



Site Specific Proposals Draft Plan

Schedule of Minor Modifications

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Site Specific Proposals Draft Plan: Schedule of Minor Modifications

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 allocation sites and posters advertising the consultation widely distributed. In total, 916 organisations and individuals made 1,380 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 development plan documents⁽²⁾ states that Councils can seek to 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, updates, points of clarification or minor changes (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 a number of issues raised during consultation. A Schedule of Key Changes which the Council felt could benefit from consultation prior to examination was published for consultation from 5 January to 16 February 2010. In addition the Council is also requesting that a number of Minor Modifications be considered by the appointed Inspector during the examination. These are contained within this document.

How to use this document

- 1.3** This document contains a limited number of Minor Modifications to the Draft Plan that the Council would like the Inspector to consider through the examination. The modifications are presented in the same order as the sections of the Site Specific Proposals Draft Plan which should be read in conjunction with this document.
- 1.4** This Schedule of Minor Modifications is a request from the Council to the Inspector appointed to examine the Draft Plan. It is a matter for the Inspector to determine if any of the requested modifications will be incorporated within the Draft Plan.

Please note: North Norfolk District Council is not seeking or accepting comments on any of the proposed modifications contained within this document.

1 see www.northnorfolk.org/ldf

2 Plan making manual, DCLG, 2009



Site Specific Proposals Draft Plan: Schedule of Minor Modifications

2 Schedule of Minor Modifications

2.1 The following tables provide details of a number of modifications that the Council will request that the appointed Inspector considers making to the Site Specific Proposal Development Plan during the independent examination process. The modifications requested respond directly to a number of representations that were made during the public consultation which took place between 15 June and 31 July 2009.

Introduction

Change ID No	Draft Plan Policy / Para no	Requested Modification	Reason for Modification
MM1	Whole Document	Remove all references to the 'Draft Plan' and generally update this section to reflect adopted status of the Plan. Remove references to consultation and re-title document to 'Site Allocations'	To ensure that the Plan is as up to date as possible on adoption date.

Policy Context

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM2	2.1.3	Update dwelling completion numbers in accordance with latest available information on date of adoption.	To ensure Plan is as up to date as possible on adoption date.

Site Selection

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM3i	3.4.3	Add new penultimate sentence: 'In particular limited capacity at WwTWs and the need to comply with the objectives of the Water Framework Directive (which includes the requirements of the Habitats Directive) is an issue across the District. Developers must therefore engage in early discussions with Anglian Water and the Environment Agency.'	To highlight the constraint - At the request of the Environment Agency.
MM3ii	3.4.5	Add additional sentence to the end of the paragraph to state: 'These include other environmental constraints not necessarily highlighted in this document. For example, almost all allocations lie over a Principal aquifer and in such locations all reasonable measures must be taken to prevent the input of hazardous substances to groundwater.'	This constraint applies to almost all allocations in the district and may be useful to highlight here.



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Proposals for Cromer

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM4	Policy ED2	Amend criterion c) to state 'prior relocation of the football club to facilities that are equal to, or better than, the existing facilities in terms of size, usefulness, attractiveness and quality.'	To respond to comments by Sport England and provide further guidance on the relocation of football club.
MM5	Policy ED2	Delete point b).	To provide greater flexibility in the location of possible future school expansion and its access arrangements.

Proposals for Fakenham

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM6	Policy F01 and Para 5.1.2	Insert new policy criterion to require the 'retention of the existing allotments in their current location.'	To clarify that the existing allotments should be retained in their current location.
MM7	ROS06/07	Add to policy criterion (a) after 'sustainable transport' to state 'including cross town and town centre traffic circulation'.	To expand the requirements of the development brief to include consideration of wider transport impacts.

Proposals for Holt

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM8	Policy H09/12/21	Modify opening paragraph of policy to state 'mixed use development including not less than 5 hectares of land in employment generating uses of which not less than 3.5 hectares shall comprise serviced industrial land.....'	To clarify the intention to secure a mixed use scheme with 5 hectares of employment land including a mix of employment creating developments.
MM9	H09/12/21 Constraints section	Modify text to state 'The junction layout should take account of, and should not compromise, the possible future extension of the North Norfolk/Bittern Line railway along the A148 corridor.'	To adopt a precautionary approach so as not to prejudice the possible future extension of the railway.
MM10	H15 Constraints section	Modify text to state that development should not compromise the possible extension of the railway.	To adopt a precautionary approach so as not to prejudice the possible future extension of the railway.
MM11	6.2.3	Insert additional text at the end of paragraph 6.2.3 'No direct vehicle access to Grove Lane will be permitted. Off site highway works may be necessary to manage traffic circulation on the local highway network.'	To clarify that direct vehicle access will not be permitted to Grove Lane and to ensure that potential local highway impacts are addressed.
MM12	6.3.8	Delete / update this sentence to reflect the position in relation to the determination of a current planning	To ensure the document is not out of date when adopted.

