



Site Specific Proposals Draft Plan

Schedule of Key Changes

Consultation Period
5 January - 16 February



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Site Specific Proposals Draft Plan: Schedule of Key Changes

1 Introduction

Site Specific Proposals Draft Plan

1.1 The Site Specific Proposals Draft Plan (incorporating Proposals Map Amendments) was published for public consultation from 15 June to 31 July 2009. During this period copies of the documents were made available for inspection at North Norfolk District Council offices, all local libraries and were also published on the Council's website. In addition, advertisements outlining the consultation were published in local newspapers and many organisations and individuals were either sent copies of the document or notified of the consultation period and how to view the documents and make representations. Site notices were also placed at proposed allocation sites and posters advertising the consultation widely distributed. In total, 915 organisations and individuals made 1,379 representations on the Site Specific Proposals Draft Plan within the specified six week period. All representations can be viewed online via the Council's on-line consultation system ⁽¹⁾

Suggesting Changes

1.2 Government advice on the preparation of new planning documents ⁽²⁾ states that councils can address issues raised during consultation if they feel this is necessary by proposing changes to the Plan. The guidance sets out different possible types of changes, including those which are limited to factual corrections or updates (Minor Modifications) and those which go beyond this and alter a limited part of the Plan (Focused or Key Changes). Whilst the Council considers the Draft Plan to be sound it recognises that some changes could be made to address issues raised during consultation. Most of the requested changes are limited to factual corrections or additional clarifications which do not dramatically alter the Plan, and these will be contained in a Schedule of Minor Modifications that will be published alongside the Site Specific Proposals document at the time of submission. There are, however, a limited number of changes, covering specific parts of the Plan, which the Council feels are more significant and would benefit from consultation prior to examination. These 'Key Changes' are set out in this document and are being published to enable representations as to their soundness to be made.

1.3 The Council defines a Key Change as an alteration where:

- the Council will request that an additional site be considered.
- the Council will request that an alternative site should be considered.
- the Council is suggesting that a site should be reduced or increased in size and consequently would accommodate a different number of dwellings to that originally consulted upon; or
- changes to the policy requirements may result in a different form of development not previously envisaged (eg different access proposals).

1.4 The schedules of Minor Modifications and Key Changes, the original Draft Plan, and all comments received during the Draft Plan and this latest consultation will be submitted to Government in 2010 for consideration by an appointed Inspector who will independently examine the Plan.

How to use this document

1.5 This document contains details of a limited number of proposed Key Changes to the Draft Plan that the Council will ask the Inspector to consider through the examination process.

1 see <http://consult.north-norfolk.gov.uk/portal>

2 Plan making manual, CLG, 2009



Site Specific Proposals Draft Plan: Schedule of Key Changes

Section 2 is a schedule of these changes and describes each change, how it relates to the Draft Plan, and why the Council considers that the changes are desirable. Section 3 provides further detail, where this is required, to fully explain the nature of the changes that will be requested. The appendices to this document provide additional supporting information such as details of the Sustainability Appraisal and Appropriate Assessment process. Whilst this document accurately describes the proposed changes in some instances it may also be helpful to refer to the Draft Plan document for full details of the original proposals.

How to respond to this document

- 1.6 Representations can only be made on the proposed key changes contained in this document.** This consultation is not an opportunity to add further representations in relation to the Draft Plan and there is no need to repeat representations which were made at the Draft Plan consultation stage. All representations received on the Draft Plan during the previous consultation in June/July 2009 will be forwarded to the Inspector for consideration during the examination. Representations received at this stage which do not relate to one of the Key Changes will not be accepted.
- 1.7** All representations should be received during the six week period running from **Tuesday 5 January to Tuesday 16 February 2010**. Representations should be based on the 'soundness' of the proposals and submitted via the online consultation portal at <http://consult.north-norfolk.gov.uk/portal>, or on the Comments Form. Further details on the consultation process is contained in Appendix 3.
- 1.8** Each of the Key Changes have been given a unique reference number which should be quoted at all times.

What happens next?

- 1.9** All comments received during this six week period will be sent to the Inspector alongside the original Draft Plan and this Schedule of Key Changes. This schedule is a request from the Council to the Inspector appointed to examine the Draft Plan and it is a matter for the Inspector to determine if any proposed changes will be incorporated within the Plan. The Site Specific Proposals and supporting documents are intended to be submitted to Government in March 2010 with the examination expected in the summer.
- 1.10** Following the examination public hearing sessions, the Inspector will produce a binding report on the Site Specific Proposals document. The Council is required to make the changes specified in the report before adopting the document (expected end 2010).

2 Schedule of Key Changes

2.1 The following table lists the key changes that the Council is requesting that the Inspector considers through the examination process. Where a change to a map is requested, or a new policy inserted, this is detailed in Section 3.

Settlement	Draft Plan Site Ref:	Draft Plan Map / Para / Policy Ref	Key Change Ref:	Description of Proposed Change	Reason for Change
Aldborough	Garage Site / Pipit's Meadow (ALD01/07)	Maps 12.1 & 12.2	KC01	Amend maps to remove meadow land in front of Pipit's Meadow properties from the proposed allocation. See Section 3 for details.	The supporting text of the Draft Plan refers to retaining the undeveloped area in front of the existing dwellings in Pipit's Meadow. Removing this land from the allocation clarifies that building would not be desirable on this land and responds to concerns about the size of the allocation and impact on the Conservation Area.
Aldborough	Garage Site / Pipit's Meadow (ALD01/07)	Policy ALD01/07	KC02	Amend text of Policy ALD01/07 to reduce allocation from 0.34 hectares to 0.27 hectares and from 10 dwellings to 6-8 dwellings.	The reduced site size lowers the number of dwellings that could potentially be delivered on the site. The policy consequently requires modification to reflect this.
Briston	Land East of Astley Primary School (BRI01)	Maps 12.8 & 12.9 Para 12.4.4 - 12.4.9 Policy BRI01	KC03	Delete site BRI01 from Draft Plan and replace with site BRI02. See Section 3 for details.	To respond to concerns that site BRI01 will exacerbate traffic problems in The Lanes and the junction with the B1353 Fakenham Road, particularly as a result of the many cars parked in the area at school drop off and pick up times. Site BRI02 is considered to offer potential to improve the situation and potentially come forward in conjunction with possible redevelopment of the adjacent social housing.
Little Snoring	Proposals for Little Snoring	Map 12.20	KC04	Proposed additional site (Ref SN05) - See Section 3 for supporting text, Policy and Proposals Map extract.	To allow for further development potential and respond to comments regarding the opportunity to link the two halves of the village together.
Little Snoring	Land at Junction of Holt Road & Kettlestone Road (SN01)	Policy SN01	KC05	Amend first line of Policy SN01 to read 'Land amounting to 0.9 hectares is allocated for residential development of approximately 15-20 dwellings'.	Responds to the need to reserve land for possible future improvement of the Holt/Kettlestone Rd junction, and allow scope for suitable wildlife conservation features/mitigation measures to be incorporated.



