briston	Residential	--	++	+	++	0	-	0	-	0	+	+	++	0	0	+	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement but more rural; FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential for remediation of contamination. Potential negative biodiversity impact; arable land, mature hedgerow / trees to majority of boundaries, part site trees and scrub. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.
BRI07	Briston	Residential	--	++	+	++	-	-	0	--	-	0	+	++	0	0	+	0	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement but more rural, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; arable land, mature hedgerow / trees to majority of boundaries, part site trees and scrub. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement but more rural, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Economic – Scores neutral; edge of settlement but more rural, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.
BRI08	Briston	Residential	-	++	~	~	0	?	0	-	0	+	+	+	0	0	+	0	Overall the site scores as neutral Environmental – Scores neutral; edge of settlement, FZ1, moderate susceptibility GWF, insignificant area & adjacent roads potentially susceptible to SWF (CC). Biodiversity impact uncertain; grazing land with mature hedgerow / trees to some boundaries. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Limited scope for open space provision. Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.
BRI10	Briston	Residential	-	++	~	~	0	?	+	-	0	+	+	++	0	0	+	0	Overall the site scores as neutral Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, north end potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees, with pond. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.
BRI11	Briston	Residential	--	++	-	++	0	?	0	-	0	~	+	++	0	0	0	-	Overall the site scores as negative Environmental – Scores mixed; edge of settlement but more rural; FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land, limited hedgerow / trees. Loss of agricultural (1-3) land.

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>Social – Scores mixed; edge of settlement, distant from local healthcare service, primary education facilities, limited leisure and cultural opportunities; removed from peak time public transport links.</p> <p>Economic – Scores negatively; edge of settlement, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
BRI12	Briston	Residential	--	++	-	~	~	-	0	--	0	~	+	+	0	0	~	-	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, potential significant detrimental landscape impact, FZ1, high susceptibility GWF, approximately one third of site susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Briston Common), grazing land surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, distant from local healthcare service, primary education facilities, limited leisure and cultural opportunities, removed from peak time public transport links.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
BRI13	Briston	Residential	--	++	-	++	-	-	0	--	0	~	+	+	0	0	~	-	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Briston Common), grazing land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, distant from local healthcare service, primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, removed from peak time public transport links.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
BRI17/1	Briston	Residential	--	++	-	~	-	-	0	--	0	~	+	++	0	0	~	-	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement (back-land), FZ1, high susceptibility GWF, approximately one third of site susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Mill Lane Meadow & Briston Common), grazing land with mature hedgerow / trees to majority of boundaries, adjacent woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI17/2	Briston	Residential	--	++	-	++	-	-	?	--	0	~	+	++	0	0	~	-	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement (back-land), FZ1, high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on</p>

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mills & Washpit Plantations, Thurning Meadow & Mill Lane Meadow), mostly grazing land with mature hedgerow / trees to majority of boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car. Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.
BRI17/3	Briston	Residential	--	++	-	++	~	-	0	--	0	~	+	++	0	-	~	-	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; immediately adjacent CWS (Briston Common), close proximity CWSs (Mills & Washpit Plantations, Thurning Meadow & Mill Lane Meadow), scrap yard, mature hedgerow / trees around and within site, adjacent woodland. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car. Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. Potential loss of undesignated employment land (scrap yard). High speed broadband in vicinity. Could support local services. Likely to rely on car.
BRI18	Briston	Residential	--	++	-	~	-	-	0	--	0	-	+	++	0	0	-	-	Overall the site scores as negative Environmental – Scores negatively; remote location, FZ1, moderate to high susceptibility GWF, majority of site potentially susceptible SWF. Rural, potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow, Mills & Washpit Plantations), arable/grazing, surrounded by mature hedgerow / trees, adjacent woodland. Loss of agricultural (1-3) land. Social – Scores negatively; remote location, services in adjacent settlement. Economic – Scores negatively; remote location, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Likely to rely on car.
BRI20	Briston	Residential	--	++	-	++	-	-	0	--	0	~	+	++	0	0	~	-	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow & Thurning Meadow), grazing land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car. Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.
BRI23	Briston	Residential	-	++	-	++	-	-	0	--	0	~	+	+	0	0	~	-	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, high

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow & Thurning Meadow), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI25	Briston	Residential	0	++	+	++	+	?	0	0	0	+	+	+	0	0	+	+	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow & Thurning Meadow), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI26	Briston	Residential	0	++	+	++	0	?	0	-	0	+	+	++	0	0	+	0	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, part of south east corner potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI28	Briston	Residential	-	++	+	++	0	?	0	-	0	0	+	+	0	0	+	0	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; garden land, some mature trees north boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI29	Briston	Residential	-	++	+	++	0	?	0	-	-	0	+	++	0	0	+	0	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting CA (Glaven Valley). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>Social – Scores neutral; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
C07/1	Cromer	Residential	+	++	+	++	+	-	0	--	0	++	+	++	+	0	++	+	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential significant detrimental impact on landscape (loss of woodland). Potential negative biodiversity impact; part within AONB, arable / grazing, woodland. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C10/1	Cromer	Residential	-	++	+	++	0	-	?	-	0	+	+	++	+	0	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent AONB, close proximity CWSs (Cromer Sea Front, Hall Wood & Cromer Old Cemetery), SSSI & local geodiversity site (East Runton Cliffs), scrub, dry grassland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, leisure and cultural opportunities, access to local healthcare service, education facilities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C11	Cromer	Residential	-	++	+	++	0	-	?	-	0	++	+	+	+	0	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; within AONB, close proximity CWSs (Cromer Old Cemetery, Hall Wood), grass, scrub, mature trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities. Limited scope for open space provision.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C15/1	Cromer	Residential	+	++	+	++	0	-	0	--	-	++	+	++	+	0	++	+	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential significant detrimental impact on landscape (loss of woodland). Potential to affect setting of Grade II Listed Building (Cromer Lighthouse). Potential negative biodiversity impact; part within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), mostly woodland (subject to TPO). No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
C18	Cromer	Residential	-	++	+	++	0	-	0	-	0	+	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.
C19	Cromer	Residential	-	++	+	++	0	-	?	-	0	+	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.
C19/1	Cromer	Residential	-	++	+	++	0	-	?	-	0	+	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.
C22/1	Cromer	Residential	-	++	+	++	0	-	?	-	-	+	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to educational

Sustainability Appraisal Summary - All Alternatives Considered																				
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion	
																				facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.
C23	Cromer	Residential	+	++	+	++	~	-	?	0	0	~	+	++	+	0	++	++	Overall the site scores as neutral Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Old Cemetery, Cromer Sea front, Hall Wood), scrub, mature trees. Localised potential to contribute to and / or impact on GI network. Would utilise mostly non-agricultural grade land. Social – Scores mixed; within settlement, good access to local healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities. Would result in loss of designated open land area. Economic – Scores positively; within settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.	
C24	Cromer	Residential	-	++	+	++	0	-	0	-	-	+	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, close proximity CWSs (Greens Common, Hall Wood), arable with mature trees / hedgerow to some boundaries. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, leisure and cultural opportunities, access to local healthcare service, education facilities. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.	
C25	Cromer	Residential	--	++	+	++	-	-	?	-	-	~	+	+	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, grazing, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Limited scope for open space provision. Economic – Scores positively; good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.	
C26/1	Cromer	Residential	+	++	-	~	~	-	0	0	-	~	+	++	++	0	++	++	Overall the site scores as negative and positive Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, majority of site potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Sutherland House) and CA. Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI & local geodiversity site (Overstrand Cliffs), sports field, mature trees to majority of boundary. No loss of agricultural (1-3) land. Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area. Economic – Scores positively; within settlement, good access to employment,	

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
C27	Cromer	Residential	-	++	+	++	-	-	?	--	0	+	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Prominent position, removed from residential development, potential to increase light pollution, potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWSs (Greens Common, Hall Wood, Cromer Old Cemetery), arable, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
C28	Cromer	Residential	--	++	+	++	-	-	0	--	0	+	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to part of boundary, adjacent small woodland. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities. Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.
C30/1	Cromer	Residential	+	++	~	~	~	-	0	0	0	~	+	++	++	0	++	++	Overall the site scores as negative and positive Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, approximately third of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, East Wood), SAC, SSSI & local geodiversity site (Overstrand Cliffs), sports field, mature trees adjacent site. No loss of agricultural (1-3) land. Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area. Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
C32	Cromer	Residential	+	++	+	++	~	-	0	--	0	~	+	++	++	0	++	++	Overall the site scores as negative and positive Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF not considered at risk of SWF (CC). Likely significant detrimental impact on townscape (loss of woodland). Potential negative biodiversity impact; close proximity AONB, CWS (East Wood), woodland (subject to TPO). No loss of agricultural (1-3) land. Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of open land area (woodland). Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
C33	Cromer	Residential	--	++	+	++	-	-	0	--	0	+	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, grass, scrub, within woodland. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, services / facilities, access to employment. High speed broadband in vicinity. Town centre easily accessible from the site.
C34	Cromer	Residential	++	++	+	++	+	-	0	+	0	++	+	++	+	0	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for enhancement of townscape. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity AONB, CWSs (Cromer Sea Front, Cromer Old Cemetery), PDL. No loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to local healthcare service, peak time public transport links, leisure and cultural opportunities, access to education facilities. Economic – Scores positively; within settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
C36	Cromer	Residential	--	++	+	++	-	-	0	--	-	+	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to local healthcare service, peak time public transport links, education facilities, access to leisure and cultural opportunities. Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.
FLB02	Cromer	Residential	--	++	+	++	-	-	0	--	0	-	+	++	0	0	-	~	Overall the site scores as negative Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable / grazing, mature hedgerow / trees to boundary, close to woodland. Loss of agricultural (1-3) land. Social – Scores negatively; remote from settlement / rural location, services in adjacent settlement. Economic – Scores mixed; remote from settlement, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.
C39	Cromer	Residential	--	++	~	~	-	-	?	-	-	+	+	++	++	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>increase light pollution, likely detrimental impact on landscape. Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall) and setting of Grade II Listed Building (South Lodge). Potential negative biodiversity impact; adjacent AONB, close proximity CWS (East Wood), arable land, surrounded by mature hedgerow / trees, close to woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities. Likely to rely on car.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to educational facilities, access to employment, services / facilities, transport links. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
C40	Cromer	Residential	0	++	~	~	~	-	?	0	-	~	+	++	++	0	++	++	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; within settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential detrimental impact on ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; adjacent CWSs (East Wood, Hall Wood), close proximity AONB, CWSs (Cromer Old Cemetery, Cromer Sea Front), golf course / skate park with mature woodland to south. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
C41	Cromer	Residential	-	++	+	++	-	-	?	~	-	~	+	++	+	0	~	~	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; parts of site considered edge of settlement and parts loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Scale of site and locations; potential to increase light pollution, potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. Potential negative biodiversity impact; all of site within AONB, arable mostly surrounded by mature hedgerow / trees, adjacent small woodland. Potential to impact setting of Grade II Listed Building (Pine Tree Farmhouse). Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; parts of site considered edge of settlement and parts loosely related to settlement, access to local healthcare service, peak time public transport links, education facilities, leisure and cultural opportunities within the settlement but beyond walking distance and parts of the site are considered removed from this service. Likely to use car to access services and facilities. Could provide significant public open space.</p> <p>Economic – Scores mixed; parts of site considered edge of settlement and parts loosely related to settlement. Likely to rely on car to access employment, educational facilities, transport links, services / facilities and town centre. Access to high speed broadband uncertain. Likely to rely on car.</p>
C42	Cromer	Residential	--	++	+	++	0	-	0	-	0	+	+	++	+	0	++	+	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to part of</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			boundary, adjacent small woodland. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities. Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.
C42/1	Cromer	Residential	--	++	+	++	-	-	0	--	0	+	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to part of boundary, adjacent small woodland. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to peak time public transport links, access to local healthcare service, leisure and cultural opportunities, education facilities. Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.
C42/2	Cromer	Residential	--	++	+	++	-	-	0	--	0	-	+	++	0	0	-	~	Overall the site scores as negatively Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land. Social – Scores negatively; loosely related to settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; loosely related to settlement, access to educational facilities, likely to rely on car to access employment, services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.
C43	Cromer	Residential	--	++	+	++	0	-	+	-	-	+	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to peak time public transport links, education facilities, access to local healthcare service, leisure and cultural opportunities. Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.
C43/1	Cromer	Residential	--	++	+	++	-	-	0	--	0	-	+	++	0	0	-	~	Overall the site scores as negative Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>Social – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; remote from settlement, access to educational facilities, likely to rely on car to access employment, services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.</p>
C43/2	Cromer	Residential	--	++	+	++	-	-	+	--	-	+	+	++	+	0	++	+	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, mature hedgerow / trees to parts of boundary. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, education facilities, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
C44	Cromer	Residential	-	++	+	++	0	-	?	-	0	+	+	++	+	0	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
NOR08	Cromer	Residential	--	++	+	++	-	-	0	-	-	~	+	+	+	0	++	+	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential negative biodiversity impact; within AONB, arable, pond. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores positively; loosely related to settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
RUN07	Cromer	Residential	--	++	+	++	-	-	0	-	0	-	+	++	0	0	++	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity AONB, CWS (Cromer Sea Front), SSSI & local geodiversity site (East Runton Cliffs), grassland, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p>