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Change ID No	Policy / Para no	Requested Modification	Reason for Modification
		application for car parking on this site at the time of Plan adoption.	

Proposals for Hoveton

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM13	7.0.6	Insert new sentences at start of para: 'Air quality monitoring in the vicinity of Wroxham bridge has identified an Air Quality Hotspot where the National Objective for Nitrogen Dioxide is close to being exceeded. This is caused by road traffic in the immediate area and is exacerbated by the local topography. An increase in road traffic within the area of the hotspot is likely to lead to an increase in air pollution which could result in the declaration of an Air Quality Management Area. Developers may therefore be required to contribute to air quality monitoring and an agreed scheme of mitigation measures if deemed necessary'	To ensure that developers are aware of the requirement for air quality monitoring, and the possible need to mitigate for any increases in pollution arising from their development.
MM14	Policy HV03	Insert new criterion: 'contribution towards air quality monitoring and an agreed scheme of mitigation measures if deemed necessary at the time of development.'	As above.
MM15	HV03 Policy and supporting text	Insert new criterion 'Site layout that enables possible future expansion of the medical centre whilst retaining 2ha of public open space.'	To allow space for the medical centre to expand and ensure retention of 2ha open space.
MM16	Policy HV03	Add 'and to neighbouring properties' to the end of criterion d.	To address concerns about potential impact on nearby properties.
MM17	HV03	Add a new criterion 'Retention of existing mature trees and hedgerows on and around the site and re-provision of trees where any are lost to provide access.'	To address concerns relating to retention of trees around site boundary. The ecological appraisal stated that hedgerows around the site and mature oak trees within the site should be retained.

Proposals for North Walsham

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM18	Para 8.0.4	Delete 'although this is dependent upon improvements to the highway network.'	Site agents have carried out traffic investigations requested by the Highway Authority. The results indicate that the Cornish Way employment area allocation can come forward without the need for improvements to the wider highway network.



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Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM19	Map 8.1 & 8.2	Amend site boundary to exclude small portion of land at south west of the allocation - see Appendix 1 for details.	Landowner does not wish this land to be included.
MM20	8.1.3	Amend penultimate sentence to state '...and it is desirable for footpaths linking the site to open land to the south to be provided.'	The landowner has stated he would not agree to footpath provision across his land, so this should be a desirable 'aim' not a 'requirement.'
MM21	8.2.6	Insert additional sentence: 'The access road is subject to occasional surface water flooding. A scheme to satisfactorily manage surface water drainage will be required as part of a planning application.'	To address concerns over flooding on access route - issue is being addressed by NNDC's Environmental Health dept concerning a blocked culvert.
MM22	8.4.1 & NW44	Add to last sentence of 8.4.1: 'and protects the open setting of Scarborough House and trees on the site.' Add to the end of criterion f: 'and protection of the open setting of Scarborough House and the existing trees.'	To address concerns relating to Scarborough House Listed Building, its setting and trees on the site.
MM23	Para 8.5.1	Delete second half of sentence stating 'which is part of a larger area....'	To clarify that the allocation itself was not part of the previous land designation.
MM24	E10 Para 8.5.2	Add ' There are residential properties on Lyngate Road to the north-east of the site. Development of the site should have regard to the need to protect the amenities of nearby residents and Core Strategy Policy EN13.'	To address concerns over proximity to residential amenity, and noise/light pollution.
MM25a	8.5.3	Insert new text: 'The drainage system in Lyngate Road is near capacity and therefore any development is dependent upon improvements to the existing drainage system and possible SUDS and other attenuation.'	To reflect updated information from Environmental Health dept
MM25b	8.5.4	Delete paragraph.	The Highway Authority have no objection to the allocation following the receipt and consideration of a Traffic Assessment.
MM25c	8.5.5	Add before last sentence 'In addition site agents have completed a detailed traffic study relating to the extension of the employment area.'	To refer to additional work undertaken by the landowner.
MM26	Policy ROS8	Amend criterion b to read '...the appropriate mix of uses and number and size of retail units and delivery.....'	To respond to concerns about the effect of retail units on town centre and ensure this is covered in the brief.
MM27	Policy ROS8	Amend criterion e to read 'provision of off-street servicing and on site public car parking.'	To address concerns over loss of car parking

Proposals for Sheringham

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM28	Para 9.3.3	Delete the last sentence.	The requirement for two points of access has been suggested to be

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
			deleted through the Schedule of Key Changes and if agreed this sentence is not relevant.
MM29	Policy SH06	Amend criterion b to state '...protection of trees and woodland (including the orchard at the northern end of the site) and the development must...'	To protect the orchard at the northern end of the site.
MM30	Policy SH14	Insert new criterion to require 'a layout and design which minimises the loss of amenity to residents of dwellings to the north.'	To address concerns relating to loss of residential amenity.