Site Specific Proposals Draft Plan: Schedule of Key Changes

Settlement	Draft Plan Site Ref:	Draft Plan Map / Para / Policy Ref	Key Change Ref:	Description of Proposed Change	Reason for Change
Sheringham	Land Adjoining Seaview Crescent (SH04)	Policy SH04	KC06	Amend text of Policy to reduce the proposed number of dwellings from 45 to '25 - 45'.	To respond to concerns from Norfolk Wildlife Trust and others that the original number of dwellings proposed may be difficult to accommodate on the site while protecting biodiversity interests of the site and retaining a vista to Morley Hill.
Sheringham	Land Adjoining Seaview Crescent (SH04)	Policy SH04	KC07	Delete criterion (c) of Policy SH04 which specifies that the access to the site should only be from Seaview Crescent.	To provide flexibility in relation to possible vehicular access arrangements.
Sheringham	Land Rear of Sheringham House (SH06)	Policy SH06	KC08	Delete criterion (d) of Policy SH06 which specifies that the site should be accessed from at least two separate points of vehicular access.	Willow Grove is a suitable means of access to the site. Additional disturbance as a result of increased traffic would not be sufficient justification for not allowing access from this point.
Stalham	Proposals for Stalham	Map 10.1	KC09	Add a new employment land allocation and incorporate supporting text, new policy and show the proposed allocation on a map. See Section 3 for details.	To ensure that deliverable and suitable employment land is made available in Stalham in accordance with the requirements of the adopted Core Strategy.
Stalham	Land Adjacent to Church Farm, Ingham Road (ST01)	Para 10.1.2 Policy ST01	KC10	Delete the reference to 'new employment workspace' from para 10.1.2 and the second bullet point of policy ST01 and replace with a requirement to 'provide not less than 2 hectares of land suitable for community and low key employment generating uses'.	To respond to concerns about the impact of heavy commercial traffic accessing site ST01.
Stalham	Land Adjacent to Church Farm, Ingham Road (ST01)	Policy ST01	KC11	Insert new criterion into Policy ST01 requiring 'provision of at least two separate vehicular access points (one each to Ingham Road and Yarmouth Road).	To provide for effective management of traffic arising from the development.
Weybourne	Land South of Beck Close (WEY09)	Policy WEY09	KC12	Reduce allocation from 0.8 hectares to 0.2 hectares and from 8 dwellings to approximately 4 dwellings.	The site area was originally incorrectly stated as 0.8ha (original site was actually only 0.35ha) and the reduced site area is 0.2ha.



Site Specific Proposals Draft Plan: Schedule of Key Changes

Settlement	Draft Plan Site Ref:	Draft Plan Map / Para / Policy Ref	Key Change Ref:	Description of Proposed Change	Reason for Change
Weybourne	Land South of Beck Close (WEY09)	Map 12.38 & 12.40	KC13	Amend plan to remove southern half of the site from allocation WEY09. See Section 3 for details.	To respond to concerns about the scale of development and concerns over the visual impact of development on this site.