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>Social – Scores negatively; loosely related to settlement, services in adjacent settlement.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, transport links, services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
F01/A	Fakenham	Residential	-	++	+	++	+	?	+	-	0	++	+	++	++	0	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land, mature hedgerow / trees to some boundaries, pond. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/2	Fakenham	Residential	-	++	+	++	+	?	+	-	0	++	+	++	++	0	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/3	Fakenham	Residential	-	++	+	++	0	?	?	-	0	++	+	++	++	0	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/4	Fakenham	Residential	--	++	+	++	-	?	0	--	0	0	+	++	0	0	0	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; loosely related to settlement with access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Likely to rely on car.</p> <p>Economic – Scores neutral; loosely related to settlement, access to employment,</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			educational facilities, transport links and services / facilities, High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.
F04	Fakenham	Residential	+	++	~	~	0	-	0	-	0	++	+	++	++	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, approximately 3/4 site within FZ2, south boundary adjacent FZ3a & FZ3b, low to moderate susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent SAC and SSSI (River Wensum), close proximity to CWSs (adj. Fakenham Sewage Works & Land West of Oak Street, Fakenham), informal car park, grassed with mature hedgerow and trees to some boundaries. No loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
F05	Fakenham	Residential	++	++	+	++	+	+	0	+	0	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination (PDL). Potential townscape enhancement. Limited biodiversity impact; PDL mature trees / hedgerow to parts of boundary. No loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
F06/1	Fakenham	Residential	+	++	-	~	+	?	0	--	0	~	+	+	+	0	++	0	Overall the site scores as negative and positive Environmental – Scores mixed; within settlement, FZ1, low to moderate susceptibility GWF, potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential significant detrimental impact on townscape. Biodiversity impact uncertain; disused railway, mature trees cover site. No loss of agricultural (1-3) land. Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities (no obvious physical access to site). Would result in loss of designated open land area. Economic – Scores neutral; within settlement good access to employment, transport links, services / facilities, access to educational facilities (no obvious physical access to site). No access and no current plans for access to high speed broadband in vicinity. Town centre easily accessible from the site.
F07	Fakenham	Residential	-	++	~	~	+	?	+	-	-	+	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some small areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential to affect setting of Grade II listed building (Heath Farmhouse). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Part agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links & local healthcare service, access to education facilities, leisure and

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			cultural opportunities. Could provide significant public open space. Economic – Scores positively; edge of settlement, good access to employment & transport links, access to educational facilities & services / facilities. High speed broadband in vicinity. Town centre accessible from the site.
F08	Fakenham	Residential	+	++	+	+	0	-	0	-	0	+	+	+	++	0	++	+	Overall the site scores as neutral Environmental – Scores mixed; edge of settlement, PDL, approximately 1/3 within FZ2, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent CWS (Land West of Oak Street), close proximity to CWS (Fakenham & Sculthorpe Moor and Meadows), SAC and SSSI (River Wensum), existing housing, mature trees to parts of boundary. No loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, leisure and cultural opportunities and access to local healthcare service. Limited scope for open space provision. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
F11	Fakenham	Residential	++	++	-	~	+	+	0	0	0	++	+	++	++	-	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, PDL, FZ1, low to moderate susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Potential for remediation of contamination (PDL). Limited biodiversity impact; PDL, limited mature trees / hedgerow to parts of boundary. No loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
F12	Fakenham	Residential	+	++	~	~	+	?	0	0	0	++	+	++	++	-	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, not PDL, FZ1, low to moderate susceptibility GWF, approximately 1/6 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; grass and scrub with mature hedgerow to parts of boundary. No loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
F15	Fakenham	Residential	-	++	+	+	-	-	0	--	0	++	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement but more rural, part within FZ2 (adjacent FZ3a & 3b), low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity SAC and SSSI (River Wensum), arable land, adjacent woodland. No loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, peak time public transport links, education facilities, leisure and cultural

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			opportunities (no obvious physical access to site). Economic – Scores positively; edge of settlement, good access to employment & transport links, access to educational facilities & services / facilities (no obvious physical access to site). Access to high speed broadband uncertain. Town centre accessible from the site.
F16	Fakenham	Residential	--	++	+	++	0	?	0	-	0	0	+	++	+	0	0	?	Overall the site scores as neutral Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; part playing field, mown grass, mature trees to two boundaries. Loss of agricultural (1-3) land. Social – Scores neutral; edge of settlement, good access to local healthcare service and peak time public transport links, access to education facilities, leisure and cultural opportunities. Would result in loss of sports facility. Economic – Scores neutral; edge of settlement, good access to employment, transport links, and some services / facilities. Distant from educational facilities. Access to high speed broadband uncertain. Town centre distant, likely to rely on car.
F17	Fakenham	Residential	++	++	+	++	+	?	0	+	0	++	+	++	++	0	++	0	Overall the site scores as positive Environmental – Scores positively; within settlement, mostly PDL, FZ1, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; PDL with mature trees to one boundary. No loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores neutral; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. No access and no current plans for access to high speed broadband in vicinity. Town centre easily accessible from the site.
F18	Fakenham	Residential	--	++	+	++	-	?	0	--	0	~	+	++	+	0	0	0	Overall the site scores as negative and positive Environmental – Scores negatively; loosely related to settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within boundaries. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, good access to local healthcare service, removed from educational facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.
F19	Fakenham	Residential	--	++	+	++	-	?	?	-	0	0	+	++	~	0	~	0	Overall the site scores as negative Environmental – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores neutral; removed from settlement, access to local healthcare service, removed from educational facilities, peak time public transport links, leisure and cultural opportunities. Likely to rely on car. Economic – Scores mixed; removed from settlement, access to employment, removed from educational facilities, transport links and services / facilities. Access to

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			high speed broadband uncertain. Could support local services. Likely to rely on car.
H0702	Fakenham	Residential	+	++	+	++	~	-	?	0	0	0	+	++	+	0	++	++	Overall the site scores as neutral Environmental – Scores mixed; within settlement, not PDL, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity to CWS (Starmoor Wood & Plantation), SAC & SSSI (River Wensum), grazing land, mature trees / hedgerow to boundaries. Localised potential to contribute to and / or impact on GI network. No loss of agricultural (1-3) land. Social – Scores neutral; within settlement, good access to local healthcare service and peak time public transport links, access to education facilities, leisure and cultural opportunities. Would result in loss of designated open land area. Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
H0705	Fakenham	Residential	+	++	+	++	~	-	+	0	0	+	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect Grade II Listed Building (Former Grammar School) and setting and setting of CA. Potential negative biodiversity impact; close proximity CWS (Land West of Oak Street, Fakenham), part PDL, playing fields, mature trees / hedgerow within and to parts of boundary. Localised potential to contribute to GI network. No loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Loss of part of designated open land / formal recreation area. Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HEMP03	Fakenham	Residential	++	++	+	+	+	-	0	+	+	~	+	++	~	-	0	+	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement (small village), PDL, eastern edge of site within FZ2, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential for enhancement of settings of CA & Listed Building (Grade II Wensum House). Potential negative biodiversity impact; immediately adjacent CWS (Adj. Fakenham Sewage Works), close proximity CWSs (Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC & SSSI (River Wensum), PDL. No loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement (small village), services / facilities / cultural opportunities in adjacent settlement (some within 2km of site). Economic – Scores mixed; edge of settlement (small village), good access to employment (but loss of undesignated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.
HEMP04	Fakenham	Residential	+	++	+	++	+	-	0	+	+	~	+	+	++	0	0	+	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement (small village), FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential for enhancement of settings of CA & Listed Building (Grade II Wensum House). Potential negative biodiversity impact; close proximity CWSs (Adj. Fakenham Sewage Works, Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC & SSSI (River Wensum), agricultural building, some mature trees. No loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement (small village), services / facilities / cultural opportunities in adjacent settlement (some within 2km of site). Economic – Scores positive; edge of settlement (small village), good access to