Proposals for Stalham

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM31	Para 10.1.2	Amend the last sentence of the paragraph to replace 'workspace' with 'opportunities'	The Schedule of Key Changes requests moving the industrial land element of ST01 to site E12 to respond to concerns about the impact of heavy commercial traffic accessing site ST01. It is nevertheless important that this proposal provides a mix of uses with 'employment' opportunities.
MM32	Policy ST01	In the first sentence replace 'serviced employment units' with 'low-key employment uses'.	To reflect the request in the Schedule of Key Changes document.

Proposals for Wells-next-the-Sea

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM33	Para 11.0.5	Amend text to refer to the North Norfolk Coast SAC / SPA / RAMSAR rather than the Broads SAC / Broadland SPA and RAMSAR.	To correct reference to SAC / SPA and RAMSAR.
MM34	Policy W01	Insert 'public' before 'open space'	For consistency with other refs to public open space requirements.
MM35	W01	Amend criterion b) to refer to retention of existing boundary hedges (new access permitting) and amend last part of the bullet point to require a landscaped buffer <i>along the southern boundary of the field.</i>	To address concerns over landscape impact and clarify that the new buffer should be located along the public right of way and not between the allocation and the land left over for a possible future exceptions scheme.
MM36	Para 11.2.2	Insert additional last sentence: 'A scheme for the prevention of contamination from parked vehicles should also be agreed with the Environment Agency.'	To address issue of potential contamination from parked vehicles.



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Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM37	Para 11.2.5	Re-word latter part of sentence to '..... a flood risk assessment will be required as part of a planning application to assess all forms of flooding to and from the development taking into account climate change.'	To refer to the need for a FRA to address other forms of flooding as well.
MM38	Policy CP2	Include an additional bullet point requiring 'layout and measures to minimise impact on residential amenity'.	To address concerns over impact on residential amenity
MM39	Map 11.1 and 11.3	Amend site area to exclude private gardens from the south-eastern part of the site - see Appendix 2 for details.	To exclude land that is in private ownership.

Proposals for Service Villages

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM40	12.0.2	Add Roughton into the last sentence.	More than 26 dwellings are also proposed at Roughton.

Proposals for Aldborough

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM41	Para 12.1.5	Amend first sentence to read 'Site layout should pay careful attention to the amenity of existing properties on Pipit's Meadow and new dwellings provided on site.' Delete remaining sentences.	The Schedule of Key Changes requests a reduction in the allocation which if accepted will mean that references to retention of an undeveloped area to the front of the existing dwellings will no longer be required.
MM42	Para 12.1.11	Amend first part of sentence to state 'The site is in multiple ownership and all landowners have indicated support for the allocation.....'	The land within the allocation is in three separate ownerships.
MM43	ALD01/07 Constraints section	Refer to need for appropriate surface water drainage arrangements.	To ensure no impact on the nearby watercourse.

Proposals for Bacton

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM44	Policy BACT03	Re-word criterion (f) to 'prior approval of a scheme to manage surface water drainage from the site'.	Local surface water flooding problems are to some extent caused by issues elsewhere and it is inappropriate to require remediation of issues outside the landowners control.

Proposals for Blakeney

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
-		No minor modifications requested.	

Proposals for Briston & Melton Constable

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM45	Policy BRI27 and supporting text	Require particular attention towards minimising impact on residents of the adjacent single storey development.	To address concerns over impact on existing residential amenity.

Proposals for Catfield

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
-		No minor modifications requested.	

Proposals for Corpusty & Saxthorpe

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM46	Policy COR01	Amend criterion a to read 'Provision of safe vehicular access solely to Norwich Road.'	To clarify that vehicular access will not be allowed to Adams Lane.

Proposals for Happisburgh

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM47	12.7.10	Insert additional sentence: 'High voltage power cables cross the site and site layout should ensure safe clearance is maintained.'	To ensure development takes into account the presence of high voltage power cables.

Proposals for Horning

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM48	HOR06	Change spelling of all occurrences of 'Abbott' to 'Abbot'.	To correct spelling
MM49	Para 12.8.7	Amend first sentence to read 'There are <i>limited</i> footpaths along this stretch of Norwich Road and therefore pedestrian <i>and cycle</i> access should be provided....' Delete last sentence of paragraph and replace with 'Abbot Road is not considered suitable to provide vehicle access to the site.'	The Highway Authority has advised that Abbot Road is not considered suitable to provide vehicle access to the site in order to prevent rat-running between Lower Street and Norwich Road.



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Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM50	12.8.8	Add additional sentence 'There have been localised issues of surface water flooding in the area and development should consider the impacts of surface water run off.'	To ensure that local issues of surface water flooding are considered.
MM51	Policy HOR06	Amend site size from 1 hectare to 1.7 hectares	Site size is incorrectly stated in document
MM52	Policy HOR06	Amend criterion b to read 'provision of pedestrian <i>and</i> cycle links to Abbot road and provision of footway along the site boundary with Norwich road.'	The Highway Authority has advised that the link to Abbot Road should be upgraded to a cycle way to encourage cycle access to village facilities. The existing footway along Norwich Road should be extended along the site boundary to aid safe pedestrian access.