Site Specific Proposals Draft Plan: Schedule of Key Changes

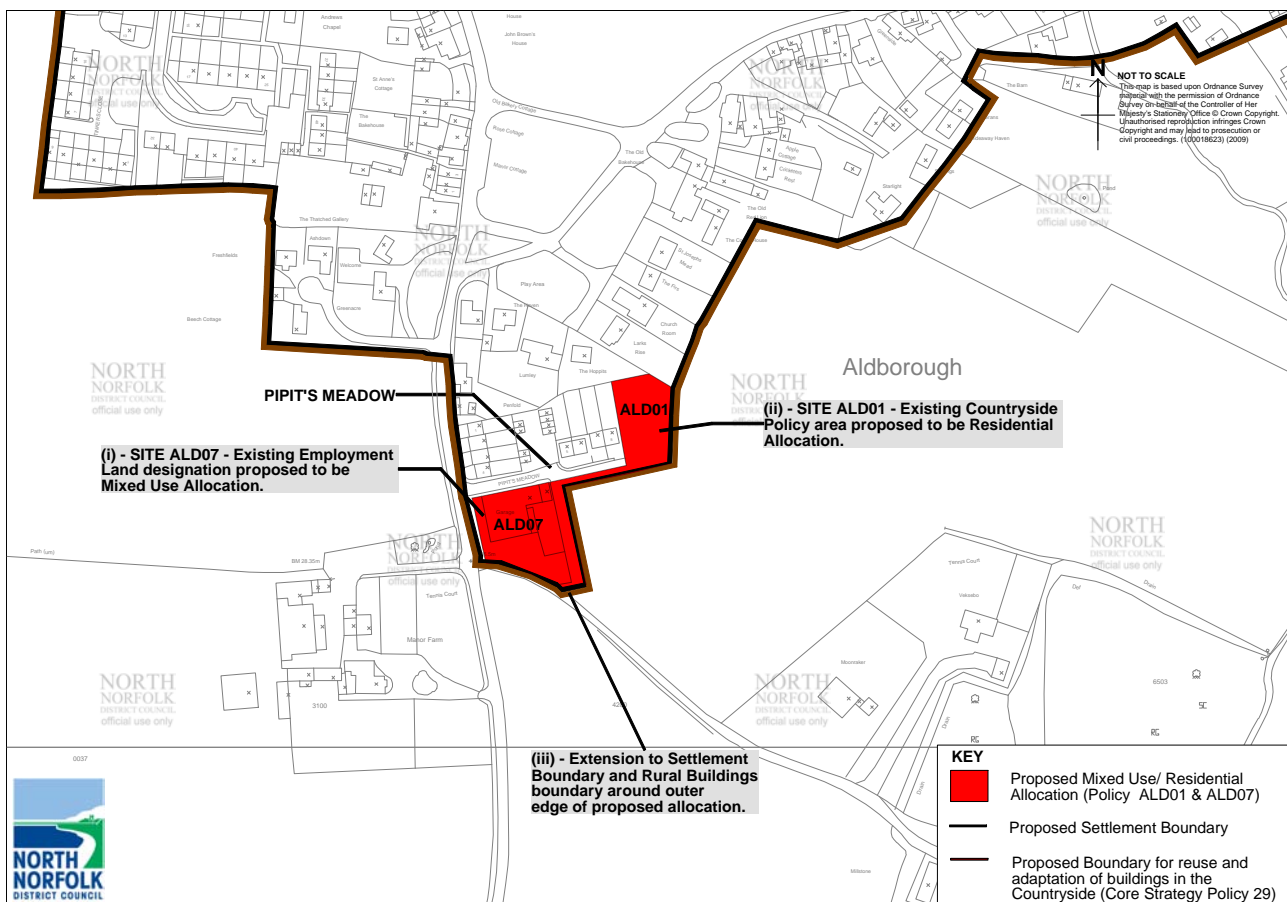
3 Details of Key Changes

3.1 This Section provides further details of the requested Key Changes outlined in Section 2. Where the Council will request that consideration be given to changing the size of a proposed site or adding an additional site this section includes a Map showing the proposed area. If the Inspector appointed to examine the Plan agrees that these changes should be made the revised text and plans in this section will be incorporated into the adopted Plan.

KC01/02: Revised Allocation in Aldborough

3.2 The Map below shows a revised (reduced) allocation of land for residential and commercial use. The red area indicates the area of land that the Council will ask the Inspector to consider. Amending the site area in this way will require some small amendments to Policy (ALD01/07) and paragraphs 12.1.5 of the Plan to ensure that both reflect the reduction in allocated area. Originally the Draft Plan proposed that approximately ten dwellings would be provided, this would be reduced to approximately 6-8 dwellings as a consequence of this change. The remaining policy requirements of the Draft Plan, including re-provision of employment premises on the site, would be unchanged.

Revised Plan - Mixed Use: Garage Site / Pipit's Meadow (ALD01/07)





KC03: New Residential Allocation: Land West of Astley School, Briston (BRI02)

- 3.3** The site comprises part of a large agricultural field located to the west of Astley Primary School. It is well located in the village with good pedestrian access to key village facilities including the primary school, village shops, doctors surgery and recreational facilities.
- 3.4** It is likely that vehicular access to the site would be from Fakenham Road which borders the northern boundary. This road is a busy route and it is congested at times, particularly at school pick up and drop off times when parked vehicles in the road restrict through traffic. Development of this site should address this issue by providing an off carriageway parking area suitable for school parking. A large site is identified in order to accommodate this. Alternative proposals for addressing the on - street parking issue will be considered.
- 3.5** The area of housing to the west fronting the Fakenham Road is relatively low density and it is possible that this may be redeveloped during the period covered by this plan. Any proposals for this allocation should investigate the possibility of comprehensive development including this adjacent area of housing. In any event the layout of development on the site should not prejudice the possible future development of land to the south and east of the site.

Constraints

- 3.6** This is a large site which if developed entirely for housing is capable of accommodating more than the thirty dwellings which are proposed. Parts of the site may however be required for off road car parking and the layout of development will need to take account of the possible development potential of adjacent land. Vehicular access to Fakenham Road should be restricted to a single access point and alternative access arrangements via the adjacent estate roads should be explored.
- 3.7** Pedestrian/cycleway connections across the site to the Primary School are desirable.

Deliverability

- 3.8** The site is suitable and available for development. It is in single ownership and the land owner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

Policy BRI02

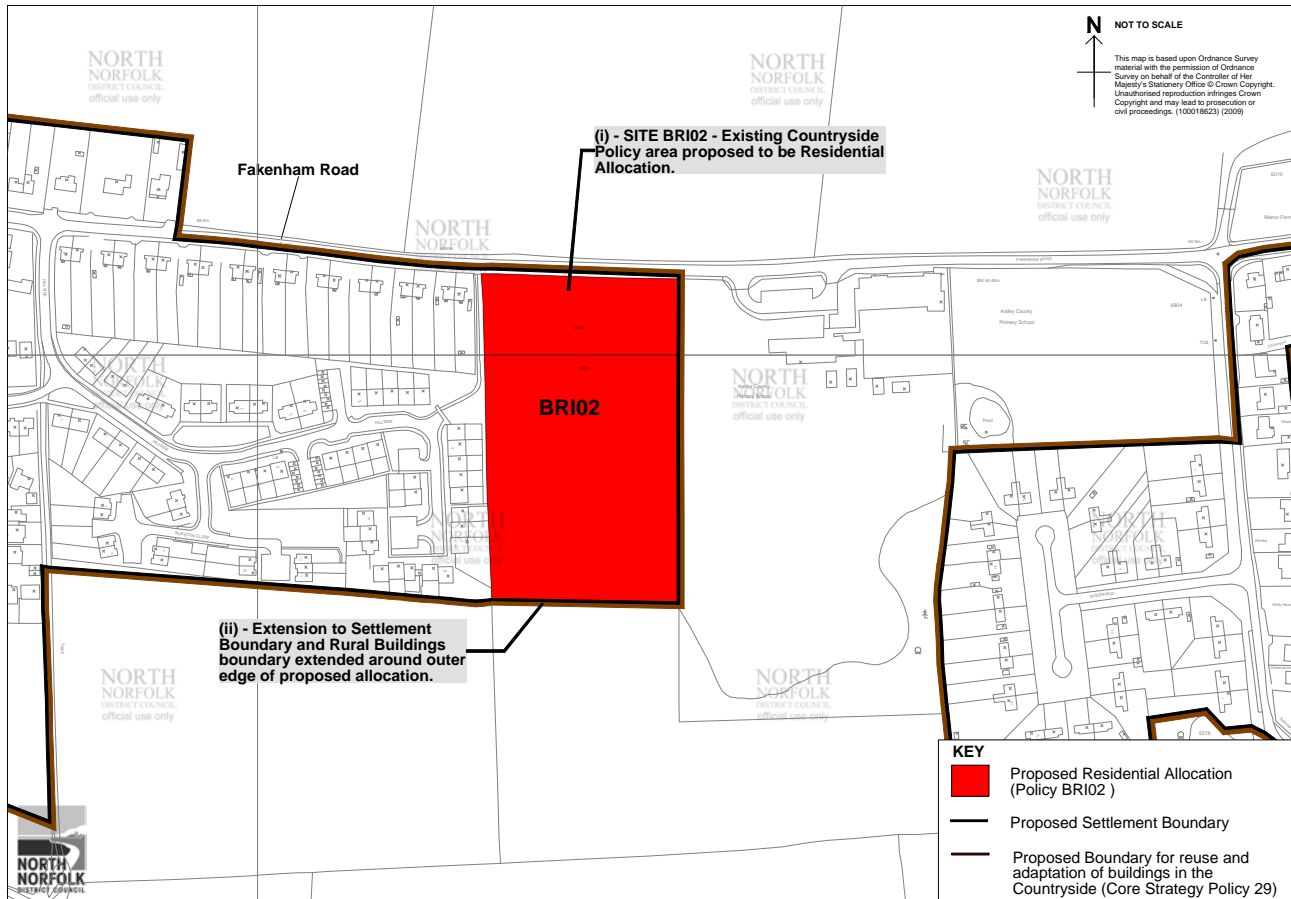
Land Adjacent to Astley Primary School (BRI02)