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.
SCU15	Fakenham	Residential	--	++	+	++	-	-	0	--	0	+	+	++	+	0	0	0	Overall the site scores as negative and positive Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & Meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement (separated by bypass), removed from local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.
SCU16	Fakenham	Residential	--	++	~	~	-	-	0	--	0	-	+	++	0	0	-	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement (small village), FZ1, low / low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land. Social – Scores negatively; loosely related to settlement (small village) / rural location, services in adjacent settlement. Economic – Scores neutral; likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.
SCU17	Fakenham	Residential	-	++	+	++	-	-	0	--	0	-	+	++	0	0	0	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low / low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & meadows), SSSI & SAC (River Wensum), arable land, mature hedgerow / trees to parts of boundary. Part loss of agricultural (1-3) land. Social – Scores negatively; loosely related to settlement (separated by bypass), removed from services. Economic – Scores neutral; loosely related to settlement, access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.
H04	Holt	Residential	0	~	+	++	0	-	+	-	0	+	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent CWS (Holt Country Park), close proximity CWS (Gravel Pit Lane), SAC & SSSI (Norfolk Valley Fens), arable land, mature hedgerow / trees around and within site, woodland to east & south boundaries. Could impact on safeguarded mineral resources. Localised potential to contribute to GI network. Part loss of agricultural (1-3) land. Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Economic – Scores positively; edge of settlement, access to employment, educational

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
H05	Holt	Residential	--	++	+	++	-	-	0	--	-	~	+	++	+	0	~	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity CWSs / ancient woodland (Old Pollards Wood & Pereers Wood), arable with mature trees / hedgerow to some boundaries. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car. Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.
H06	Holt	Residential	--	++	+	++	-	-	0	--	-	~	+	++	+	0	~	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, adjacent / close proximity CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood), arable land & poultry farm, mature trees to some boundaries. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car. Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.
H07	Holt	Residential	-	++	~	~	0	-	?	--	-	+	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, access to site and insignificant area within site potentially susceptible SWF (CC). Potential detrimental impact on townscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent AONB, close proximity CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood), site heavily treed (subject to TPO). Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
H08	Holt	Residential	-	++	+	++	0	-	0	0	-	~	+	++	+	0	++	+	Overall the site scores as neutral Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, adjacent / close proximity CWS / ancient woodland (Old Pollards Wood), playing fields with mature trees to boundaries. Loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			opportunities, local healthcare service in adjacent settlement. Would result in loss of established sports facilities / open space. Economic – Scores positively; edge of settlement, access to employment,
H10	Holt	Residential	-	++	+	++	+	-	0	0	0	~	+	++	+	0	++	+	Overall the site scores as neutral Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent CWS (Gravel Pit Lane), arable, mature trees to boundaries. Loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of designated open land area (informal recreation). Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
H16	Holt	Residential	--	++	+	++	-	-	0	--	-	0	+	++	+	0	++	+	Overall the site scores as neutral Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; part within AONB, close proximity CWSs / ancient woodland (Pereers Wood, Old Pollards Wood & Spout Common), arable, mature hedgerow to parts of boundaries. Loss of agricultural (1-3) land. Social – Scores neutral; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car. Economic – Scores positively; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.
H16/1	Holt	Residential	-	++	+	++	0	-	0	-	-	+	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; part within AONB, close proximity ancient woodland / CWSs (Pereers Wood, Old Pollards Wood & Spout Common), arable, some hedgerow and trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Limited scope for open space provision. Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.
H18	Holt	Residential	--	++	+	++	-	-	?	--	-	~	+	++	+	0	++	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWS (Spout Common), close proximity AONB, ancient woodland (Pereers Wood) & CWS (Common Hills Plantation), grazing land, mature trees within and around site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, with good access to primary education facilities, access to peak time public transport links & limited leisure and cultural opportunities, local healthcare service in adjacent settlement.

Sustainability Appraisal Summary - All Alternatives Considered																				
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion	
																				Economic – Scores positively; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
H19	Holt	Residential	-	~	~	~	0	-	0	-	-	+	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, approximately one quarter of site potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; close proximity CWSs (Holt Country Park, Spout Common), arable, mature hedgerow / trees around and within site. Potential to impact on safeguarded mineral resources. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.	
H19/1	Holt	Residential	-	~	+	++	0	-	0	-	-	+	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; close proximity CWSs (Holt Country Park, Spout Common), arable, mature hedgerow / trees to majority of boundaries. Potential to impact on safeguarded mineral resources. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.	
H20/1	Holt	Residential	-	++	+	++	0	-	?	-	-	+	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Land south of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km). Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.	
H20 & H27	Holt	Residential	0	++	+	++	0	-	?	-	-	+	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn) and CA. Potential negative biodiversity impact; close proximity AONB, adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens) & SSSI (Holt Lowes), arable land, mature hedgerow / trees to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.	

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H22	Holt	Residential	+	++	+	++	~	-	0	0	0	+	+	++	+	0	++	++	<p>Overall the site scores as positive</p> <p>Environmental – Scores positive; within settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). PDL. Potential negative biodiversity impact; close proximity CWSs (Holt Country Park, Gravel Pit lane), SAC & SSSI (Norfolk Valley Fens), PDL, mature hedgerow / trees around part / within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Could result in loss of some community facilities / loss of part of designated open land area.</p> <p>Economic – Scores positively; within settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H23	Holt	Residential	--	++	+	++	-	-	?	--	-	~	+	++	+	0	~	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; close proximity ancient woodland (Common Hill Wood, Pereers Wood), AONB, CWSs (Common Hills Plantation, Spout Common), arable land, mature trees within and around site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
H25	Holt	Residential	--	--	+	++	-	-	+	--	-	~	+	++	+	0	~	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country park, Edgefield Heath), close proximity SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land surrounded by mature hedgerow / trees. Could result in loss of safeguarded mineral resources. Localised potential to contribute to GI network. Loss of mostly agricultural (1-3) land.</p> <p>Social – Scores mixed; removed from settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p>
H26	Holt	Residential	+	++	+	++	~	-	+	0	-	~	+	++	-	0	++	++	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores positively; within settlement, PDL (existing school), FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect settings of grade II listed garden wall & Bacon's House & CAs. Potential negative biodiversity impact; close proximity ancient woodland (Pereers Wood), AONB, CWS (Spout Hills),</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			PDL, mature trees to parts of boundary. Loss of agricultural (1-3)land. Social – Scores mixed; within settlement with good access to peak time public transport links & limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of school. Economic – Scores mixed; within settlement, access to employment, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Would result in loss of school.
H27	Holt	Residential	0	++	+	++	0	-	?	-	-	+	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn) and CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, mature trees / hedgerow surrounding. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3)land. Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km). Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.
H28	Holt	Residential	0	++	+	++	~	-	0	0	-	~	+	++	+	0	++	++	Overall the site scores as neutral Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of grade II listed building (The Grove). Potential negative biodiversity impact; close proximity CWS (Fairfield Lawn), AONB, school playing field with woodland to east boundary. Loss of agricultural (1-3) land. Social – Scores mixed; within settlement with good access to local healthcare service (in adjacent settlement but within 2km), peak time public transport links & limited leisure and cultural opportunities. Would result in loss of open land area (school playing fields). Economic – Scores positively; within settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
H29	Holt	Residential	0	++	+	++	~	-	?	0	0	~	+	++	+	0	++	++	Overall the site scores as neutral Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Spout Hills), playing / sports field surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; within settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of designated open land area (informal & formal recreation). Economic – Scores positively; within settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
HV01	Hoveton	Residential	-	++	+	++	0	?	?	-	0	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable, mature hedgerow / trees to majority of boundary. Localised potential to contribute to and /

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HV01/A	Hoveton	Residential	-	++	+	++	0	?	?	-	0	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable, mature hedgerow / trees to majority of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HV02	Hoveton	Residential	-	++	+	++	0	?	0	-	-	++	+	++	++	0	++	++	Overall the site scores as neutral Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential detrimental impact on ungraded Historic Park and Garden (Hoveton Hall). Biodiversity impact uncertain; arable surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HV04/1	Hoveton	Residential	0	++	+	++	+	-	0	0	0	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; close proximity The Broads, undeveloped land (possibly grazing) surrounded by mature hedgerow / trees. Loss of mostly agricultural (1-3) land. Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; within settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HV05	Hoveton	Residential	-	++	+	++	0	-	+	-	-	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II* Listed Building (Church of St John). Potential negative biodiversity impact; adjacent The Broads, arable surrounded by mature hedgerow / trees. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment,

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HV06	Hoveton	Residential	-	++	+	++	0	?	0	-	0	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HV07	Hoveton	Residential	--	++	+	++	-	-	0	--	-	+	+	++	+	0	~	+	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect settings of Grade II* & Grade II Listed Buildings (Church of St Peter & an Icehouse). Potential detrimental impact on ungraded Historic Park and Garden (Hoveton Hall). Potential negative biodiversity impact; close proximity CWS (Larch and Fleece Plantations), arable land, parts of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, distant from primary school, good access to peak time public transport links, local healthcare service, leisure and cultural opportunities. Economic – Scores neutral; loosely related to settlement, good access to employment and transport links and to some educational facilities and other services / facilities. High speed broadband in vicinity. Town centre accessible from the site.
HV08	Hoveton	Residential	-	++	+	++	0	-	?	-	0	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area (relative to site size) potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent The Broads, close proximity CWS (Larch and Fleece Plantations), arable, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
HV10	Hoveton	Residential	-	++	+	++	0	-	0	-	-	++	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (signal box). Potential negative biodiversity impact; adjacent The Broads, arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment,

Sustainability Appraisal Summary - All Alternatives Considered																				
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion	
																				educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
LUD01	Ludham	Residential	-	++	+	++	0	-	+	-	0	0	+	++	0	0	+	+	+	Overall the site scores as neutral Environmental – Scores mixed; edge of settlement, mostly within FZ1, south east tip / boundary within FZ2, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable, mature hedgerow / trees to some boundaries. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores neutral; edge of settlement, good access to services / facilities, some access to employment, educational facilities. High speed broadband in vicinity, limited transport links. Could support local services.
LUD01/B	Ludham	Residential	-	++	+	++	0	-	0	-	-	0	+	++	0	0	+	0	0	Overall the site scores as neutral Environmental – Scores as mixed; edge of settlement, mostly within FZ1, south east tip / boundary within FZ2, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity to The Broads, arable, mature hedgerow / trees to some boundaries. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores neutral; edge of settlement, good access to services / facilities, some access to employment, educational facilities. High speed broadband in vicinity, limited transport links. Could support local services.
LUD02	Ludham	Residential	-	++	+	+	0	-	0	-	0	0	+	++	0	0	+	+	+	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, mostly within FZ1, south west corner within FZ2, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores mixed; edge of settlement, good access to services / facilities, some access to employment, educational facilities. High speed broadband potential. Limited transport links. Could support local services.
LUD05	Ludham	Residential	-	++	+	++	0	-	0	-	-	0	+	++	0	0	+	+	+	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; close proximity The Broads, mostly grazing land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores mixed; edge of settlement, good access to services / facilities, some access to employment, educational facilities. High speed broadband in vicinity, limited transport links. Could support local services.
LUD06	Ludham	Residential	-	++	+	++	0	-	0	-	0	0	+	++	0	0	+	+	+	Overall the site scores as neutral Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF,