Proposals for Little Snoring

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM53	Policy SN01	Amend bullet point a) land is retained to allow for the future improvement of the Kettlestone Road/A148 junction.	To address concerns relating to junction with A148 and access.

Proposals for Ludham

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM54	Para.12106	Insert after 'flood risk zone': ' Layout should ensure that any part of the site which is demonstrated to be at risk of flooding during the lifetime of the development remains undeveloped. Drainage problems are known in the locality. A flood risk assessment will be required as part of a planning application to assess all forms of flooding to and from the development and inform the inclusion of suitable control measures.'	To address issue raised by the Environment Agency, the Environmental Health dept and local residents.
MM55	Policy LUD01	Add criteria f: 'submission of a satisfactory flood risk assessment and, if appropriate, suitable mitigation measures.'	To address issue raised by the Environment Agency.
MM56	Policy LUD01	Insert additional criteria: 'careful attention to form and site layout in order to allow for views from School Road to the Grade 1 Listed church.'	To address concerns over landscape impact of the proposal.
MM57	LUD01 Constraints section	Insert text 'Development of the site may require a programme of archaeological work to be carried out. '	To reflect advice provided by NCC Archaeology.
MM58	LUD06 Constraints section	Insert text: 'The western boundary of the site is adjacent to a belt of oak trees covered by a group Tree Preservation Order. The extension of the Grange Close roadway to serve the site should have full regard to the need to retain and safeguard these trees.'	To address issue of TPOs adjacent to western site boundary.

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM59	Para. 12.10.9	Insert text after last sentence 'The Malthouse Lane boundary is delineated by an existing hedgerow and this should be retained and reinforced with further native planting in order to retain the rural character of the lane.'	To address concerns over impact on rural lane.

Proposals for Mundesley

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM60	MUN06	Amend criterion d to state: 'No development shall be located in areas of flood risk, as demonstrated by a site-specific Flood Risk Assessment'	As requested by the Environment Agency.
MM61	12.11.17 and MUN07	Add additional sentence to end of paragraph 12.11.17 and insert additional criterion for MUN07: 'A Public Right of Way runs through the site and should be retained or diverted and suitable landscaping provided along its boundary with the allocation site.'	To minimise impact on Public Right of Way.
MM62	Para 12.11.15	Insert alternative wording relating to on-street parking - 'Measures should be taken as part of the development to address on-street car parking outside the school. This might include a number of measures including encouraging walking and cycling to school but should facilitate the removal of parked cars within the carriageway on Trunch Road. The developer should engage with the School Travel Plan advisors at the school to come up with the most appropriate solution for the area.'	As requested by the Highway Authority - To reflect the fact that solutions to any problems caused by on-street parking should be identified through the School Travel Plan process.

Proposals for Overstrand

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
-		No minor modifications requested.	

Proposals for Roughton

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM63	Para 12.13.9	Add ' and January 2010' to footnote	To also refer to January 2010 NWS survey
MM64	Policy ROU03/10	Amend criterion h to state: 'No residential development shall be located in areas of flood risk, as demonstrated by a site-specific Flood Risk Assessment'.	As requested by the Environment Agency.
MM65	ROU03/10 Constraints section	Insert text into constraints section - 'All works affecting Hagon Beck and elements of this development related to drainage in any way will all require written consent from the Norfolk Rivers Internal Drainage Board and all imposed consent conditions will need to be complied with prior to the start of development.'	To address points raised by the Norfolk Rivers Internal Drainage Board.



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Proposals for Southrepps

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM66	12.14.15	Insert additional sentence at end of paragraph: 'site layout should minimise impact on neighbouring properties.'	To address concerns over new development overlooking existing development.

Proposals for Walsingham

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
-		No minor modifications requested.	

Proposals for Weybourne

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
-		No minor modifications requested.	

Proposals for Other Areas

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM67	Policy E7	Insert additional policy requirement: 'There should be no development unless there has been clear demonstration that proposals will result in no adverse impacts on protected wildlife.'	To address concerns relating to impact on wildlife.

Changes Affecting Multiple Sites

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM68	All maps	Remove reference to the Core Strategy policy 29 line around settlement boundaries on the key of all maps.	It is anticipated that this will be removed following examination of the revised policy.
MM69	Policies C04, C17, SH04, SH05, SH06, SH14, CP2, W01, BLA03, SOU02, SOU07, WEY03, WEY09	Insert new text at the end of the policy - 'This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected site. Proposals should also be informed by Development Control Policies EN1 and EN2.'	To address concerns raised by Natural England and others regarding impact of development on the Norfolk Coast AONB.

