

CORE STRATEGY SINGLE POLICY REVIEW:

Conversion & Re-use of Rural Buildings as Dwellings Draft Policy

(incorporating Proposals Map Amendments)

Final Sustainability Appraisal



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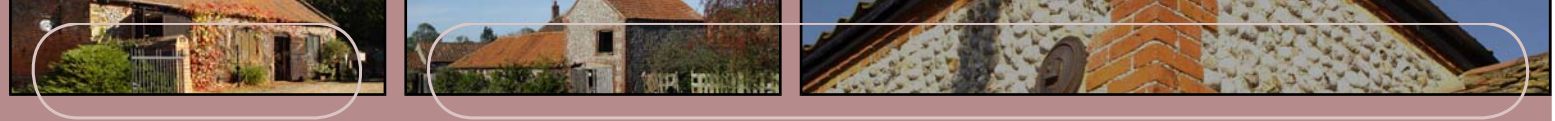
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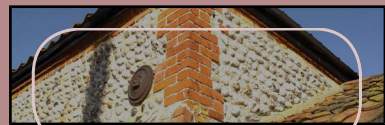
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Conversion & Re-use of Rural Buildings as Dwellings: Final Sustainability Appraisal

Conversion & Re-use of Rural Buildings as Dwellings: Final Sustainability Appraisal
1 Summary





1 Summary

What is a Sustainability Appraisal?

- 1.1** Sustainability Appraisal (SA) is a process to assess whether documents and policies contribute to sustainable development. Further details are contained in the Government's guidance on Sustainability Appraisal⁽¹⁾. The purpose of this report is to appraise the social, environmental and economic effects of the North Norfolk Conversion and Re-Use of Rural Buildings as Dwellings Draft Policy and ensure that sustainability principles are integrated from the outset. The policy is subject to SA as it is a single policy review of the North Norfolk Core Strategy Development Plan Document.

Why is a Sustainability Appraisal Required?

- 1.2** Local planning authorities must comply with European Directive 2001/42/EC which requires formal Strategic Environmental Assessment (SEA) of certain plans and programmes which are likely to have significant effects on the environment. Sustainability Appraisal incorporates the requirements of the Strategic Environmental Assessment Directive and is mandatory for new or revised Development Plan Documents and Supplementary Planning Documents.
- 1.3** The Draft Policy was also subject to 'Appropriate Assessment' which assesses potential impacts on European sites (Special Areas of Conservation, Special Protection Areas and Offshore Marine Sites). The Appropriate Assessment report is available on the Council website www.northnorfolk.org/ldf.

Policy Context

- 1.4** The Conversion and Re-use of Rural Buildings as Dwellings Policy is a single issue review of the Core Strategy and will therefore form part of the adopted Core Strategy. The adopted Core Strategy sets out the development strategy for the District and the detailed development control policies for determining planning applications, including the Council's position in relation to development in the countryside, Policies SS2 (Development in the Countryside), EC1 (Rural Diversification) and EC2 (The Re-use of Buildings in the Countryside). These policies promote the economic use of rural buildings and are not subject to review.
- 1.5** The new policy for the conversion of buildings in the countryside to dwellings will need to be consistent with the general policy approach in the Core Strategy, as well as national planning advice and the Inspectors report, and this limits the scope of the options that were considered. This also means that much of the Sustainability Appraisal for the Core Strategy is relevant and should be referred to alongside this review.

Likely Significant Effects of the Policy

- 1.6** The Draft Policy proposes allowing the conversion and re-use of suitably constructed buildings in the countryside for residential purposes subject to criteria relating to location, historic, architectural or landscape value, structural suitability, scale and affordable housing provision. It proposes to allow residential uses outside of the specified locations for those buildings that are considered to be of exceptional value if such a use would best secure the future of the building and all other criteria are met. The policy also proposes to protect against proposals that would result in the loss of a significant number of jobs.

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. ODPM, November 2005

- 1.7** Overall the Policy seeks to help support the sustainability of rural communities and services and to secure the future of traditional rural buildings that positively contribute to the local distinctiveness of North Norfolk.
- 1.8** A summary of the possible main impacts of the Policy is contained below and section 5 of this report provides more details on the appraisal.