Land amounting to 1.95 hectares is allocated for residential development of approximately 30 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- a. Prior approval of a scheme to remove parked vehicles from the carriageway outside of Astley Primary School.
- b. Development layout that does not prejudice the potential development/redevelopment of land to the south and east.
- c. Provision of landscaping and green wildlife links through the site.
- d. Prior approval of a scheme to monitor and, if necessary mitigate, possible impacts on North Norfolk Coast SAC / SPA as a result of increased visitor pressures.

Proposals Map Amendments

3.9 The following map shows the area of land that is proposed to be allocated for development.





KC04/05: Revised Allocation in Little Snoring

- 3.10** The Council will request that the Inspector change the proposals for Little Snoring in two ways. Firstly to reduce the number of dwellings that can be accommodated on site SN01 as it may be necessary to reserve some land for road improvements at the junction of Kettlestone Road with the A148, and possible wildlife on the site may necessitate mitigation measures such as retaining areas of undeveloped land within any development (KC05). Secondly, the Council will request that the Inspector consider making a further allocation of residential land adjacent to the village primary school (KC04).

KC04: Additional Allocation - Land Adjacent to Little Snoring Primary School, Kettlestone Road (SN05)

Description

- 3.11** The site comprises an area of agricultural land, centrally located within Little Snoring adjacent to the village primary school. Development of the site would have limited impact on the overall character of the village and could assist in linking the two halves of the settlement together, an expressed wish of the Parish Council. The site is well contained, being bordered to the west by the primary school and to the east by residential properties. There are mature hedgerows containing a number of trees on the site boundary which should be retained and reinforced where possible. An open land area should also be retained adjacent to the school site to act as an amenity area and a green corridor linking the countryside to the north and south of the village.

Constraints

- 3.12** There are few constraints that would affect development of this site. The Highway Authority has indicated that highway works are likely to be necessary to Kettlestone Road to allow for improved visibility. Anglian Water have advised that a foul water sewer crosses the site and any diversion would be at the developers' expense.

Deliverability

- 3.13** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

Policy SN05

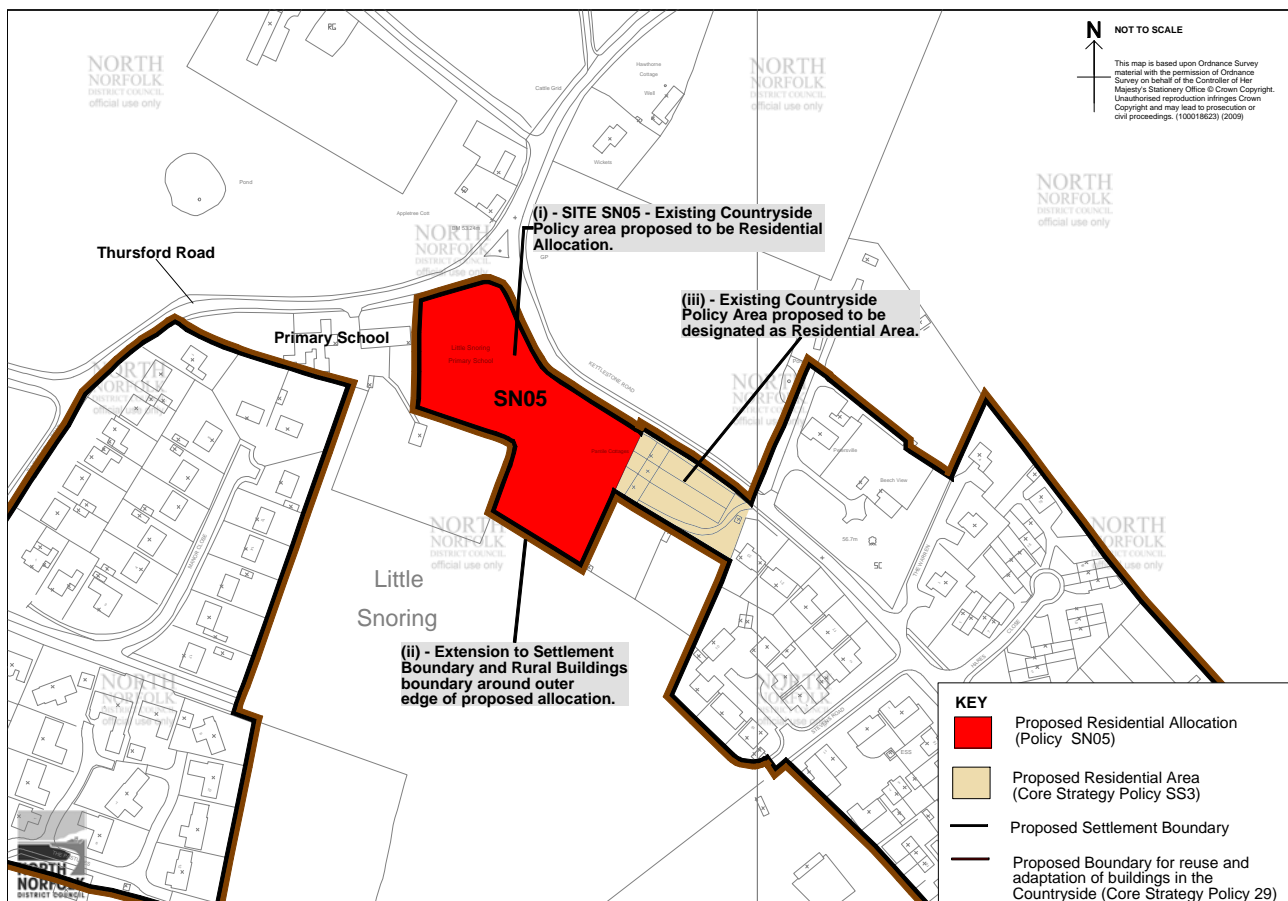
Land Adjacent to Little Snoring Primary School, Kettlestone Road (SN05)