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Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM70	C07/C08, C14, F01, SH04, SH05, SH06, SH16	Insert new text: 'The site may be of geological importance or interest and may require geodiversity investigation'.	To address comments made on behalf of Norfolk Geodiversity Partnership and the Geological Society of Norfolk.
MM71	F01, ALD01, SOU02, SOU07, WAL01 Constraints sections	Delete text stating that the site lies over a Major Aquifer of high vulnerability and that all necessary and reasonable measures must be taken to prevent the input of hazardous substances to groundwater.	This applies to almost all allocations and should either be referenced against all relevant sites or once at the start of the document (preferred - see modification to para 3.4.5).
MM72	F01, F05/13, NW28a, NW44, SH06, E7 Constraints sections	Insert new text: 'The site lies in water quality source protection zone 1 / 2 as identified by the Environment Agency and only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer'.	For consistency between all sites that this applies to.
MM73	ED2, ROS3, ROS4, ROS6/7 Constraints sections	Insert new text: 'This is a brownfield site and therefore in line with PPS23 a study will be required identifying previous site uses and potential contaminants that might be expected in order to fully assess any risks'.	For consistency between all brownfield sites.
MM74	Supporting text and policies for various sites - see Appendix 3 for details	Update supporting text and policies to refer to updated information on limited capacity in sewage treatment works and the foul sewerage network. See Appendix 3 for details.	To reflect updated information provided by the Environment Agency and Anglian Water.
MM75	Constraints section for various policies - See Appendix 3 for details	Update text in the Constraints sections to reflect additional information provided by Anglian Water about surface water drainage and the presence of sewers crossing sites. See Appendix 3 for details.	To reflect updated information provided by Anglian Water.



Monitoring & Implementation

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM76	14.0.2	Insert new second sentence: ' Additional information has been received since that time, notably following the findings of the water quality Review of Consents process and the Water Framework Directive.'	To refer to updated information
MM77i	14.0.9	Replace 'Anglian Water' with 'The Water Infrastructure Statement' first sentence. In the last sentence replace 'up to 2010' with 'in this Asset Management Plan' and '2011' with '2015'.	To reflect updated information
MM77ii	14.0.10	In the last sentence of paragraph 14.0.10 replace 'Little Snoring with 'Blakeney, Roughton and Walsingham' and delete first sentence of paragraph 14.0.11	To reflect updated information from Anglian Water and there is duplication of text over the two paragraphs.
MM77iii	14.0.12	Insert 'Wensum /' before 'Broads' in the first sentence. Replace the second to sixth sentences with 'The consent limits are set to ensure the required water quality standards can be achieved.' Start the next sentence ' In particular the Water Framework will impose certain standards.....existing STW <i>consents</i> even if no extra flows <i>from development growth</i> are received.'	To reflect updated information
MM77iv	14.0.41	Delete the third sentence.	Updated information is available about which settlements are affected and this is referred to throughout the document.
MM78	14.0.42	Insert 'Monitor capacity at WwTW and schedule of upgrades to sewage treatment works and foul sewerage network' as a key requirement for each settlement. Also add in 'Monitor the water quality status of watercourses.'	To ensure this issue is kept under review during the Plan period.
MM79	Section 14 - Monitoring & Implementation	<p>Insert new section after paragraph 14.0.32 entitled 'NHS Norfolk' and insert the following text:</p> <p>'NHS Norfolk is responsible for the commissioning of health services in North Norfolk and has recently approved its 5 year strategic plan for the provision of health services throughout Norfolk. There are some 15 GP practices in North Norfolk as well as 14 NHS dental practices. Intermediate care facilities are located in North Walsham and Fakenham. A review of dental capacity throughout Norfolk is currently underway and additional capacity is being commissioned in Cromer, Holt / Burnham Market / Wells-next-the-Sea, Fakenham and Hoveton / Wroxham. The commissioning currently being undertaken is based on existing population requirements and will need to be increased in future to cope with further development. The levels of housing proposed in the Service Villages could, in general, be accommodated within existing provision for those villages. However, there may be capacity problems in some of the principal and secondary settlements with the levels of housing proposed.'</p> <p>'Cromer: The existing GP facilities are already over capacity and would not be able to accommodate any</p>	To reflect information provided by NHS Norfolk.