Summary of Environmental Impacts

- Restricting developments to specific locations close to settlements containing day to day facilities should limit the effect of traffic on the environment by minimising the need to travel by car to these services.
- Allowing the re-use of existing buildings may avoid some development on greenfield land.
- Restricting development to those buildings that do not require substantial rebuilding or extension and whose alterations protect or enhance the character of the building and its setting should help to maintain and enhance the quality of landscapes and townscapes.
- Allowing residential uses of exceptional buildings outside of the identified locations may conserve and where appropriate enhance the historic environment by preserving these assets.

Summary of Social Impacts

- Inclusion of a requirement to provide an element of, or a contribution toward, affordable housing may help reduce inequality and social exclusion and enhance the opportunity to provide everybody with a suitable and affordable home.
- Restricting the majority of the developments to within 1 km of specific locations may encourage residents to walk to local facilities rather than relying on the car, thereby promoting a healthier lifestyle and ensuring reasonably good access to jobs, services and community facilities.

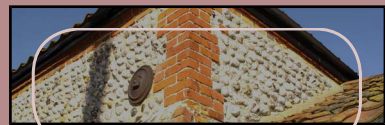
Summary of Economic Impacts

- Allowing re-use of buildings in the vicinity of settlements with a certain level of facilities may help support the vitality and viability of those facilities.
- Important economic uses will be protected as proposals that would result in the loss of a significant number of jobs will not normally be supported.
- Some provision of, or contribution towards, affordable housing will enable lower paid workers to live in the area, therefore supporting certain businesses.



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2 Introduction & Methodology





2 Introduction & Methodology

How to use the Sustainability Appraisal

- 2.1** This document starts with an introduction to the Sustainability Appraisal (SA) process and then cites the sustainability issues and objectives for the District that were established in the Sustainability Appraisal Scoping Report⁽²⁾. Section 5 considers the Conversion and Re-use of Rural Buildings as Dwellings Draft Policy and discusses the findings of the SA process.

Policy Context

- 2.2** As mentioned in paragraph 1.4, the Conversion and Re-use of Rural Buildings as Dwellings Policy will form part of the Core Strategy and will need to be consistent with its general policy approach. The Core Strategy - its aims and strategic and development control policies - was subject to extensive SA throughout its preparation. As the Conversion and Re-use of Rural Buildings as Dwellings policy is in conformity with the Core Strategy there is no need to repeat much of this earlier appraisal. Therefore the SA of this Policy should be considered to be comprised of the following 3 documents:

- The Sustainability Appraisal Scoping Report, 2005
- The Core Strategy Sustainability Appraisal, 2008
- This North Norfolk Conversion and Re-use of Rural Buildings as Dwellings Draft Policy Sustainability Appraisal, 2009

- 2.3** Copies of these documents can be downloaded from the Council website (www.northnorfolk.org/ldf).

- 2.4** The proposed policy approach for the Conversion and Re-use of Rural Buildings as Dwellings seeks to help support the sustainability of rural communities and services and to secure the future of traditional rural buildings that positively contribute to the local distinctiveness of North Norfolk.

Compliance with the Strategic Environmental Assessment Directive

- 2.5** The Scoping Report published in November 2005, the Core Strategy Sustainability Appraisal and this Sustainability Appraisal Report together constitute the 'Sustainability Appraisal Report' required by Section 19(5) of the Planning and Compulsory Purchase Act 2004. Further information on the requirements is provided in Government guidance⁽³⁾. When preparing LDF documents, local planning authorities must comply with European Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

- 2.6** Table 1 on the following page sets out the information required for the Environmental Report and shows where this is covered in the Core Strategy and the North Norfolk Conversion and Re-use of Rural Buildings as Dwellings Policy Sustainability Appraisal Reports.