Land amounting to 0.6 hectares is allocated for residential development of approximately 8 – 10 dwellings and 0.15 hectares of public open space. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- Retention and enhancement of mature hedgerows and trees around the site;
- provision of open space adjacent to the school site to act as an amenity area and a green corridor linking the countryside to the north and south of the village;
- demonstration that there is adequate capacity in sewage treatment works; and,
- prior approval of a scheme to monitor and, if necessary, mitigate possible impacts on the North Norfolk Coast SAC/SPA as a result of increased visitor pressure.

Proposals Map Amendments

3.14 The following map shows the area of land that is proposed to be allocated for development. Following the development of this site residential properties to the east of the allocation, which are currently located in the 'Countryside' policy area would be bounded on two sides by existing and new development. It is therefore proposed to change the designation of this area to reflect the current residential land use.





KC09: New Employment Allocation: Land South of Weavers Way, Stalham, Adjacent to A149 (E12)

Description

3.15 The site comprises part of a large agricultural field located on the junction of the A149 and Stepping Stone Lane. The site is well related to the strategic highway network and could be accessed by commercial vehicles without the need to pass through Stalham. Pedestrian links to Stalham are available via the Weavers Way. The site is flat and, with the exception of existing road side hedges and trees lacks any features which are worthy of retention.

Constraints

3.16 This is a large site, in a prominent location which currently lacks any topographical or landscape features to screen the proposed development. It is therefore essential that any proposal should incorporate substantial landscaped screens particularly along the A149 frontage where a landscaped belt not less than 20 metres in width will be required. A large site is identified in order to facilitate this landscaping.

3.17 The site should be served by a new vehicular access located in a suitable position along the Stepping Stone Lane frontage. No access will be permitted to the A149.

3.18 Accessibility of the site should be improved and the adjacent length of the Weavers Way from the site to Stalham High Street should be upgraded to a suitable standard for both pedestrians and cyclists.

Deliverability

3.19 The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

Policy E12

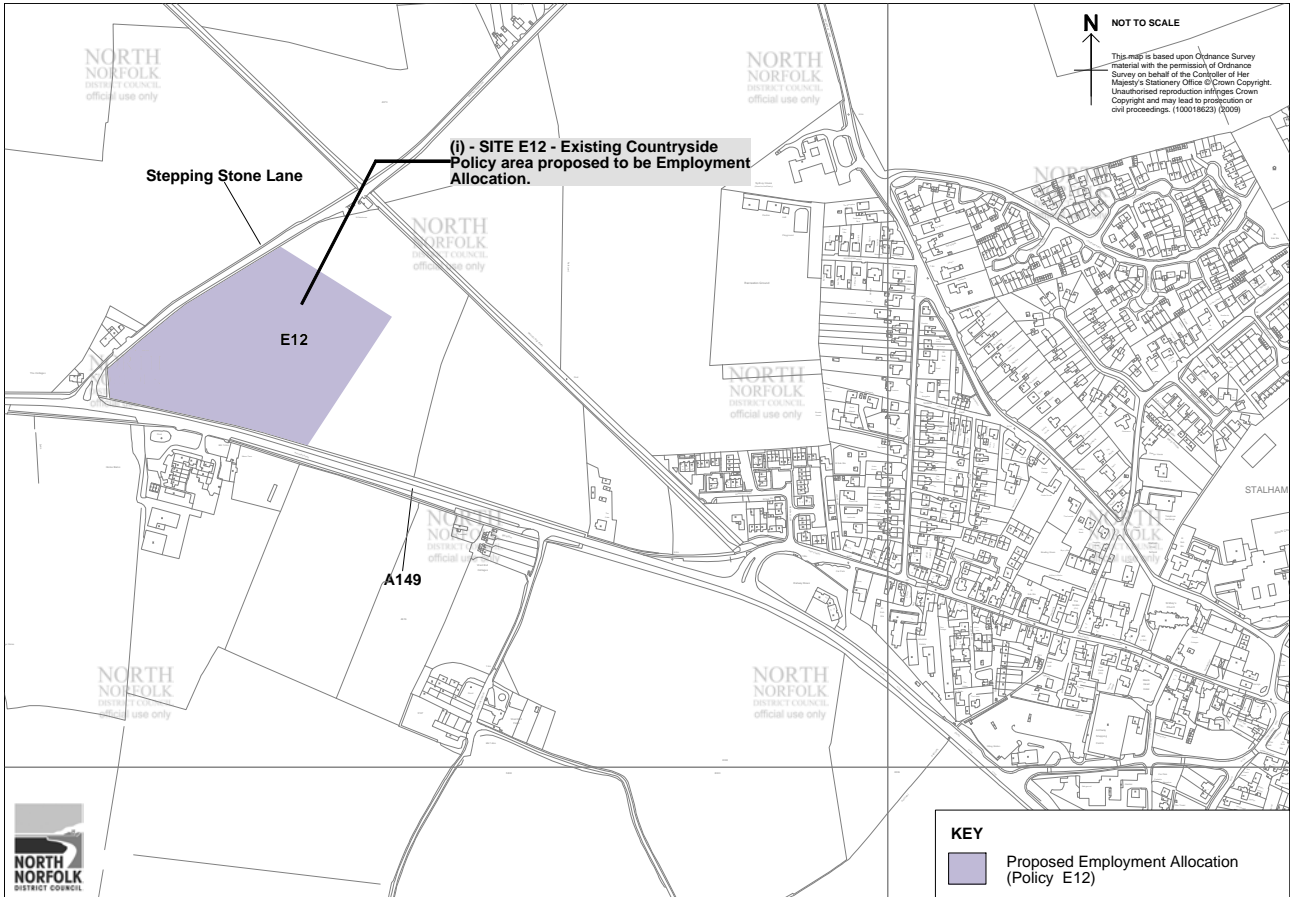
Land South of Weavers Way, Stalham, Adjacent to A149