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		<p>additional patients. NHS Norfolk is currently looking at options with the practice but additional capacity would have to be provided to cope with the proposed level of housing growth. There is currently some NHS dental capacity and NHS Norfolk is commissioning additional activity.'</p> <p>'Fakenham: The housing allocation proposed would exceed current GP capacity. However, plans are already in hand to provide new GP facilities in the town which would have sufficient capacity for the proposed growth. Fakenham acts as a hub for the local area as far as people seeking dental treatment is concerned so capacity is being commissioned here even though the provision per head is above the Norfolk average.'</p> <p>'Holt: The existing GP facilities are adequate for the proposed level of housing growth. However, there is currently no NHS dental provision in Holt. Activity is currently being commissioned in Holt / Burnham Market / Wells-next-the-Sea.'</p> <p>'Hoveton: The existing GP facilities are adequate for the proposed level of housing growth. However, it is recognised that there will also be growth in the area relating to the Greater Norwich Development Partnership area. NHS Norfolk is currently reviewing capacity in that area and planning for additional infrastructure that may be required in the neighbouring district. There is currently no NHS dental provision in Hoveton / Wroxham, although NHS Norfolk is planning to commission activity in this locality later in 2009/10. Once again, this will not be sufficient for the new developments here and in the neighbouring areas and additional capacity will be required.'</p> <p>'North Walsham: NHS Norfolk is currently looking at the re-provision of the existing intermediate care facilities and this will take account of the proposed growth. However, the physical capacity of GP facilities to accommodate expansion is very limited and some additional capacity will be necessary. North Walsham has 4 NHS dental practices and a reasonable provision for the current population. One newly commissioned practice only opened in March 2009. Additional service capacity will be required, although the physical capacity is likely to be sufficient.'</p> <p>'Sheringham: The existing primary care facilities have recently been upgraded and expanded and are sufficient to accommodate the planned, limited growth in and around the town. A dental suite is available in the health centre, but additional service capacity may be required. The NHS dentist practice in Sheringham has sufficient capacity for the existing population so, with limited growth planned, dental capacity should be satisfactory.'</p> <p>'Stalham: The existing GP facilities have some physical</p>	



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		<p>capacity to accommodate the proposed growth, but this would have to be reviewed and some expansion of capacity might be necessary. The same applies to NHS dentistry capacity.'</p> <p>Wells: Although the proposed growth is relatively limited, the existing GP facilities are already at their limit so some expansion of capacity will be necessary. There is some existing NHS dentistry available, but further activity is currently being commissioned in Holt / Burnham Market / Wells-next-the-Sea.'</p>	

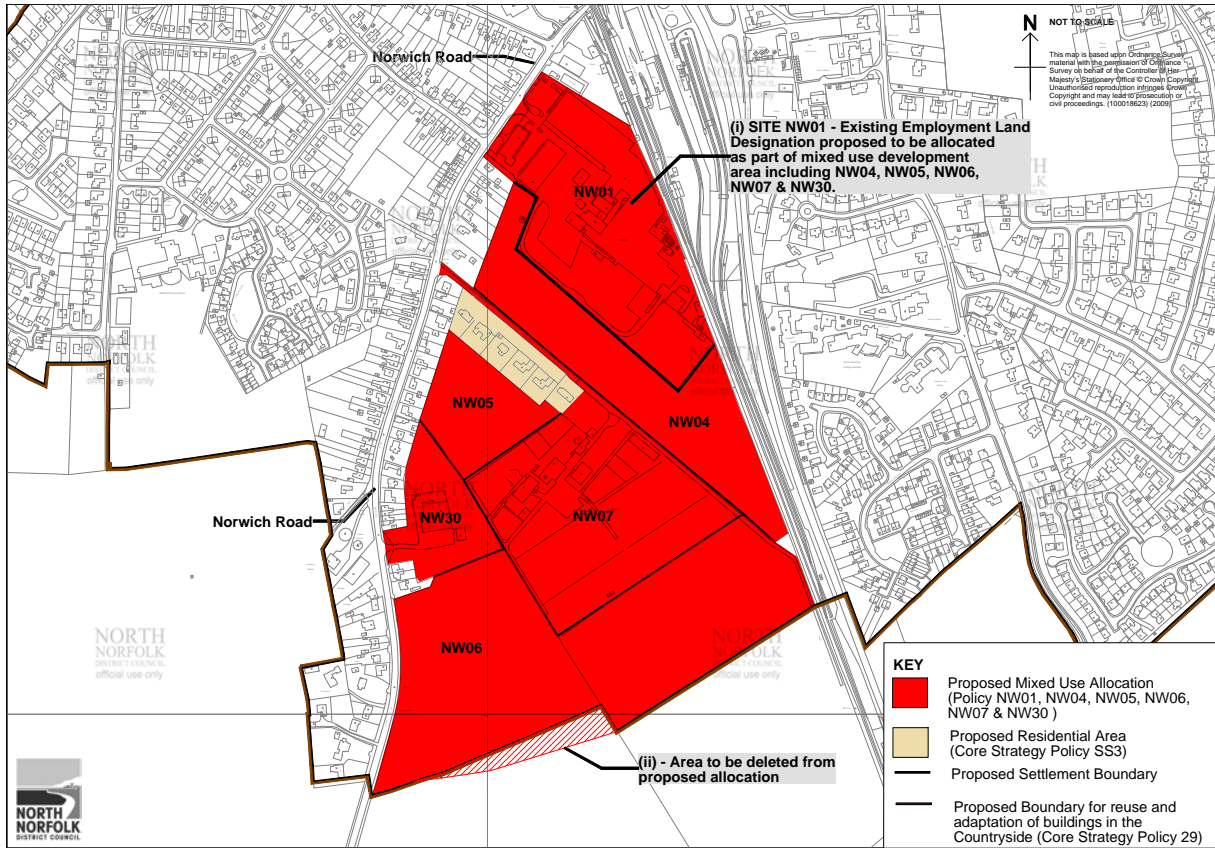
Glossary

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
-		No minor modifications requested.	