² North Norfolk Sustainability Appraisal Scoping Report, NNDC, 2005

³ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. ODPM, November 2005

Table 1 Compliance with the SEA Directive

Requirement of SEA Directive			
<p>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 Core Strategy Scoping Report, the Core Strategy SA and this report make up the SA report / environmental report. The information to be given is set out below:</p>	<p>Where covered in this Report</p>	<p>Where covered in the Sustainability Appraisal Scoping Report 2005</p>	<p>Where covered in Core Strategy Sustainability Appraisal Report 2008</p>
<p>a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;</p>	<p>Sections 4 & 5 and the Draft Policy.</p>	<p>Chapter 2 & Appendix 2</p>	<p>Sections 4 & 5 and the Core Strategy Document.</p>
<p>b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;</p>	<p>The 'do nothing' approach was appraised in the draft SA report of the Core Strategy.</p>	<p>Appendix 4</p>	<p>The 'do nothing' approach (i.e. existing Local Plan approach) was appraised in the draft SA report.</p>
<p>c) The environmental characteristics of areas likely to be significantly affected;</p>	<p>See the Core Strategy SA report.</p>	<p>Chapter 3 & Appendix 4</p>	<p>Section 3</p>
<p>d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;</p>	<p>See the Core Strategy SA report.</p>	<p>Figure 4.1</p>	<p>Table 3</p>
<p>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;</p>	<p>See the Core Strategy SA report.</p>	<p>Chapter 5 & Appendix 3</p>	<p>The SA objectives</p>
<p>f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);</p>	<p>Section 5</p>	<p>Appendices 4 & 5</p>	<p>The completed frameworks & section 5.</p>
<p>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;</p>	<p>Section 5</p>	<p>N/A</p>	<p>The completed frameworks, section 5 of the draft SA report & Section 5 of the final SA report.</p>
<p>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;</p>	<p>Sections 2, 3 and 4</p>	<p>Chapter 3</p>	<p>Sections 2, 3 and 4</p>



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Requirement of SEA Directive			
i) A description of measures envisaged concerning monitoring in accordance with Article 10;	Section 6	Section 5.5 and Appendix 4	Section 6 & Appendix I
j) A non-technical summary of the information provided under the above headings.	Section 1	Executive summary	Section 1
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).			
<p>Consultation:</p> <p>Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4).</p>	Relevant bodies were consulted on the Core Strategy Scoping Report.	Sections 3.2 & 5.6 Figures 3.14 to 3.23	Sections 2.12 & 3.4 & Appendix F of the draft SA report.
Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time-frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).	Section 2.5	Sections 3.2, 3.3 & 5.6. Figures 3.6 to 3.23	Sections 2.1 – 2.3 & 2.15 & 3.4 of the draft SA report. Section 2.1 of the final SA report.
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).	N/A	N/A	Section 3.4
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8).	To be completed when consultation finished.	N/A	Section 2 and paras 2.25 & 2.26 of the draft SA report. Section 2.14, 2.27 & 2.28 of final SA report.
<p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> the plan or programme as adopted; a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and the measures decided concerning monitoring (Art. 9 and 10). 	To be completed when adopted.	N/A	Core Strategy Adoption Statement and Section 2 & Appendix B of final SA report.
Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10).	Section 6	N/A	Section 6 & Appendix I

Requirement of SEA Directive			
Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).	This table	N/A	This table and Appendix B

Appraisal Methodology

When the Sustainability Appraisal was carried out

- 2.7** The Sustainability Appraisal Scoping Report set out the issues that needed to be addressed and established a framework for assessing policy areas against sustainability objectives. It was prepared during 2005 and was subject to written consultation with the four statutory environmental bodies⁽⁴⁾ in November 2005 prior to publication.
- 2.8** Sustainability Appraisal of the emerging Core Strategy Policies was undertaken between 2005 – 2007. The Sustainability Appraisal of the Preferred Options Core Strategy document was published in September 2006 and the final Sustainability Appraisal report was published in September 2008 alongside the adopted Core Strategy.
- 2.9** Sustainability Appraisal of the initial draft policy options for the conversion and re-use of rural buildings as dwellings and subsequently the draft policy, was undertaken during early 2009 alongside development of the options and policy.

Who Carried out the Sustainability Appraisal

- 2.10** The Sustainability Appraisal process was undertaken internally by officers in the Planning Policy team.

How the Appraisal was Carried Out

- 2.11** The SA of the Core Strategy forms part of this SA report and both were carried out in accordance with Government guidance⁽⁵⁾ which is summarised in Table 2 below:

Table 2 Preparation Stages of the Sustainability Appraisal

Stage	Task
Stage A	<ul style="list-style-type: none"> ● Preparation of the scoping report (see section 3)
Stage B	<ul style="list-style-type: none"> ● Testing the Policy objectives against the SA framework (see section 5) ● Developing the Policy options (see section 4) ● Predicting and evaluating the effects of the Policy (see section 5) ● Proposing measures to monitor the effects of implementing the Policy (see section 6)
Stage C	<ul style="list-style-type: none"> ● Prepare the SA report
Stage D	<ul style="list-style-type: none"> ● Consult on the draft SA report and Policy ● Assess significant changes resulting from representations ● Make decisions and provide information (final SA report)
Stage E	<ul style="list-style-type: none"> ● Monitor significant effects of the Policy (see section 6)