Land amounting to approximately 4 hectares is allocated for industrial development. Development will be subject to compliance with adopted Core Strategy policies and:

- a. Uses falling within classes B1, B2 or B8 of the Town and Country Planning Use Classes Order (Office, Industrial and storage and distribution uses) in a mix of site and unit sizes to meet a broad range of potential needs.
- b. No direct vehicular access to the A149.
- c. Provision of comprehensive landscaping around the site boundaries.
- d. Upgrading of the Weavers Way footpath for use as a combined pedestrian and cycleway, and provision of a direct connection to the site.
- e. Prior demonstration that there is adequate capacity in sewage treatment works and no adverse effect from water quality impacts on European Wildlife Sites.

Proposals Map Amendments

3.20 The following map shows the area of land that is proposed to be allocated for development.

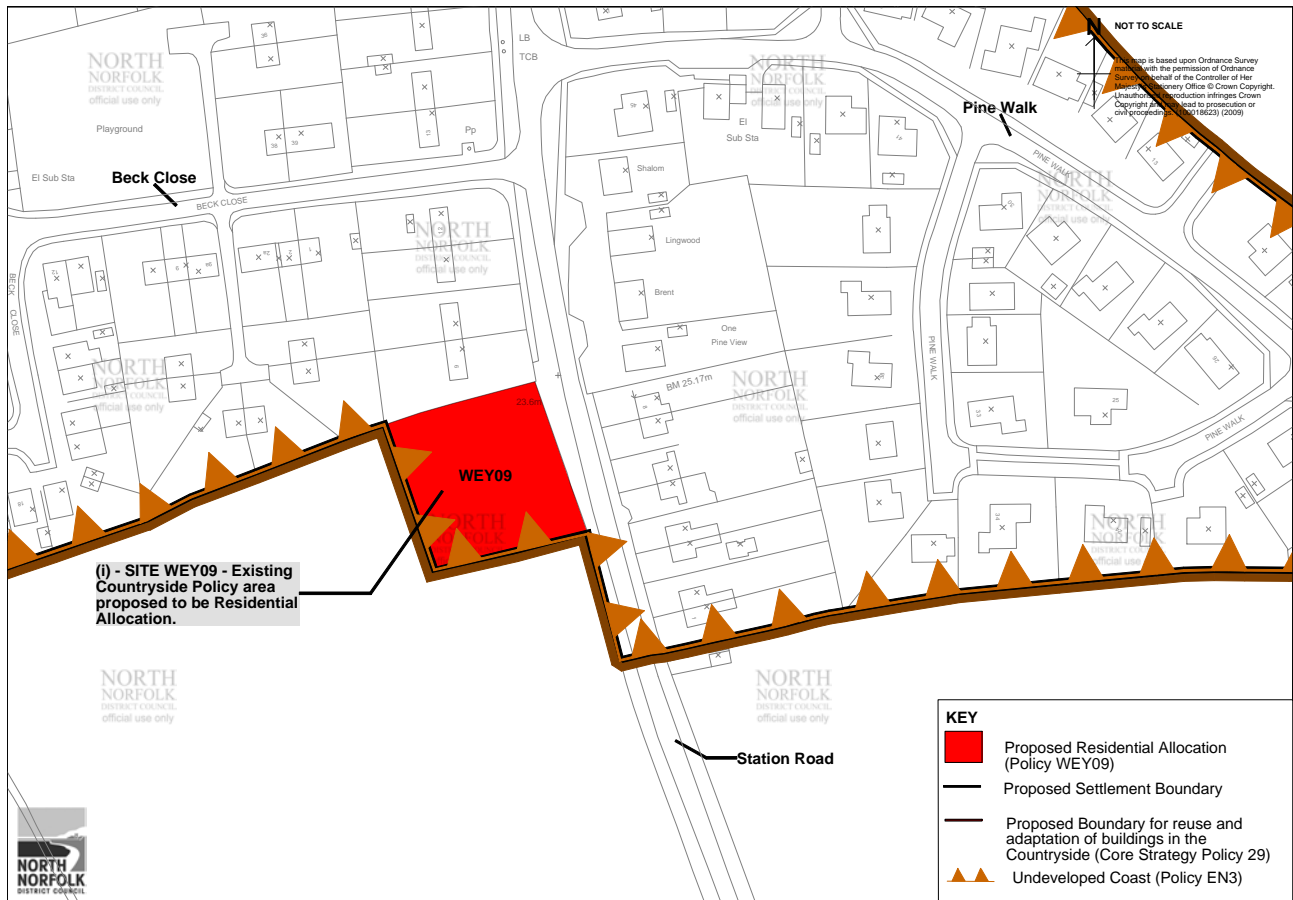




KC12/13: Revised Allocation in Weybourne

3.21 The Map below shows a revised (reduced) allocation of land for residential development. The red area indicates the area of land that the Council will ask the Inspector to consider. Amending the site area in this way will require some small amendments to the Draft Plan Policy (WEY09) to ensure that the Plan reflects the reduction in allocated area. Originally the Draft Plan proposed that approximately eight dwellings would be provided, this would be reduced to approximately 4 dwellings as a consequence of this change. The remaining policy requirements outlined in the Draft Plan would be unchanged.