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Appendices

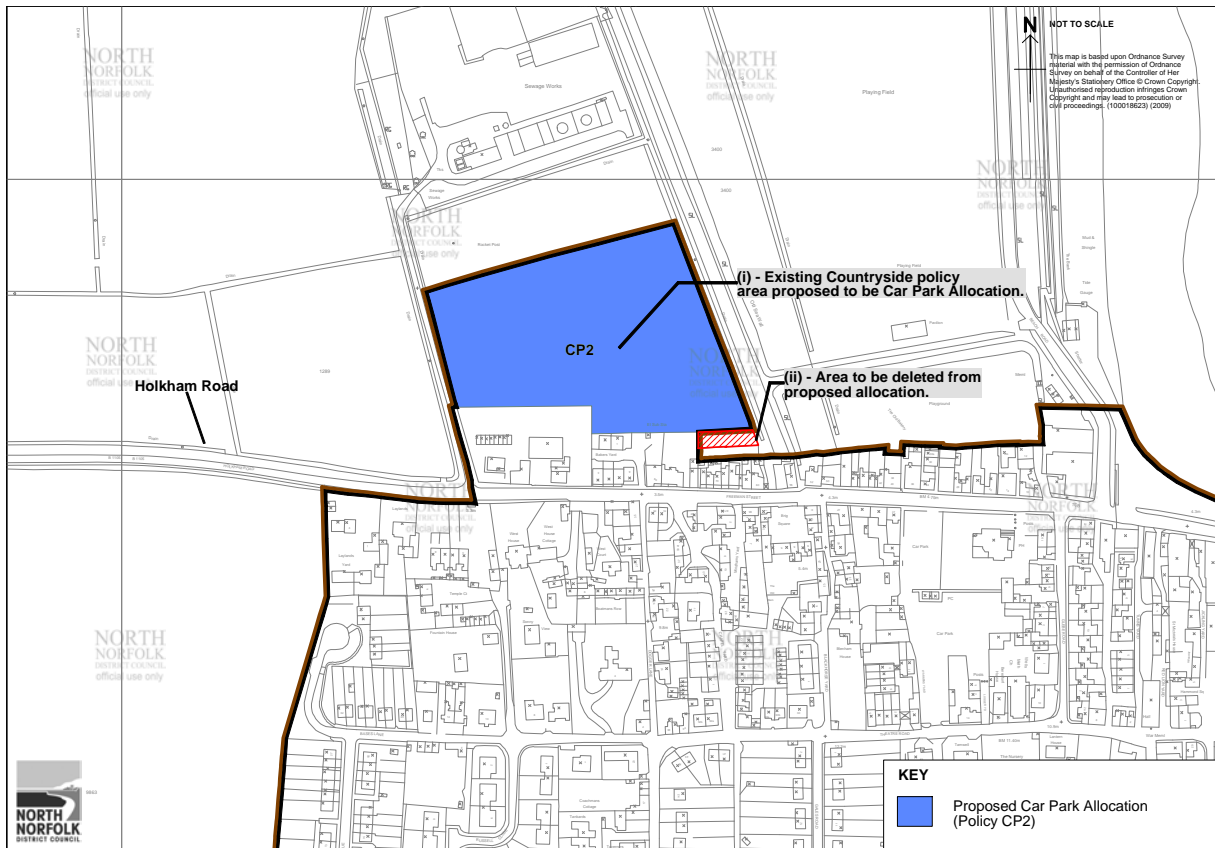


Appendix 1 North Walsham: Land at Norwich Rd / Nursery Drive (NW01, 04 - 07 & 30)



MM 19 North Walsham: Amended plan - removal of small strip of land to south-west

Appendix 2 Wells: Land North of Freeman Street (CP2)



MM 39 Wells: Amended plan - removal of small strip of land to south-east



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Appendix 3 Anglian Water / Environment Agency Changes Affecting Multiple Sites