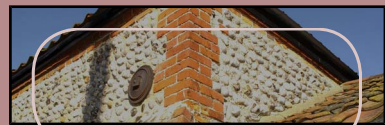
4 The Countryside Agency, English Nature, Environment Agency and English Heritage

5 Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. ODPM, Nov 2005



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3 Sustainability Issues & Objectives





3 Sustainability Issues & Objectives

The Scoping Report - Issues

- 3.1** Preparation of a Scoping Report is the first stage of the Sustainability Appraisal process. The Council published its Scoping Report⁽⁶⁾ in 2005 which describes the social, environmental and economic characteristics of North Norfolk and sets the context for the Core Strategy and Site Specific Proposals documents as well as establishing baseline figures and providing a framework for appraisal of LDF documents. The Scoping Report is available to download from the Council website and is also available from Council offices in Cromer and Fakenham.
- 3.2** The Scoping Report identifies a number of issues facing the District (see Figure 4.1 in the Scoping Report). These were derived from an understanding of the characteristics of the District and issues raised through a range of consultation events. The draft Scoping Report was then the subject of formal written consultation during November and December 2005 with the four statutory environmental bodies⁽⁷⁾. It was not considered necessary to consult European or international bodies or countries as the effects of the plan are limited to the UK, although European and international legislation was included in the review of relevant plans and programmes. The Scoping Report was also posted on the Council's website.

Sustainability Appraisal Objectives and Framework

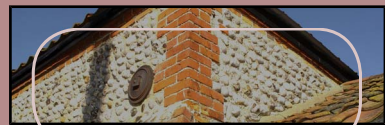
- 3.3** The Government guidance on SA⁽⁸⁾ contains a series of sustainability objectives which comprehensively cover a wide range of social, economic and environmental issues. These include all the issues that had been identified in the Scoping Report for North Norfolk (see figure 4.1 in the Scoping Report) with the following exceptions:
- coastal erosion – therefore an extra objective was added: 'to reduce vulnerability to coastal change'
 - it was considered that 'sustainable' economic growth was more appropriate for North Norfolk than 'sustained' growth, to recognise that it is not an area for major growth and development. Therefore objective EC1 was revised.
- 3.4** The objectives were slightly revised to include these points and then used as the basic framework to appraise the Core Strategy policies and future LDF documents. In total, there are 29 Sustainability objectives divided into three topic areas (Social, Environment and Economy). These objectives are listed in Appendix 1.
- 3.5** The Core Strategy was appraised against the SA objectives throughout its preparation and various amendments made to ensure that it incorporates sustainability issues. The same process was carried out for the Conversion and Re-use of Rural Buildings as Dwellings Draft Policy as described in the next section.

6 Sustainability Appraisal Scoping Report, NNDC, 2005

7 The Countryside Agency and English Nature (now Natural England), Environment Agency and English Heritage

8 Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, November 2005, ODPM

4 Sustainability Appraisal of Policy Issues & Options





4 Sustainability Appraisal of Policy Issues & Options

- 4.1** Preparation of the original Core Strategy policy on the Re-use of Rural Buildings, and the Inspectors conclusions, had given a good understanding of the issues to be addressed. The Inspector examining HO9 referred to the *'balance to be struck between, on the one hand, the focus of development in settlements with a range of facilities and services and good accessibility, and, on the other, the need to foster sustainable development to meet the needs of all communities including the rural ones where the continuing viability of remaining services may be marginal (e.g. primary school, post office/local shop, pub, bus services)'*.
- 4.2** PPS7 sets out the Government's planning policy advice for rural areas. Previously, para 17 & 18 indicated that the re-use of rural buildings for economic purposes will usually be preferable, but residential conversions may be more appropriate in some locations. This advice has now been cancelled and replaced by PPS4⁽⁹⁾ (December 2009), and policy EC12 restates this position.
- 4.3** The Inspector questioned the Council's policy approach to the re-use of buildings of historic, architectural or landscape value within conservation areas or outside the selected settlements where residential conversion may represent the best future for some buildings. His comments suggest that the policy should include reference to the use of such buildings, where the key objective may be the retention of a building of historic or architectural merit.
- 4.4** Having had regard to these considerations and the results of the Issues and Options consultation, the following were agreed as the aims for the new policy:
- Aim 1 - To help support the sustainability of rural communities and services.
 - Aim 2 - To secure the future of traditional rural buildings that positively contribute to the local distinctiveness of North Norfolk.
- 4.5** The aims of the new Policy closely align to the Core Strategy aims, which were appraised against the SA objectives, and therefore it can be considered that these are generally compatible with SA objectives. In particular the policy aims to reinforce the role of selected villages, improving accessibility to essential services and facilities. They will help conserve and enhance the quality of the landscape and historic environment whilst making efficient use of land.
- 4.6** Understanding the issues, and agreeing aims, leads to a possible series of options with which to address them. Three original options were identified during the SA of the original Core Strategy policy (including a 'do nothing' or likely future scenario without the Policy which should also be referred to). As the new Policy should be in conformity with the adopted Core Strategy there is a fairly limited range of strategic options that can be considered.
- 4.7** Five possible policy approach options for the conversion and re-use of rural buildings to dwellings were identified during the initial preparation for the Policy. Those options were:
1. Exceptional buildings of historic or architectural merit across the District.
 2. Buildings within 500 metres / 1 Kilometre of 88 Settlements.
 3. Buildings within 500 metres / 1 Kilometre of 37 Settlements.
 4. Buildings well related to existing facilities and services.
 5. Buildings of historic, architectural or landscape interest across the District.