Revised Plan - Residential: Land South of Beck Close (WEY09)



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Appendices





Appendix 1 Sustainability Appraisal

Introduction

- 1.1** Sustainability Appraisal is a process carried out during the preparation of a plan to assess whether the emerging proposals will contribute to environmental, social and economic objectives in order to achieve the principles of sustainable development. Appendix B of the Site Specific Proposals Draft Plan Sustainability Appraisal (Part 1) sets out the various tasks involved in sustainability appraisal.
- 1.2** Following consultation on the Site Specific Proposals Draft Plan (SSP) the Council is proposing some minor modifications and key changes to respond to comments made. Most of the suggested changes are limited to factual corrections or additional clarifications which are not significant and therefore do not require further sustainability appraisal work.⁽¹⁾ These are contained in the Schedule of Proposed Minor Modifications which will be submitted alongside the SSP. The Council is also asking the Inspector to consider some key changes regarding additional and / or alternative sites. These sites have been subject to the sustainability appraisal process with some of the appraisals being updated with additional information gained either through the previous consultation or as part of the ongoing sustainability appraisal process. The updated site appraisals are included in this document for those sites which were previously not selected but are now proposed to be allocated and also those sites which have not previously been considered. Results for alternative sites considered during the selection process are contained in the SA Report that accompanied the SSP Draft Plan which was published for consultation in June 2009 (available at www.northnorfolk.org/ldf).

Site Appraisal Results

Briston : Land East of Astley Primary School - Site Ref: BRI02

Stage 1: Any absolute constraints?		No - Passes Stage 1	
Stage 2: Appraisal Criteria		Appraisal Results	Notes
Environmental	Likely Biodiversity impact	Low impact	Arable set aside surrounded by hedges.
	Water abstraction assessment	Over abstraction or over licence	
	Groundwater zone	No designation	
	Possible contamination	Not contaminated	
	Site Status	Greenfield	
	Site integration	Edge of settlement	
	Drainage	Average	Data not available for Briston
	Flood risk zone	1	
	Landscape impact	Part visible	Impact on view of open land from main road, bordered by housing and school.

¹ See the Plan Making Manual; online at www.pas.gov.uk

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Stage 2: Appraisal Criteria		Appraisal Results	Notes
	Sub Total	Environmental impact score: 3	
Social	Within hazard zone?	No	
	Distance to primary school	< 500m	
	Distance to secondary sch.	> 500m	
	Distance to local shops	> 500m	
	Highways comments	Neutral	
	Pedestrian access	Footpath to key facilities in place	
	Public transport	Within 400m of bus route to key services/jobs	
	Sub Total	Social impact score: 3	
Economic	Employment land designation?	No	
	Preferred alternate use?	No	
	Site viability	No major constraints	
	More than 30m from sewer?	No	
	Grade 1 agricultural land?	No	
		Sub Total	Economic impact score: 2
	Total	Total Sustainability Score 8	

Stage 3: Comments from other bodies	
NNDC	C&D: This site would not have any material impacts upon any heritage interests. This said, the fact that it would merge the built forms on either side of the school must make it less than ideal.
NCC Highways	Would be possible to achieve safe visibility to Fakenham Road, however, this would disrupt the shared facility (cyclists/pedestrians) and create a hazard. Village centre can be accessed via The Lanes which has footpaths in place but little possibility of improvement where gaps exist. Unlikely to object, however prefer BRI01 as it could be accessed onto the Lane rather than Fakenham Road.
NCC Landscape	Whilst the site provides a green gap in the frontage there are no overriding landscape concerns if it were developed.
NCC Archaeology	Site of unknown archaeological potential. Development here may require a programme of archaeological work.
Env. Agency	No objection. Lies over a principal aquifer.
Natural England	No specific comments to make on this site.
Other	Norfolk Wildlife Trust - In terms of green infrastructure, we are concerned that development of BRI02 will sever green links between countryside to the north and south of these villages. If development proceeds for this allocation the design should ensure that this includes a green corridor through the site.
Conclusion	Similar to BRI01, however more removed from village facilities and would impact on green links.



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Stalham : Land South of Weavers Way adjacent to A149 - Site Ref: E12

Stage 1: Any absolute constraints?		No - Passes Stage 1	
Stage 2: Appraisal Criteria		Appraisal Results	Notes
Environmental	Likely Biodiversity impact	Low impact	Arable, some trees and hedges.
	Water abstraction assessment	No water available	
	Groundwater zone	No designation	
	Possible contamination	Potentially contaminated land or buffer	Disused Railway
	Site Status	Greenfield	
	Site integration	Out of settlement	
	Drainage	Average	
	Flood risk zone	1	
	Landscape impact	Highly visible	
	Sub Total		Environmental impact score: 0
Social	Within hazard zone?	No	
	Distance to primary school	N/A	
	Distance to secondary sch.	N/A	
	Distance to local shops	< 500m	
	Highways comments	Preferred Option	
	Pedestrian access	Possible to provide footpath to key facilities	
	Public transport	Within 400m of bus route to key services/jobs	
Sub Total		Social impact score: 3	
Economic	Employment land designation?	No	
	Preferred alternate use?	No	
	Site viability	Minor constraints	
	More than 30m from sewer?	No	
	Grade 1 agricultural land?	Yes	
	Sub Total		Economic impact score: 0
Total		Total Sustainability Score 3	
Stage 3: Comments from other bodies			
NNDC	No comments received from other departments.		