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.
LUD07	Ludham	Residential	--	++	+	++	-	-	?	--	0	~	+	++	0	0	~	~	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores as mixed; loosely related to settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores as mixed; loosely related to settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.
LUD09	Ludham	Residential	-	++	+	-	0	-	+	-	-	0	+	++	0	0	+	+	Overall the site scores as negative Environmental – Scores as negative; edge of settlement, part within indicative FZ3 (CC), approximately 1/3 of site within FZ2 (bisects site east to south west), part of this area also within FZ3a and indicative FZ3b, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; close proximity The Broads, arable, surrounded by mature hedgerow / trees. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores as neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores as mixed; edge of settlement, good access to services / facilities, some access to employment, educational facilities. High speed broadband in vicinity, limited transport links. Could support local services.
LUD10	Ludham	Residential	--	++	+	++	-	?	?	--	0	~	+	++	0	0	~	~	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores as mixed; loosely related to settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links. Economic – Scores as mixed; loosely related to settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.
MUN03	Mundesley	Residential	-	++	+	-	0	-	0	-	-	+	+	++	+	0	+	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Adjacent CERZ (small area of northern boundary just within). Potential to affect setting of Grade II Listed Building (Church of All Saints) and CA. Potential negative biodiversity impact; close proximity CWS (Mundesley

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			Cliffs), arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.
MUN03/A	Mundesley	Residential	-	++	~	~	+	-	0	-	-	~	+	++	+	0	+	+	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Adjacent CERZ (northern boundary). Potential to affect setting of Grade II Listed Building (Church of All Saints) and CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Could result in loss of designated open land area. Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.
MUN04	Mundesley	Residential	-	++	+	++	+	-	0	-	0	++	+	++	+	0	+	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), grazing land surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.
MUN04/1	Mundesley	Residential	-	++	~	~	+	-	0	-	-	~	+	+	+	0	+	+	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Would result in loss of designated open land area. Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.
MUN04/A	Mundesley	Residential	-	++	~	~	+	-	0	-	-	~	+	++	+	0	+	+	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement, good access to peak time public transport

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			links, local healthcare service, education facilities, some leisure and cultural opportunities but could result in loss of designated open land area. Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.
MUN05	Mundesley	Residential	-	++	+	++	0	-	0	-	0	+	+	++	+	0	+	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity AONB, arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.
MUN08	Mundesley	Residential	-	++	+	++	0	-	0	-	0	+	+	++	+	0	+	++	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent AONB, close proximity SSSI & Local Geodiversity Site (Mundesley Cliffs), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. High speed broadband in vicinity. Could support local services.
MUN09	Mundesley	Residential	-	++	+	++	0	-	0	-	0	+	+	+	+	0	+	++	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. High speed broadband in vicinity. Could support local services.
MUN10	Mundesley	Residential	--	++	+	++	-	-	0	--	0	+	+	++	+	0	+	0	Overall the site scores as negative and positive Environmental – Scores negative; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity AONB, SSSI (Sidestrand & Trimmingham Cliffs), CWS (Mundesley Cliffs), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement but good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Economic – Scores neutral; loosely related to settlement but good access to employment and transport links and other services / facilities. Access to high speed

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			broadband uncertain. Could support local services.
MUN11	Mundesley	Residential	-	++	~	~	0	-	0	-	0	-	+	++	+	0	+	+	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, approximately 1/4 of site potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape (loss of woodland). Potential negative biodiversity impact; close proximity AONB, SSSI (Sidestrand & Trimmingham Cliffs), CWS (Mundesley Cliffs), arable and woodland. Loss of agricultural (1-3) land. Social – Scores negatively; edge of settlement, good access to peak time public transport links but distant from local healthcare service, education facilities, leisure and cultural opportunities. Would result in loss of designated open land area. Economic – Scores positively; edge of settlement, access to employment and transport links and other services / facilities. High speed broadband in vicinity. Could support local services.
ED1	N. Walsham	Residential	+	++	+	++	+	-	?	0	0	~	+	++	++	0	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS, playing fields, surrounded by mature trees / hedgerow with area of mature trees & bushes (north east). Localised potential to contribute to and / or impact on GI network. No loss of agricultural (1-3) land. Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area. Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW01A (comprises NW05, NW07 & NW30)	N. Walsham	Residential	~	++	+	++	+	?	0	0	-	++	+	++	++	-	++	++	Overall the site scores as positive Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL, part mown / rough grass, part cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). Loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; within settlement, good access to employment (but loss of businesses), educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW05	N. Walsham	Residential	-	++	+	++	0	?	0	-	0	++	+	++	++	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; rough grass land, part cultivated, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
NW06/1	N. Walsham	Residential	-	++	+	++	0	?	0	-	-	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Monument Cottage) & Scheduled Ancient Monument / Grade II Listed Cross (site of battle). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Could provide significant public open space. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW07	N. Walsham	Residential	0	++	+	++	0	?	0	-	-	++	+	++	++	-	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Biodiversity impact uncertain; part PDL, part grass / cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment (but loss of undesignated employment land), educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW08	N. Walsham	Residential	--	~	+	++	-	-	?	--	-	-	+	++	0	0	-	~	Overall the site scores as negative Environmental – Scores negatively; remote location, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Monument Cottage), Scheduled Ancient Monument / Grade II Listed Standing Cross (site of battle) & Scheduled Ancient Monument (Cross). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Limited potential for remediation of contamination. Could impact on safeguarded mineral resources. Potential negative biodiversity impact; close proximity CWS (Lord Anson's Wood), SSSI (Westwick Lakes), arable, mature trees / hedgerow, around and within site, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land. Social – Scores negatively; remote location, services in adjacent settlement (some within 2km of site). Could provide significant public open space. Economic – Scores mixed; remote location, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.
NW08/1	N. Walsham	Residential	--	++	+	++	-	-	+	--	-	++	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, extends into open countryside, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential negative biodiversity impact; close proximity CWS (Weavers way), arable, mature trees / hedgerow to majority of boundary. Localised potential to contribute to GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare

Sustainability Appraisal Summary - All Alternatives Considered																				
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion	
																				service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW08/2	N. Walsham	Residential	-	++	+	++	0	?	?	-	-	++	+	++	++	0	++	+		Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Could provide significant public open space. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW09	N. Walsham	Residential	-	++	+	++	0	-	0	-	0	++	+	++	++	0	++	+		Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity CWS (Weavers Way) rough grass / scrub, many mature trees to boundary. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW11	N. Walsham	Residential	-	++	+	++	0	-	?	-	0	++	+	++	++	0	++	+		Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent CWS (Weavers Way), arable, mature trees / hedgerow to parts of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW14/53	N. Walsham	Residential	-	++	+	++	+	?	0	-	0	++	+	++	+	-	++	+		Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; green field land (possibly grazing), scrub, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment (some potential loss of small area of vacant designated employment land), services /

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW15	N. Walsham	Residential	-	?	~	++	0	?	?	-	0	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Could impact on allocated waste site. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW15/1	N. Walsham	Residential	0	?	~	++	0	?	?	-	0	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Could impact on allocated waste site. Biodiversity impact uncertain; arable land, mature hedgerow / trees to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW16	N. Walsham	Residential	-	++	~	++	0	-	?	-	-	++	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low / low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (The Thatched Cottage). Potential negative biodiversity impact; immediately adjacent CWS (Paston Way & Knapton Cutting), arable, mature trees / hedgerow to majority of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW16/1 (Reduced parcel of NW16)	N. Walsham	Residential	-	++	~	++	0	-	?	-	0	++	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low / low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; part adjacent CWS (Paston Way & Knapton Cutting), arable, mature trees / hedgerow around part of site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			broadband in vicinity. Town centre easily accessible from the site.
NW17	N. Walsham	Residential	--	++	+	++	-	-	0	-	0	+	+	++	++	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Alder Carr), green field land (possibly grazing), heavily treed boundary. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to local healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; loosely related to settlement, good access to employment, educational facilities, access to transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.
NW18/1	N. Walsham	Residential	-	++	+	++	-	-	0	--	-	+	+	++	++	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Melbourne House). Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), green field land (possibly grazing), small woodland, mature hedgerow / trees to majority of boundaries. Would utilise mostly non-agricultural grade land. Social – Scores positively; loosely related to settlement, good access to local healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; loosely related to settlement, good access to employment, educational facilities, access to transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.
NW19	N. Walsham	Residential	+	++	~	~	0	-	0	-	-	+	+	++	++	-	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low to moderate susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Melbourne House). Potential negative biodiversity impact; adjacent CWS (Alder Carr), close proximity CWS (Spa Common), part PDL, caravan / chalet park, mature trees around & within site (subject to TPOs). Some loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment (but loss of business), educational facilities, access to transport links, services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
NW20 & NW33	N. Walsham	Residential	-	++	+	++	0	-	?	-	0	++	+	++	++	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW21	N. Walsham	Residential	-	++	+	++	0	-	0	-	0	+	+	++	+	0	++	0	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Spa Common), arable / grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, access to peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, access to employment, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.
NW22	N. Walsham	Residential	--	++	+	++	-	-	0	--	0	+	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, extends into open countryside, FZ1, low susceptibility GWF, small areas potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Limited potential for remediation of contamination. Potential negative biodiversity impact; part arable, part woodland (subject to TPO), part adjacent woodland. Loss of mostly agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities. Economic – Scores neutral; edge of settlement, good access to educational facilities, services / facilities, access to employment, transport links. Access to high speed broadband uncertain. Town centre easily accessible from the site. Likely to rely on car.
NW23	N. Walsham	Residential	-	++	+	++	+	?	?	-	0	++	+	++	++	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable, grass / trees to boundaries, small woodland adjacent north east corner. Localised potential to contribute to and / or impact on GI network. Loss of mostly agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW24 & NW43	N. Walsham	Residential	-	++	+	++	0	?	0	-	0	++	+	++	++	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site, adjacent small woodland. Loss of mostly agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in