Change ID No	Policy / Para no	Requested Modification	Reason for Modification
MM74a	Fakenham, para 5.0.5	Amend first sentence to include reference to sewage treatment works.	
MM74b	Fakenham, F01 and F05/13 constraints sections	Re-word para 5.1.4 / Insert new paragraph after paras 5.2.4 & 5.3.5: 'The NNDC Water Infrastructure Statement has confirmed that there is limited capacity within the foul water disposal system which discharges to the River Wensum (sewage network and STW). Early engagement with the Environment Agency and Anglian Water is therefore essential to ensure there is adequate capacity in the system and that the objectives of the Water Framework Directive are not compromised. The precise timing of any necessary improvements will depend on rates of development elsewhere within the town. In the future the Environment Agency will be reviewing the existing consents to discharge treated water and this may impact on both the quantity and quality of discharge to the River Wensum.'	To update the text in relation to updated information received from Anglian Water and the Environment Agency
MM74c	Fakenham, para 5.1.4	Delete the first 5 words of the last sentence and move the sentence to the start of para 5.1.9	
MM74d	Fakenham, policy F01	Amend bullet point g to read 'demonstration that there is adequate capacity in sewage treatment works <i>and the foul sewerage network and that proposals have regard to Water Framework Directive objectives.</i> '	
MM74e	Holt, para 6.0.6 Hoveton, para 7.0.6	Amend first sentence to read: 'Anglian Water has indicated that there is limited capacity in the sewage treatment works and foul sewerage network and therefore timing of development will be dependent on available capacity.'	
MM74f	Holt, H09 and H15 Constraints sections	Insert new paragraph 'The NNDC Water Infrastructure Statement has confirmed that there is limited capacity within the foul water disposal system which discharges to the River Glaven (sewage network and STW). Early engagement with the Environment Agency and Anglian Water is therefore essential to ensure there is adequate capacity in the system and that the objectives of the Water Framework Directive are not compromised. The precise timing of any necessary improvements will depend on rates of	To update the text in relation to updated information received from Anglian Water and the Environment Agency



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Change ID No	Policy / Para no	Requested Modification	Reason for Modification
		development elsewhere within the town. In the future the Environment Agency will be reviewing the existing consents to discharge treated water and this may impact on both the quantity and quality of discharge.	
MM74g	Holt paras 6.1.8 and 6.2.6	Delete last sentence about no infrastructure deficiencies and replace with 'Development in Holt should not proceed until the issue of water quality has been resolved and it can be demonstrated that development will have no adverse effect on the integrity of international sites to the agreement of the Environment Agency and Natural England.'	
MM74h	Holt, policy H09 and H15	Insert additional bullet point: 'demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to Water Framework Directive objectives'	
MM74i	Hoveton constraints section	Insert new paragraph after 7.1.5: 'Hoveton falls within the catchment of Belaugh Wastewater Treatment Works which also serves areas of Broadland District Council. Any development coming forward must have regard to growth in both areas to ensure there is adequate capacity in the foul water system.'	
MM74j	Cromer, para 4.0.4 N Walsham, para 8.0.11 Sheringham, para 9.0.6 Stalham, para 10.0.5	Amend relevant sentence to read: '...sewage treatment works and foul sewerage network...'	
MM74k	Wells, para 11.0.5	Add to end of 4th sentence: 'but there is limited capacity in the foul sewerage network.'	
MM74l	Cromer policies C01-C17, All Hoveton, North Walsham, Sheringham and Stalham policies	Amend bullet point relating to sewage treatment works capacity to read: 'demonstration that there is adequate capacity in sewage treatment works <i>and the foul sewerage network and that proposals have regard to water quality standards...</i> '	
MM74m	Wells, Policy W01	Insert additional bullet point: 'demonstration that there is adequate capacity in the foul sewerage network and that proposals have regard to water quality standards'	To update the text in relation to updated information received from Anglian Water and the Environment Agency
MM74n	Service Villages, para 12.0.5	Replace 'Little Snoring and Corpusty' with 'Corpusty, Blakeney, Roughton and Walsingham' and add in 'The Environment Agency and Anglian Water should be contacted for more detailed, specific	

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Change ID No	Policy / Para no	Requested Modification	Reason for Modification
		information on the capacity of local Waste Water Treatment Works and the objective for the local water environment.' Delete STW refs in SN01, SOU02 and SOU07.	
MM75a	ALD01, C01, C07/08, C14, ROS4, F05/13, ROS6/7, NW44, ROS8, SH4, SH14, W01, CP2	Insert new text in Constraints section 'Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.'	To reflect updated information provided by Anglian Water.
MM75b	C04, C17, ED2, ROS3, SH5, SH6, ROS5,	Insert new text in Constraints section 'Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and SUDS should be used where possible.'	
MM75c	F01, H09/12/21, NW01, NW25, BACT03, MUN06, SOU02	Insert new text in Constraints section to refer to no surface water sewers in the vicinity of the site, water mains and sewers crossing the site and diversion would be at the developers' expense.	
MM75d	H15, NW28a, MUN07, OVS04	Insert new text in Constraints section to refer to no surface water sewers in the vicinity of the site, water mains crossing the site and diversion would be at the developers' expense.	
MM75e	BACT05, COR01, HV03, SN01, LUD06, OVS03, WEY09	Insert new text in Constraints section to refer to no surface water sewers in the vicinity of the site, sewers crossing the site and diversion would be at the developers' expense.	
MM75f	ED1, E10, BLA03, BRI02, BRI24, BRI27, CAT01, HAP07, HOR06, LUD01, ROU03/10 SOU07, ST1, WAL01, WEY03, E7	Insert new text in Constraints section to refer to no surface water sewers in vicinity of site.	



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