9 PPS4: Planning for Sustainable Economic Growth

4.8 These are described in more detail in Table 3:

Table 3 Options for the Re-use Of Rural Buildings as Dwellings

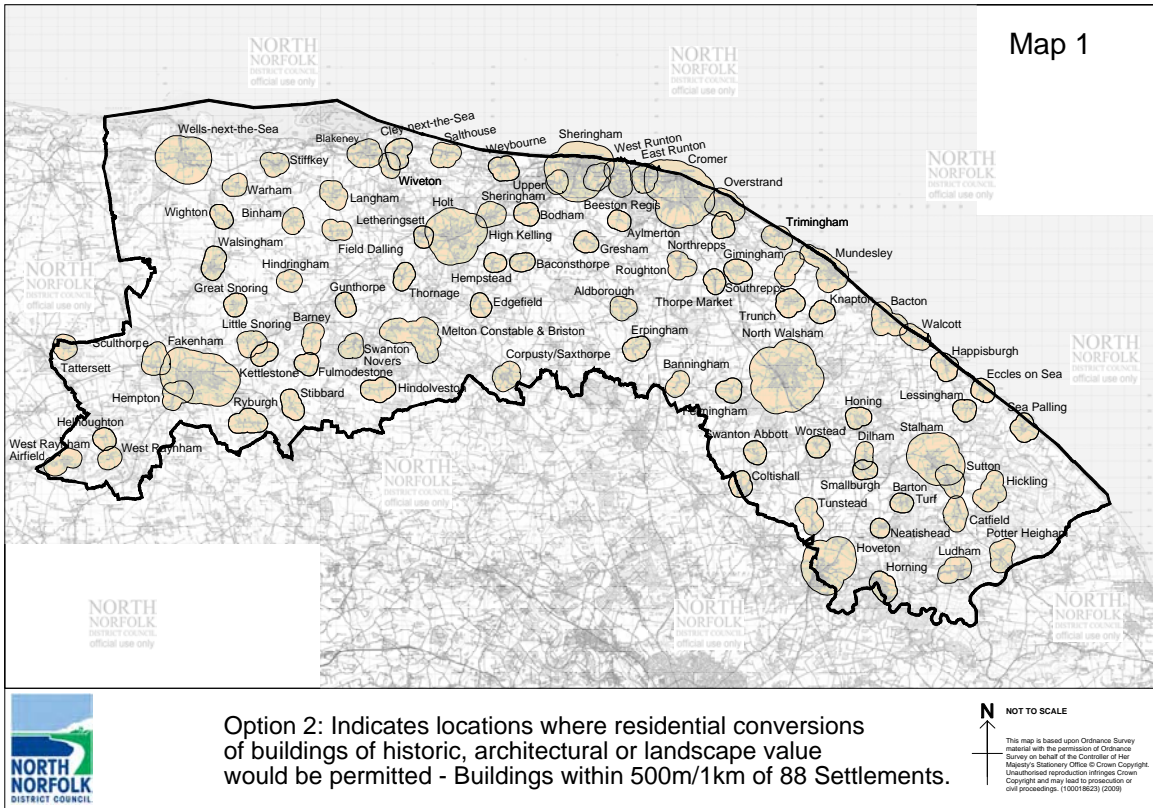
Options	The Re-use of Rural Buildings as Dwellings
Option 1	<p>Exceptional buildings of historic or architectural merit across the District:</p> <p>Only allow the conversion of exceptional buildings of historic or architectural merit across the District, provided it was demonstrated that a residential use would best secure its future and the proposal would not be detrimental to the character or special interest of the building or setting.</p>
Option 2	<p>Buildings within 500 metres / 1 Kilometre of 88 Settlements (see map below):</p> <p>Allow the conversion of buildings of historic, architectural or landscape interest where closely related to settlement boundaries of 88 defined settlements - buildings within 1km of a town (including Hoveton) or 500 metres of a village.</p> <p>Additionally it would allow the conversion of exceptional buildings of historic or architectural merit anywhere in the District, provided it was demonstrated that a residential use would best secure its future and the proposal would not be detrimental to the character or special interest of the building or setting.</p>
Option 3	<p>Buildings within 500 metres / 1 Kilometre of 37 Settlements (see map below):</p> <p>Would allow the conversion of buildings of historic, architectural or landscape interest where closely related to the settlement boundaries of 37 defined settlements, towns and villages with at least a local school and public transport provision meeting Norfolk County Council thresholds. Buildings within 1km of a Principal / Secondary Settlement or 500 metres of villages would qualify.</p> <p>Additionally it would allow the conversion of exceptional buildings of historic or architectural merit anywhere in the District, provided it was demonstrated that a residential use would best secure its future and the proposal would not be detrimental to the character or special interest of the building or setting.</p>
Option 4	<p>Buildings well related to existing facilities and services:</p> <p>Would allow the conversion of buildings of historic, architectural or landscape interest within 1 km of at least three specified local facilities*.</p> <p>Additionally it would allow the conversion of exceptional buildings of historic or architectural merit anywhere in the District, provided it was demonstrated that a residential use would best secure its future and the proposal would not be detrimental to the character or special interest of the building or setting.</p> <p><i>* Facilities - school, convenience store, other shop, surgery, pub/restaurant, garage/petrol filling station and other known employment generating business.</i></p>
Option 5	<p>Buildings of historic, architectural or landscape interest across the District:</p> <p>Would allow the conversion of buildings of historic, architectural or landscape interest anywhere in the District provided the proposal would not be detrimental to the character or special interest of the building or setting.</p>