Sustainability Appraisal Summary - All Alternatives Considered																				
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion	
																				vicinity. Town centre easily accessible from the site.
NW25	N. Walsham	Residential	++	++	~	~	+	?	0	+	0	++	+	++	++	0	++	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, part PDL, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential for enhancement of townscape. Biodiversity impact uncertain; part PDL (demolished factory) overgrown land, mature trees / shrubs to approximately half of site. No loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW26	N. Walsham	Residential	--	++	+	++	-	?	0	--	0	-	+	++	0	0	-	~	~	Overall the site scores as negative Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees, tree belt to north east boundary and adjacent south east corner. Loss of agricultural (1-3) land. Social – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; remote from settlement, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain. Likely to rely on car.
NW28/1	N. Walsham	Residential	-	++	+	++	0	-	~	-	0	++	+	++	++	0	++	+	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Weavers Way), arable, mature trees / hedgerow to parts of boundary. Localised potential to contribute to and / or impact on GI network. Loss of mostly agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW28/2	N. Walsham	Residential	--	++	+	++	-	-	?	--	0	++	+	++	++	0	++	+	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, extends into open countryside, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; immediately adjacent CWS (Weavers Way), arable, mature trees / hedgerow part boundary, grass verge / drainage ditch. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
NW28a	N. Walsham	Residential	0	++	+	++	0	-	?	-	0	~	+	++	++	0	++	+	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, small area PDL, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Weavers Way), sports pitches, surrounded by mature hedgerow / trees, close proximity pond. Localised potential to contribute to and / or impact on GI network. Some loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of open land area (sports pitches). Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW30	N. Walsham	Residential	~	++	+	++	+	?	0	0	-	++	+	++	++	-	++	++	Overall the site scores as positive Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL, part mown / rough grass, mature trees / hedgerow to boundary. Loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; within settlement, good access to employment (but loss of business), educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW31	N. Walsham	Residential	+	++	+	++	+	+	0	0	0	++	+	++	++	-	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination. Limited biodiversity potential; mown grass, concrete access and fencing to boundary. No loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; within settlement, good access to employment (but loss of designated employment land (un-used)), educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW34	N. Walsham	Residential	--	++	+	++	-	-	0	-	0	+	+	++	++	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), grazing land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Economic – Scores positively; loosely related to settlement, good access to employment, educational facilities, transport links, access to services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.
NW36	N. Walsham	Residential	--	++	+	++	--	-	?	--	0	-	+	++	0	0	-	0	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Paston way and Knapton Cutting), grazing land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). High speed broadband in vicinity. Likely to rely on car.</p>
NW40	N. Walsham	Residential	--	++	+	++	-	-	0	-	0	-	+	++	++	0	-	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), grazing, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). High speed broadband in vicinity. Likely to rely on car.</p>
NW41	N. Walsham	Residential	-	++	+	++	~	-	0	--	-	++	+	++	+	0	++	+	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement but more rural; FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns). Limited potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Weavers Way), arable, surrounded by mix of grass verges, mature trees / hedgerow, adjacent pond. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW42	N. Walsham	Residential	-	++	+	++	0	?	0	-	0	++	+	++	++	0	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; grazing land surrounded by mature trees / shrubs, adjacent small woodland. Loss of mostly agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW44	N. Walsham	Residential	++	++	~	~	~	+	0	0	-	++	+	++	++	0	++	++	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; within settlement, mostly PDL, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential to affect settings of CA, Grade II* Listed Building (No.15 Ivy Cottage, Aylsham Road), Grade II Listed Buildings (outbuilding south of No.15, garden walls of No.15, former</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			girls' high school (Market Street), front wall of former girls' high school, No's. 3, 5, 7 & 9 (Market Street). Limited biodiversity potential; PDL, group of mature trees. No loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.
NW46	N. Walsham	Residential	-	++	+	++	-	?	?	--	0	+	+	++	++	0	++	0	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential significant detrimental impact on landscape (loss of trees). Localised potential to contribute to and / or impact on GI network. Biodiversity impact uncertain; grazing / garden land, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to education facilities, access to peak time public transport links, local healthcare service, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, access to transport links, services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.
NW47	N. Walsham	Residential	--	++	~	~	-	-	0	--	0	-	+	++	0	0	-	0	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Spa Common), grazing, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.
NW48	N. Walsham	Residential	--	++	+	+	--	-	0	--	0	-	+	++	0	0	-	0	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, part within FZ2, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Spa Common), rough grass, mature trees around and within site. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.
NW49	N. Walsham	Residential	-	++	+	++	0	-	?	-	0	++	+	++	++	0	++	+	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent CWS (Weavers way), arable / grazing / garden, mature trees / hedgerow surrounding, adjacent copse. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.

Sustainability Appraisal Summary - All Alternatives Considered																				
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion	
																				Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
NW50	N. Walsham	Residential	--	++	~	~	-	-	0	-	0	+	+	++	+	0	++	0	0	Overall the site scores as negative and positive Environmental – Scores negatively; loosely related to settlement, FZ1, low to moderate susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Alder Carr, Spa Common), grazing, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to education facilities, access to local healthcare service, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; loosely related to settlement, good access to educational facilities, access to employment, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.
NW51	N. Walsham	Residential	--	++	+	++	--	-	0	--	0	-	+	++	0	0	~	0	0	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape (loss of trees). Potential negative biodiversity impact; woodland. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.
NW52	N. Walsham	Residential	--	++	~	++	~	?	?	--	0	-	+	++	0	0	~	0	0	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, FZ1, moderate to high susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential for remediation of contamination. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.
NW54	N. Walsham	Residential	--	++	+	++	~	?	0	--	0	-	+	++	0	0	~	~	~	Overall the site scores as negative Environmental – Scores mixed; removed from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable, surrounded by grass verges / mature trees / hedgerow, adjacent small woodland (subject to TPO). Loss of agricultural (1-3) land. Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Economic – Scores mixed; removed from settlement, likely to rely on car to access employment, educational facilities, services / facilities and town centre (adjacent settlement). Access to high speed broadband uncertain.
NW55	N. Walsham	Residential	--	++	+	++	--	?	0	--	0	-	+	++	0	0	-	-	-	Overall the site scores as negative

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>Environmental – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable, surrounded by grass verges, some mature trees / hedgerow, close proximity small woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores negatively; remote from settlement, likely to result in reliance on car to access facilities. High speed broadband in vicinity.</p>
NW56	N. Walsham	Residential	-	++	+	++	0	?	0	-	0	+	+	+	0	0	++	0	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Biodiversity impact uncertain; green field land (possibly grazing), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores neutral; edge of settlement, good access to employment, access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
NW57	N. Walsham	Residential	--	++	+	++	--	-	?	--	0	-	+	++	0	0	-	-	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; adjacent CWS (Weavers way), arable, grass verges, mature trees to parts of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores negatively; removed from settlement, likely to result in reliance on car to access facilities. High speed broadband in vicinity.</p>
NW58	N. Walsham	Residential	--	++	+	++	-	?	0	-	-	+	+	++	0	0	-	0	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Part removed from built environment; potential to increase light pollution, likely detrimental impact on landscape. Potential to affect setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns). Biodiversity impact uncertain; arable, surrounded by grass verges / scrub / mature hedgerow / trees, pond adjacent. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
NW59	N. Walsham	Residential	0	++	~	++	+	?	0	0	0	++	+	++	0	-	++	+	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; within settlement, part PDL, FZ1, moderate to high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; outside storage, grass, mature trees to part boundary. Loss of agricultural (1-3) land.</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>Social – Scores positive; within settlement but removed from residential areas, good access to local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores mixed; within settlement, good access to employment (but loss of designated employment land), access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
NW60	N. Walsham	Residential	-	++	+	++	0	-	0	-	-	++	+	++	0	0	-	0	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negative; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect settings of Grade II Listed Building (The Thatched Cottage) & Grade II* (Friends Meeting House). Potential negative biodiversity impact; close proximity CWS (Paston Way & Knapton Cutting), arable land, mature hedgerow / trees around and within parts of site. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
NW61	N. Walsham	Residential	--	++	+	++	--	-	?	--	0	-	+	++	0	0	-	-	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Weavers way), arable, grass, verges / some trees to boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site).</p> <p>Economic – Scores negatively; remote from settlement, likely to result in reliance on car to access facilities. Access to high speed broadband uncertain.</p>
SH10	Sheringham	Residential	0	++	+	++	+	-	0	0	0	~	+	++	+	0	++	++	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), SAC (Norfolk Valley Fens) & SSSI (Sheringham & Beeston Regis Commons), part deciduous woodland, mature trees around and within site, rough grassland. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH11	Sheringham	Residential	0	++	+	++	~	-	0	0	0	++	+	++	+	0	++	++	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; part within AONB, close proximity CWS (Pretty Corner & The Plains), SAC (Norfolk Valley Fens) & SSSI (Sheringham & Beeston Regis Commons), maintained grassland, mature trees across the site (TPO). Loss of agricultural (1-3) land.</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH13	Sheringham	Residential	-	++	+	++	0	-	?	-	-	++	+	++	+	0	++	+	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negative; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; adjacent AONB, arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH16	Sheringham	Residential	-	++	+	-	+	-	?	--	--	~	+	++	+	0	++	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negative; edge of settlement, adjacent CERZ, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Prominent site, divided by railway, likely significant detrimental impact on landscape. Potential to affect settings of Scheduled Ancient Monument & Grade I Listed Building (Augustinian Priory Church), Grade II Listed Building (Abbey Farmhouse) and CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity AONB, SAC (Norfolk Valley Fens), SSSIs (Beeston Cliffs & Sheringham and Beeston Regis Commons), part arable, part scrub with many mature trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, good access to local healthcare service, peak time public transport links, access to education facilities, leisure and cultural opportunities. Would result in partial loss of proposed designated open land area.</p> <p>Economic – Scores neutral; edge of settlement, good access to employment, access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
SH16/1	Sheringham	Residential	0	++	+	++	0	-	?	-	-	+	+	++	+	0	++	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect settings of Scheduled Ancient Monument & Grade I Listed Building (Augustinian Priory Church) and CA. Potential negative biodiversity impact; close proximity SAC (Norfolk Valley Fens), SSSIs (Beeston Cliffs & Sheringham and Beeston Regis Commons), arable / grazing, mature trees / hedgerow surrounding, adjacent scrub land. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, peak time public transport links, access to education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, good access to employment, access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
SH17	Sheringham	Residential	+	++	+	++	0	-	+	-	--	++	+	++	+	0	++	+	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF,</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			small area (part within site and along north & east boundaries) potentially susceptible to SWF (CC). Potential to affect settings of Scheduled Ancient Monument & Grade I Listed Building (Augustinian Priory Church) and CA. Potential negative biodiversity impact; close proximity SAC (Norfolk Valley Fens), SSSIs (Beeston Cliffs & Sheringham and Beeston Regis Commons), rough grass land, part maintained, pond, mature trees to east boundary and parts of south boundary. Localised potential to contribute to GI network. Would utilise mostly non-agricultural gradeland. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH18/1A	Sheringham	Residential	-	++	+	++	0	-	?	-	-	++	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), arable, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH18/2	Sheringham	Residential	--	++	+	++	-	-	?	--	-	~	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), arable, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Likely to rely on car. Economic – Scores neutral; loosely related to settlement, good access to educational facilities, access to employment, services / facilities, transport links. Access to high speed broadband uncertain. Town centre accessible from the site.
SH19	Sheringham	Residential	-	++	+	++	+	-	?	-	-	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Ivy Farmhouse) and CA. Potential for remediation of contamination. Potential negative biodiversity impact; adjacent to (and part within) AONB, arable land, surrounded by mature hedgerow / trees, close to woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
SH20	Sheringham	Residential	-	++	+	++	0	-	0	-	0	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent AONB, arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH22	Sheringham	Residential	-	++	~	~	-	-	0	--	0	~	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, part PDL, FZ1, low susceptibility GWF, approximately half of site potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; part within AONB, close proximity SSSI & local geodiversity site (Weybourne Cliffs), part PDL, grass / scrub. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Likely to rely on car. Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.
SH23	Sheringham	Residential	++	++	+	++	+	+	0	0	-	++	+	+	+	0	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, PDL, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential for remediation of contamination (PDL). Limited biodiversity potential; PDL. No loss of agricultural (1-3) land. Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Limited scope for open space provision. Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
SH25	Sheringham	Residential	--	++	+	++	-	-	0	--	0	~	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; adjacent AONB, close proximity SSSI & local geodiversity site (Weybourne Cliffs), arable, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Likely to rely on car. Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.
ST03	Stalham	Residential	-	++	~	~	0	?	0	-	0	++	+	++	+	0	++	++	Overall the site scores as positive