Stage 3: Comments from other bodies	
NCC Highways	Has a good relationship to the A149 for rapid transport dispersal and is served by a good junction onto the A149. Access would need to be derived from Stepping Stone Lane (no new access should be allowed from the A149). Stepping Stone Lane would require widening and associated off-site highway improvement works, however it should be possible to achieve the highway improvements required.
NCC Landscape	Not considered suitable in landscape terms.
NCC Archaeology	No comments received.
Env. Agency	Objects as it has not been demonstrated whether the proposal can be accommodated within the existing consent for Stalham sewage treatment works.
Natural England	No comments received.
Other	<p>The RSPB considers that any development at Stalham will need to ensure no adverse effects on the Broads SPA, Broadland SAC. Systems must be put in place to increase capacity and standard of current sewage & controls and processes must be put in place to prevent any undesirable pollutant (sewage and heavy metals) entering the Broads waterways as a result of these expansions. All remedial measures to reduce other existing pollutants entering the system must also be put in place. Clarification needed of the type of employment use intended.</p> <p>Norfolk Wildlife Trust: Does not have records of any biodiversity interest in relation to these areas.</p>

Conclusion	Highly accessible site, development would have significant landscape impact which would need to be addressed.
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Little Snoring : Land Adjacent Primary School - Site Ref: SN05

Stage 1: Any absolute constraints?	No - Passes Stage 1
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Stage 2: Appraisal Criteria		Appraisal Results	Notes
Environmental	Likely Biodiversity impact	Low impact	Arable set aside surrounded by hedges.
	Water abstraction assessment	Over abstraction or over licence	
	Groundwater zone	No designation	
	Possible contamination	Not contaminated	
	Site Status	Greenfield	
	Site integration	Out of settlement	
	Drainage	Good	
	Flood risk zone	1	
	Landscape impact	Highly visible	On main route through village but between school and other development.
	Sub Total	Environmental impact score: 2	



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Stage 2: Appraisal Criteria		Appraisal Results	Notes
Social	Within hazard zone?	No	
	Distance to primary school	< 500m	
	Distance to secondary sch.	> 500m	
	Distance to local shops	< 500m	
	Highways comments	Neutral	
	Pedestrian access	Footpath to key facilities in place	
	Public transport	Not within 400m of bus route to key services/jobs	
	Sub Total		Social impact score: 2
Economic	Employment land designation?	No	
	Preferred alternate use?	No	
	Site viability	No major constraints	
	More than 30m from sewer?	No	
	Grade 1 agricultural land?	No	
	Sub Total		Economic impact score: 2
Total		Total Sustainability Score 6	

Stage 3: Comments from other bodies	
NNDC	Consevation & Design: This site would not have any material impacts upon any heritage interests or the existing built form - there can therefore be no sustainable C&D objections to its allocation.
NCC Highways	Adjacent to primary school. Most suitable access is to south-east of site's boundary with Kettlestone Road, however there are potential issues with forward visibility. Vehicles waiting on the carriageway to make the right turn into the site run the risk of tail end collision. May be possible to overcome this by developing in conjunction with SN08 and improving sight lines along SN08 frontage.
NCC Landscape	Site appears to be a green gap in the area. No landscape objection with the proviso that it would be desirable to retain some open space at the junction of Thursford and Kettlestone Roads.
NCC Archaeology	Site of unknown archaeological potential. Development here may require a programme of archaeological work.
Env. Agency	No objection. Lies over a principal aquifer.
Natural England	No specific comments to make on this site.
Other	Norfolk Wildlife Trust - In terms of green infrastructure, we are concerned that development of SN02, 05, 07 and 08 if they were all to proceed would sever green links between countryside to the north and south of these villages. If development proceeds for this allocation the design should ensure that this includes a green corridor through the site

Conclusion	This is a well integrated highly visible greenfield site.
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Appendix 2 Appropriate Assessment

- 2.1** The Habitats Directive protects sites of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within Europe. These sites are referred to as 'European Sites' and consist of Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Offshore Marine Sites (OMSs). There are no OMSs designated off the North Norfolk coast at present.
- 2.2** The Habitats Directive requires Appropriate Assessment (AA) of any plans or projects likely to have a significant effect on a designated feature of a European Site. The intention is that a plan or project should only be approved after determining that it will not adversely affect the integrity of any European Site. An Appropriate Assessment was prepared to inform the Site Specific Proposals Draft Plan and this identified a number of mechanisms by which new development could indirectly impact on European Wildlife Sites and specified measures to ensure that any actual adverse effect is avoided.
- 2.3** The possible implications of the suggested key changes to the Site Specific Proposals have been assessed and it has been determined that no further adverse impacts are likely and that the mitigation measures previously suggested on sites in particular settlements are appropriate for the new or amended sites. Policy requirements applying to new sites therefore contain the same mitigation measures relating to appropriate assessment as other sites in that settlement. The previous appropriate assessment report for the Site Specific Proposals is available on the Council's website and should be referred to for further details.



Site Specific Proposals Draft Plan: Schedule of Key Changes

Appendix 3 How to Make Comments

- 3.1 The Site Specific Proposals Draft Plan Schedule of Key Changes is available for inspection and comment from 12 noon 5 January to 5pm 16 February 2010.
- 3.2 Comments should be made via the Consultation Portal at www.northnorfolk.org/ldf or alternatively in writing using the Comments Form. Forms are available from the contacts listed at the bottom of this page and can be download from the website.
- 3.3 Guidance Notes are also available and we recommend that these are read prior to completing the Comments Form. Should you have any queries about how to complete the form or regarding any of the 'tests of soundness' please do not hesitate to contact the Planning Policy Team for further clarification.
- 3.4 This consultation only concerns the key changes set out in this schedule. **This is not an opportunity to comment on the original Site Specific Proposals Draft Plan.** Comments received that do not relate to the Schedule of Key Changes will not be accepted.
- 3.5 Representations may be accompanied by a request to be notified at a specified address; that the documents have been submitted for independent examination, of the publication of the recommendations of the Inspector appointed to carry out the examination and at the adoption of the documents.
- 3.6 All documents can be viewed and downloaded from the Council's website at www.northnorfolk.org/ldf and are available for inspection at the following locations:
 - District Council Offices, Holt Road, Cromer, NR27 9EN
 - District Council Offices, Fakenham Connect, Oak Street, Fakenham, NR21 9DY (opening hours for both Offices are 8.30am - 5.00pm Monday - Thursday, Friday 8.30am - 4.30pm)
 - Local Libraries: Aylsham, Fakenham, Holt, Sheringham and Stalham.

For further information please contact the Planning Policy Team:

Post	Planning Policy Team North Norfolk District Council Holt Road Cromer Norfolk NR27 9EN
Telephone	01263 516318
Email	planningpolicy@north-norfolk.gov.uk
Web	www.northnorfolk.org.uk



Site Specific Proposals Draft Plan: Schedule of Key Changes