Each of the above options would also include a requirement for **half of all units provided to be affordable, or a contribution made to provide for such accommodation locally**. As with other elements of affordable housing policy this requirement would need to include a viability test; i.e. affordable housing contributions should not render a scheme unviable.

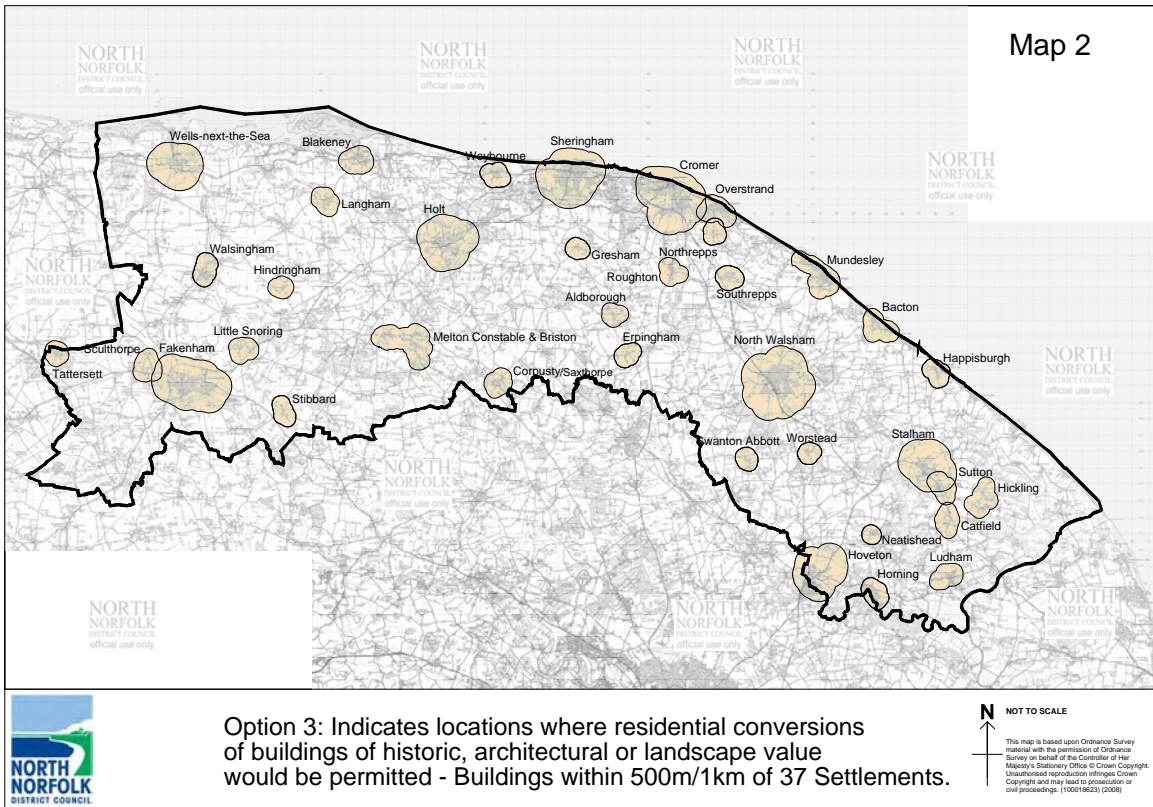


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Policy Option 2



Policy Option 3



Appraisal of Policy Options Against Sustainability Objectives

4.9 These five options were appraised against the Sustainability Objectives, see Table 4 for details. The appraisal indicated that 3 of the options would be likely to achieve some positive impacts and 2 of the options would be in conflict with sustainability objectives. In particular, Option 5 would be likely to strongly conflict with the sustainability objectives.

Table 4 Sustainability Appraisal of Policy Options

Sustainability Appraisal Objective		Options: Likely Effects and Commentary				
Scoring System		Option 1	Option 2	Option 3	Option 4	Option 5
2: Strong positive	1: Slight positive	0: Neutral / uncertain	-1: Slight Conflict	-2: Strong conflict		
ENVIRONMENT						
ENV1: To maintain and enhance biodiversity, flora and fauna.		New uses likely to be contained within existing building's boundaries causing minimal impact on surrounding countryside. Core Strategy Policy EN9 requires proposals to protect the biodiversity value of buildings.	New uses likely to be contained within existing building's boundaries causing minimal impact on surrounding countryside. Core Strategy Policy EN9 requires proposals to protect the biodiversity value of buildings.	New uses likely to be contained within existing building's boundaries causing minimal impact on surrounding countryside. Core Strategy Policy EN9 requires proposals to protect the biodiversity value of buildings.	New uses likely to be contained within existing building's boundaries causing minimal impact on surrounding countryside. Core Strategy Policy EN9 requires proposals to protect the biodiversity value of buildings.	New uses likely to be contained within existing building's boundaries causing minimal impact on surrounding countryside. Core Strategy Policy EN9 requires proposals to protect the biodiversity value of buildings.