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST04	Stalham	Residential	-	++	~	~	0	?	0	-	0	++	+	++	+	0	++	++	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, approximately 1/6 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST05	Stalham	Residential	-	++	+	++	0	?	?	-	0	++	+	+	+	0	++	++	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; part PDL, edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; mostly arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST06	Stalham	Residential	-	++	~	~	0	?	?	-	0	++	+	++	+	0	++	++	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST07	Stalham	Residential	+	++	+	++	0	-	0	--	-	+	+	+	+	0	++	++	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible SWF (CC). Likely significant detrimental landscape impact (woodland). Potential to affect setting of Grade II Listed Building (Walnut Cottage). Potential negative biodiversity impact; close proximity CWS (Stalham Fen), woodland. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			transport links, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
ST10	Stalham	Residential	-	++	+	++	-	-	0	-	0	~	+	+	+	0	0	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement (small village), FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential negative biodiversity impact; close proximity CWS (Stalham Fen), arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement (small village), good access to peak time public transport links. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement. Economic – Scores positively; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.
ST11	Stalham	Residential	--	++	+	++	-	?	0	--	0	-	+	++	~	0	-	--	Overall the site scores as negative Environmental – Scores negatively; rural, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape, Biodiversity impact uncertain; grazing land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land. Social – Scores negatively; rural location, services in adjacent settlement. Economic – Scores negatively; rural location, reliance on car to access facilities. High speed broadband in vicinity.
ST12	Stalham	Residential	--	++	+	++	-	-	0	--	0	~	+	++	+	0	0	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement (small village) but more rural; FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Stalham Fen), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores mixed; edge of settlement (small village), good access to peak time public transport links. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement. Economic – Scores positively; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.
ST15	Stalham	Residential	++	++	~	++	+	-	0	+	0	++	+	++	+	-	++	++	Overall the site scores as positive Environmental – Scores positively; within settlement, PDL, FZ1, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential townscape enhancement. Potential negative biodiversity impact; close proximity The Broads, PDL, mature trees / shrubs to boundary. Social – Scores positively; within settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			Economic – Scores mixed; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
ST16	Stalham	Residential	-	++	~	+	0	-	?	-	0	++	+	++	+	-	++	++	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some areas potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment (but potential loss of designated undeveloped employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
ST17	Stalham	Residential	--	++	~	~	-	-	?	--	-	+	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, part of site FZ2, moderate susceptibility GWF, some areas potentially susceptible to SWF (CC). Potential to affect setting of CA. Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; adjacent National Park & SAC (The Broads), close proximity CWS (Stalham Fen), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities is separated by main road. Economic – Scores neutral; loosely related to settlement, likely to result in reliance on car to access facilities. High speed broadband in vicinity.
ST18/1	Stalham	Residential	--	++	~	+	-	?	?	--	0	+	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to the edge of settlement, FZ1, low susceptibility GWF, part potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land, Social – Scores positively; loosely related to the edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores neutral; loosely related to the edge of settlement, access to employment, educational facilities, transport links and services / facilities but likely to rely on car. High speed broadband in vicinity. Town centre accessible from the site.
ST19	Stalham	Residential	-	++	+	++	0	?	?	-	0	++	+	++	+	0	++	++	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public

Sustainability Appraisal Summary - All Alternatives Considered																				
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion	
																				transport links, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
ST20	Stalham	Residential	--	++	+	++	-	?	0	--	0	-	+	+	+	0	0	0	Overall the site scores as negative Environmental – Scores negatively; part PDL (dwelling), loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; garden land, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores negatively; loosely related to settlement but with access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores neutral; loosely related to settlement, likely to result in reliance on car to access facilities. High speed broadband in vicinity.	
ST21	Stalham	Residential	--	++	~	~	--	?	0	--	0	-	+	++	0	0	0	-	Overall the site scores as negative Environmental – Scores negatively; rural location, FZ1, low susceptibility GWF, part potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Small area of contaminated land within site. Loss of agricultural (1-3) land. Social – Scores negatively; rural location, services in adjacent settlement. Economic – Scores negatively; rural location, likely to result in reliance on car to access facilities. Not in area of fast broadband coverage.	
ST22	Stalham	Residential	--	++	~	~	-	?	-	--	0	++	+	++	0	0	++	0	Overall the site scores as negative and positive Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, boundaries and part of site potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores neutral; loosely related to settlement, access to employment, educational facilities, transport links and services / facilities but likely to rely on car. High speed broadband in vicinity. Town centre accessible from the site.	
ST23	Stalham	Residential	-	++	~	~	0	-	?	-	-	++	+	++	+	0	++	++	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential to affect settings of Grade II* Listed Building (Stalham Hall) and Grade II Listed Building (barn at Stalham Hall Farm). Potential negative biodiversity impact; close proximity The Broads, CWS (Stalham Fen), grazing land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Some loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.	

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
ST23/1	Stalham	Residential	-	++	~	~	0	-	?	-	-	++	+	++	+	0	++	++	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, part of site potentially susceptible to SWF (CC). Potential to affect settings of Grade II* Listed Building (Stalham Hall) and Grade II Listed Building (barn at Stalham Hall Farm). Potential negative biodiversity impact; close proximity The Broads, CWS (Stalham Fen), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Some loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.
H0991	Stalham	Residential	--	++	+	++	--	?	0	--	0	-	+	++	0	0	0	-	Overall the site scores as negative Environmental – Scores negatively; rural location, FZ1, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores negatively; rural location, services in adjacent settlement. Economic – Scores negatively; rural location, likely to result in reliance on car to access facilities. Not in area of fast broadband coverage.
SUT02	Stalham	Residential	-	++	+	~	0	-	0	-	0	-	+	++	0	0	-	-	Overall the site scores as negative Environmental – Scores negatively, edge of settlement (small village), within FZ2, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Sutton Meadows), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores negatively; edge of settlement (small village), services in adjacent settlement beyond walking distance, good access peak time public transport links. Economic – Scores negatively; edge of settlement (small village), likely to result in reliance on car to access facilities. Not in area of fast broadband coverage.
SUT05	Stalham	Residential	-	++	+	+	-	-	?	-	0	-	+	++	+	0	0	+	Overall the site scores as negative Environmental – Scores negatively; edge of settlement (small village) but more rural; part within FZ2, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution. Potential negative biodiversity impact; close proximity CWS (Stalham Fen), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores negatively; edge of settlement (small village), good access to peak time public transport links. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement. Economic – Scores positively; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) accessible from the site.
SUT06	Stalham	Residential	--	++	+	++	-	-	0	-	0	-	+	++	+	0	0	+	Overall the site scores as negative Environmental – Scores negatively; edge of settlement (small village) but more rural;

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential negative biodiversity impact; close proximity CWS (Stalham Fen), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), garden / grazing land surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; edge of settlement (small village), good access to peak time public transport links. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
SUT07	Stalham	Residential	-	++	~	~	0	-	0	-	0	-	+	+	+	0	0	+	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement (small village), FZ2, low susceptibility GWF, boundaries potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), camping site surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; edge of settlement (small village), good access to peak time public transport links. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
SUT08	Stalham	Residential	0	++	+	++	-	-	?	--	0	-	+	++	+	0	0	+	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement (small village), FZ1, low / low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential significant detrimental landscape impact. Potential negative biodiversity impact; immediately adjacent CWS (Stalham Fen), close proximity National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), arable, mature hedgerow / trees to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land.</p> <p>Social – Scores negatively; edge of settlement (small village), good access to peak time public transport links. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
SUT09	Stalham	Residential	-	++	~	~	0	-	?	-	0	-	+	++	0	0	-	+	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement (small village), part FZ2, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes) arable land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; edge of settlement (small village), services in adjacent settlement beyond walking distance, good access peak time public transport links.</p> <p>Economic – Scores mixed; edge of settlement (small village), good access to employment, transport links. Some access to educational facilities, High speed</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			broadband in vicinity. Likely to result in reliance on car to access facilities.
W05	Wells	Residential	--	++	~	++	-	-	0	-	0	+	+	+	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to the settlement, FZ1, low to moderate & moderate to high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential negative biodiversity impact; within AONB, close proximity CWS (Wells to Walsingham Railway), SSSI & local geodiversity site (Wells Chalk Pit), grass field, mature trees / hedgerow surrounding. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to the settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Limited scope for open space provision. Economic – Scores neutral; loosely related to the settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre accessible from the site. Likely to rely on car.
W06/1	Wells	Residential	-	++	~	-	+	-	?	0	0	+	+	+	+	-	++	+	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, part PDL (boatyard), within FZ2, FZ3a, 0.5% & 0.1 % AEP Tidal (CC), moderate to high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity of NNR (Holkham), SAC (The Wash & North Norfolk Coast), RAMSAR, SPA & SSSI (North Norfolk Coast), boat yard, some mature trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Limited scope for open space provision. Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment (but loss of undesignated employment land – small boat yard). High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.
W07	Wells	Residential	-	++	+	+	0	-	0	-	-	++	+	++	+	0	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, north boundary just within FZ2, FZ3a, 0.5% & 0.1 % AEP Tidal (CC), low / low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity of SAC (The Wash & North Norfolk Coast), arable surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.
W08	Wells	Residential	-	++	+	++	0	-	0	-	0	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; within AONB, grazing land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			rely on Coastal Hopper. Economic – Scores positively; edge of settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.
W10	Wells	Residential	0	++	-	--	0	-	0	0	-	0	+	++	+	0	++	++	Overall the site scores as negative Environmental – Scores negatively; within settlement, within FZ2, FZ3a, low to moderate susceptibility GWF, whole of site considered potentially at risk of SWF (CC). Potential to affect settings of Grade II* Listed Buildings (Marsh House & Church of St Nicholas) and CA. Potential negative biodiversity impact; within AONB, close proximity of NNR (Holkham), SAC (The Wash & North Norfolk Coast), RAMSAR, SPA & SSSI (North Norfolk Coast), grazing land. Loss of agricultural (1-3) land. Social – Scores neutral; within settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Would result in loss of designated open land area. Economic – Scores positively; within settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.
W11	Wells	Residential	--	++	+	++	0	-	?	--	0	++	+	++	+	0	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWS (Wells to Walsingham Railway), SSSI & local geodiversity site (Wells Chalk Pit), arable, mature trees / hedgerow to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Economic – Scores neutral; loosely related to settlement, good access to educational facilities, services / facilities, some access to employment. High speed broadband in vicinity, limited transport links. Town centre accessible from the site. Likely to rely on car.
HE0012	Cromer	Employment	-	++	+	++	0	-	0	-	-	+	+	N/A	++	++	++	+	Overall the site scores as negative and positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of Ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement. Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.
HE0013	Cromer	Employment	-	++	+	++	0	-	0	-	--	+	+	N/A	++	++	++	+	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect Ungraded Historic Park and Garden (Cromer Hall). Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement. Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links.

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			High speed broadband in vicinity.
C16	Cromer	Employment	-	++	+	++	+	-	0	-	0	+	+	N/A	++	++	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWS (Happy Valley), SAC & SSSI (Overstrand Cliffs), rough grass, mature hedgerow / trees around and within site. Part loss of agricultural (1-3) land. Social – Scores positively; edge of settlement. Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.
C19	Cromer	Employment	-	++	+	++	0	-	?	-	0	+	+	N/A	++	++	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement. Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. Access to high speed broadband uncertain.
F01/B [includes F01/2, F01/3 & F01/4]	Fakenham	Employment	-	++	+	++	+	?	?	-	0	+	+	N/A	++	++	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential detrimental impact on landscape. Biodiversity impact uncertain; arable land & sports fields, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land. Social – Scores positively; edge of settlement. Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.
F07	Fakenham	Employment	-	++	~	~	+	?	+	-	-	+	+	N/A	++	++	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some small areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential detrimental impact on landscape. Potential to affect setting of Grade II listed building (Heath Farmhouse). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Part agricultural (1-3) land. Social – Scores positively; edge of settlement. Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.
F19	Fakenham	Employment	--	++	+	++	-	?	?	-	0	-	+	N/A	+	+	-	0	Overall the site scores as negative Environmental – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, potential detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			agricultural (1-3) land. Social – Scores negatively; removed from settlement. Economic – Scores mixed; removed from settlement, potential to provide employment opportunity, access to potential employees and transport links. Access to high speed broadband uncertain. Likely to result in reliance on the car.
HEMP03	Fakenham	Employment	++	++	+	+	+	-	0	+	~	+	+	N/A	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement (small village), PDL, eastern edge of site within FZ2, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential enhancement of the street scene. Potential to affect or enhance settings of CA & Listed Building (Grade II Wensum House). Potential negative biodiversity impact; immediately adjacent CWS (Adj. Fakenham Sewage Works), close proximity CWSs (Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC & SSSI (River Wensum), PDL. No loss of agricultural (1-3) land. Social – Scores positively; edge of settlement (small village). Economic – Scores positively; edge of settlement (small village), existing employment use, potential to improve provision, access to potential employees and transport links. High speed broadband in vicinity.
SCU15	Fakenham	Employment	--	++	+	++	-	-	0	--	0	-	+	N/A	++	++	0	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & Meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land. Social – Scores negatively; loosely related to settlement. Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and transport links. High speed broadband in vicinity. Likely to result in reliance on the car.
H20	Holt	Employment	-	++	+	++	0	-	?	-	-	+	+	N/A	++	++	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Land South of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement. Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.
H25	Holt	Employment	--	--	+	++	-	-	+	--	-	-	+	N/A	++	++	~	0	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, potential significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country park, Edgefield Heath), close proximity SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land surrounded by mature hedgerow / trees. Could result in loss of safeguarded mineral resources. Localised potential to contribute to GI network. Loss of mostly agricultural (1-3) land.

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>Social – Scores negatively; removed from settlement.</p> <p>Economic – Scores mixed; removed from settlement, potential to provide a range of employment opportunities, access to potential employees and transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
H27	Holt	Employment	0	++	+	++	0	-	?	-	-	+	+	N/A	++	++	++	+	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn) and CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, mature trees / hedgerow surrounding. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement.</p> <p>Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
NW01A (comprises of NW05, NW07 & NW30)	N. Walsham	Employment	~	++	+	++	+	?	0	0	-	++	+	N/A	++	++	++	++	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL, part mown / rough grass, part cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement.</p> <p>Economic – Scores positively; within settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
NW06/1	N. Walsham	Employment	-	++	+	++	0	?	0	-	-	+	+	N/A	++	++	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of Grade II Listed Building (Monument Cottage) & Scheduled Ancient Monument / Grade II Listed Cross (site of battle). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement.</p> <p>Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
NW15	N. Walsham	Employment	-	++	~	++	0	?	?	-	0	+	+	N/A	++	++	++	+	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Could impact on allocated waste site. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement.</p> <p>Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
NW61	N. Walsham	Employment	--	++	+	++	--	-	?	--	0	--	+	N/A	++	++	-	-	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility</p>

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Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Weavers way), arable, grass, verges / some trees to boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores negatively; remote from settlement. Economic – Scores negatively; remote from settlement, potential to provide a range of employment opportunities, access to potential employees, poor transport links. Access to high speed broadband uncertain. Likely to result in reliance on the car.
E10	N. Walsham	Employment	-	++	~	++	+	?	0	-	0	+	+	N/A	++	++	++	+	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Could impact on allocated waste sites. Potential for remediation of contamination. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement. Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.
SH07	Sheringham	Employment	-	++	~	~	0	-	0	-	0	+	+	N/A	+	+	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity AONB, SSSI & local geodiversity site (Weybourne Cliffs), arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement. Economic – Scores positively; edge of settlement, potential to provide employment opportunity, good access to potential employees and transport links. High speed broadband in vicinity.
ST04	Stalham	Employment	-	++	~	~	0	?	0	-	0	+	+	N/A	++	++	++	++	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, approximately 1/6 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement. Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.
ST21	Stalham	Employment	--	++	~	~	--	?	0	--	0	-	+	N/A	++	++	~	-	Overall the site scores as negative Environmental – Scores negatively; rural location, FZ1, low susceptibility GWF, part potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Small area of contaminated land within site. Loss of agricultural (1-3) land. Social – Scores negatively; rural location. Economic – Scores negatively; rural location, potential to provide a range of employment opportunities, access to potential employees, poor transport links. Not in area of fast broadband coverage. Likely to result in reliance on the car.
ST22	Stalham	Employment	--	++	~	~	-	?	-	--	0	0	+	N/A	++	++	++	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low

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Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>susceptibility GWF, boundaries and part of site potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; loosely related to settlement.</p> <p>Economic – Scores positively; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
E12	Stalham	Employment	--	++	+	++	--	-	0	--	0	-	+	N/A	++	++	~	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity National Park (The Broads), arable, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement.</p> <p>Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and good transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
HE0110	Stalham	Employment	--	++	~	~	--	-	?	--	0	-	+	N/A	++	++	~	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement (adjacent to unimplemented employment allocation), FZ1, low susceptibility GWF, small area potentially susceptible SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity National Park (The Broads), arable, mature hedgerow / trees to parts of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement.</p> <p>Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and good transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
HE0121	Wells	Employment	--	++	+	++	~	--	0	--	0	-	+	N/A	++	++	~	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, part PDL, FZ1, low / low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; within SSSI and Local Geodiversity Site (Wells Chalk Pit), within AONB, close proximity CWS (Wells to Walsingham Railway), part PDL, scrub, mature hedgerows / trees to boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement.</p> <p>Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and good transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
HE0122	Wells	Employment	--	++	+	++	0	-	?	--	0	0	+	N/A	++	++	~	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, potential significant detrimental impact on landscape. Potential negative biodiversity impact; within AONB, close proximity CWS (Wells to Walsingham Railway), SSSI & Local Geodiversity Site (Wells Chalk Pit), arable, mature</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>trees / hedgerow surrounding. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; loosely related to settlement</p> <p>Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
C19	Cromer	Mixed [residential & employment]	-	++	+	++	0	-	?	-	0	+	+	++	++	+	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential negative biodiversity impact; within AONB, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, access to local healthcare service, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, potential employees and transport links, access to employment, services / facilities. Potential to accommodate a range of uses. Access to high speed broadband uncertain. Town centre accessible from the site.</p>
F01/B [includes F01/2, F01/3 & F01/4]	Fakenham	Mixed [residential & employment]	-	++	+	++	+	?	?	-	0	++	+	++	++	++	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land & sports fields, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.</p>
F03	Fakenham	Mixed [residential & employment]	-	++	+	++	0	?	0	-	0	+	+	++	++	+	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land</p> <p>Social – Scores positively; edge of settlement, access to local healthcare service, education facilities, peak time public transport links and leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.</p>
F07	Fakenham	Mixed [residential & employment]	-	++	~	~	+	?	+	-	-	+	+	++	+	++	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some small areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential to affect setting of Grade II listed building (Heath Farmhouse). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p>

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>Social – Scores positively; edge of settlement, good access to peak time public transport links & local healthcare service, access to education facilities, leisure and cultural opportunities. Could provide significant public open space. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees & transport links, access to educational facilities & services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.</p>
F19	Fakenham	Mixed [residential & employment]	--	++	+	++	-	?	?	-	0	0	+	++	~	+	~	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, potential detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; removed from settlement, access to local healthcare service, removed from educational facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services. Likely to result in reliance on the car.</p> <p>Economic – Scores mixed; removed from settlement, access to employment, potential employees and transport links, removed from educational facilities, services / facilities. Limited potential to accommodate a range of uses. Access to high speed broadband uncertain. Could support local services. Likely to result in reliance on the car.</p>
HEMP03	Fakenham	Mixed [residential & employment]	++	++	+	+	+	-	0	+	~	~	+	++	+	~	0	+	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement (small village), PDL, eastern edge of site within FZ2, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential to affect or enhance settings of CA & Listed Building (Grade II Wensum House). Potential negative biodiversity impact; immediately adjacent CWS (Adj. Fakenham Sewage Works), close proximity CWSs (Land West of Oak Street, Fakenham, Hempton Pools & Hempton Green), SAC & SSSI (River Wensum), PDL. No loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement (small village), services / facilities / cultural opportunities in adjacent settlement (some within 2km of site). Potential to provide new services.</p> <p>Economic – Scores mixed; edge of settlement (small village), good access to employment, access to educational facilities, potential employees, transport links and services / facilities. Limited potential to accommodate a range of uses. Likely reduction in undesignated employment land. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
SCU15	Fakenham	Mixed [residential & employment]	--	++	+	++	-	-	0	--	0	+	+	++	+	+	0	0	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor & Meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, removed from local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to</p>

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			employment, potential employees, access to educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to result in reliance on the car.
H04	Holt	Mixed [residential & education]	0	~	+	++	0	-	+	-	0	+	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent CWS (Holt Country Park), close proximity CWS (Gravel Pit Lane), SAC & SSSI (Norfolk Valley Fens), arable land, mature hedgerow / trees around and within site, woodland to east & south boundaries. Could impact on safeguarded mineral resources. Localised potential to contribute to GI network. Part loss of agricultural (1-3) land. Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Potential to provide new primary school. Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.
H06	Holt	Mixed [residential, open space, car park]	--	++	+	++	-	-	0	--	-	~	+	++	+	0	~	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, adjacent / close proximity CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood), arable land & poultry farm, mature trees to some boundaries. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car. Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.
H20	Holt	Mixed [residential & employment]	-	++	+	++	0	-	?	-	-	+	+	++	+	++	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Land South of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km). Potential to provide new services. Economic – Scores positively; edge of settlement, good access to potential employees, access to employment, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.
H25	Holt	Mixed [residential & employment]	--	--	+	++	-	-	+	--	-	~	+	++	+	++	~	0	Overall the site scores as negative Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
		employment]																	GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, potential significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country park, Edgefield Heath), close proximity SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land surrounded by mature hedgerow / trees. Could result in loss of safeguarded mineral resources. Localised potential to contribute to GI network. Loss of mostly agricultural (1-3) land. Social – Scores mixed; removed from settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Potential to provide new services. Likely to result in reliance on the car. Economic – Scores mixed; removed from settlement, access to employment, potential employees, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site. Likely to result in reliance on the car.
H27	Holt	Mixed [residential & employment]	0	++	+	++	0	-	?	-	-	+	+	++	+	++	++	+	Overall the site scores as negative and positive Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn) and CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, mature trees / hedgerow surrounding. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3)land. Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km). Potential to provide new services. Economic – Scores positively; edge of settlement, access to employment, potential employees, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.
H23/CP10	Holt	Mixed [residential & car park]	--	++	+	++	-	-	?	--	-	~	+	++	+	0	~	0	Overall the site scores as negative Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; close proximity ancient woodland (Common Hill Wood, Pereers Wood), AONB, CWSs (Common Hills Plantation, Spout Common), arable land, mature trees within and around site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car to access services. Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car to access services.
MUN03+MUN04/1	Mundesley	Mixed [residential & healthcare]	-	++	~	-	+	-	0	-	-	~	+	++	+	0	+	+	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Adjacent CERZ (small area of northern boundary just within). Potential to affect setting of Grade II Listed Building (Church of All Saints) and CA. Potential for remediation of contamination. Potential negative

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>biodiversity impact; close proximity CWS (Mundesley Cliffs), arable / grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Could result in loss of designated open land area. Potential to provide new healthcare facilities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.</p>
MUN04A	Mundesley	Mixed [residential & healthcare]	-	++	~	~	+	-	0	-	-	~	+	++	+	0	+	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), grazing land, mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities but could result in loss of designated open land area. Potential to provide new healthcare facilities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.</p>
NW01A (comprises of NW05, NW07 & NW30)	N. Walsham	Mixed [residential & employment]	~	++	+	++	+	?	0	0	-	++	+	++	++	~	++	++	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL, part mown / rough grass, part cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; within settlement, good access to employment (but potential loss of existing businesses), potential employees, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW06/1	N. Walsham	Mixed [residential & employment]	-	++	+	++	0	?	0	-	-	++	+	++	+	++	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (Monument Cottage) & Scheduled Ancient Monument / Grade II Listed Cross (site of battle). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Could provide significant public open space. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, services / facilities, transport links, access to educational facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW14/53	N. Walsham	Mixed	-	++	+	++	+	?	0	-	0	++	+	++	+	+	++	+	Overall the site scores as positive

Sustainability Appraisal Summary - All Alternatives Considered

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
		[residential / storage / distribution]																	<p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; green field land (possibly grazing), scrub, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment (some potential loss of small area of designated employment land), potential employees, services / facilities, transport links, access to educational facilities. Potential to accommodate mixed use. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW15	N. Walsham	Mixed [residential & employment]	-	?	~	++	0	?	?	-	0	++	+	++	+	++	++	+	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low / moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Could impact on allocated waste site. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, services / facilities and transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW52	N. Walsham	Mixed [residential, retail, general industrial, assembly & leisure, storage & distribution, business & offices]	--	++	~	++	~	?	?	--	0	-	+	++	0	++	~	0	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, moderate to high susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential for remediation of contamination. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement, services in adjacent settlement (some within 2km of site). Potential to provide new services.</p> <p>Economic – Scores mixed; removed from settlement, access to potential employees, poor transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
NW59	N. Walsham	Mixed [residential & employment]	0	++	~	++	+	?	0	0	0	++	+	++	~	~	++	+	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; within settlement, part PDL, FZ1, moderate to high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; outside storage, grass, mature trees to part boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; within settlement but removed from residential areas, good access to local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores mixed; within settlement, good access to employment (but some loss of designated employment land), potential employees, access to educational facilities, services / facilities, transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
NW61	N. Walsham	Mixed [residential & employment]	--	++	+	++	--	-	?	--	0	-	+	++	0	++	-	-	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote from settlement, FZ1, low susceptibility</p>

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
		employment]																	GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Weavers way), arable, grass, verges / some trees to boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores negatively; remote from settlement, services in adjacent settlement (some within 2km of site). Potential to provide new services. Economic – Scores negatively; remote from settlement, access to potential employees, poor transport links. Potential to accommodate a range of uses. Access to high speed broadband uncertain. Likely to result in reliance on the car.
NW62 (Comprises of reduced NW08/2, reduced NW08/1, NW11, NW57, NW28/1, NW28/2, NW41, reduced NW58, NW14/53, NW56 & NW59)	N. Walsham	Mixed [residential, employment & education]	-	++	~	++	~	-	?	~	-	++	+	++	+	0	++	+	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, majority of area low susceptibility GWF, part within moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to impact setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns) and Scheduled Ancient Monument & Grade II Listed Cross (Stump Cross. Scale of site; potential to increase light pollution, potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. Potential for remediation of contamination. Potential negative biodiversity impact; parts of site within close proximity / adjacent CWS (Weavers Way), majority of site arable, mature trees / hedgerow to boundaries (& within site), scrub, grassland and close proximity small woodland and pond. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, majority of the site has good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. In addition, the scale of the site would potentially enable, through master planning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities. Economic – Scores positively; edge of settlement, good access to employment (some potential loss of small area of designated employment land), access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. In addition, the scale of the site would potentially enable, through master planning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.
SH07	Sheringham	Mixed [residential & employment]	-	++	~	~	0	-	0	-	0	++	+	++	++	+	++	+	Overall the site scores as positive Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity AONB, SSSI & local geodiversity site (Weybourne Cliffs), arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services. Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, services / facilities, transport links. Limited potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.
ST04	Stalham	Mixed [residential & employment]	-	++	~	~	0	?	0	-	0	++	+	++	+	++	++	++	Overall the site scores as positive Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, approximately 1/6 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Potential to provide new services. Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.
ST16	Stalham	Mixed [residential & employment]	-	++	~	+	0	-	?	-	0	++	+	++	+	++	++	++	Overall the site scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some areas potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Potential to provide new services. Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.
ST21	Stalham	Mixed [residential & employment]	--	++	~	~	--	?	0	--	0	-	+	++	+	++	0	-	Overall the site scores as negative Environmental – Scores negatively; rural location, FZ1, low susceptibility GWF, part potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Small area of contaminated land within site. Loss of agricultural (1-3) land. Social – Scores negatively; rural location, services in adjacent settlement. Potential to provide new services. Economic – Scores mixed; rural location, access to potential employees, poor transport links, likely to result in reliance on car to access facilities. Potential to accommodate a range of uses. Not in area of fast broadband coverage.
ST22	Stalham	Mixed [residential & employment]	--	++	~	~	-	?	-	--	0	++	+	++	++	++	++	0	Overall the site scores as negative and positive Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, boundaries and part of site potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; loosely related to settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Potential to provide new services. Economic – Scores positively; loosely related to settlement, access to employment, potential employees, educational facilities, transport links and services / facilities but likely to rely on car. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.
W06/1	Wells	Mixed [residential & employment]	-	++	~	-	+	-	?	0	0	+	+	+	+	~	++	+	Overall the site scores as negative Environmental – Scores negatively; edge of settlement, part PDL (boatyard), within FZ2, FZ3a, 0.5% & 0.1 % AEP Tidal (CC), moderate to high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity of NNR (Holkham), SAC

Sustainability Appraisal Summary - All Alternatives Considered																			
Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	Overall Conclusion
																			<p>(The Wash & North Norfolk Coast), RAMSAR, SPA & SSSI (North Norfolk Coast), boat yard, some mature trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access local healthcare service, education facilities, leisure and cultural opportunities. Public transport links mainly rely on Coastal Hopper. Limited scope for open space provision. Limited scope to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to potential employees, educational facilities, services / facilities, some access to employment (but loss of undesignated employment land – small boat yard). Limited potential to accommodate a range of uses. High speed broadband in vicinity, limited transport links. Town centre easily accessible from the site.</p>