ENV2: To improve water quality.		N/A	N/A	N/A	N/A	N/A
ENV3: To ensure that sources of water supply remain sustainable.		Providing isolated sites with mains water supply could have a negative sustainability impact but opportunities exist for consideration of alternative supply	Providing isolated sites with mains water supply could have a negative sustainability impact but opportunities exist for consideration of alternative supply	Providing isolated sites with mains water supply could have a negative sustainability impact but opportunities exist for consideration of alternative supply	Providing isolated sites with mains water supply could have a negative sustainability impact but opportunities exist for consideration of alternative supply	Providing isolated sites with mains water supply could have a negative sustainability impact but opportunities exist for consideration of alternative supply



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Sustainability Appraisal Objective	Options: Likely Effects and Commentary			
ENV4: To conserve and improve soil resources and quality.	sources and recycling of rainwater.	sources and recycling of rainwater.	sources and recycling of rainwater.	sources and recycling of rainwater.
ENV5: To minimise the loss of undeveloped land.	Re-use of buildings may reduce the need for new development thereby conserving land.	Re-use of buildings may reduce the need for new development thereby conserving land.	Re-use of buildings may reduce the need for new development thereby conserving land.	Re-use of buildings may reduce the need for new development thereby conserving land.
ENV6: To improve air quality.	Conversion of existing buildings is an efficient use of land.	Conversion of existing buildings is an efficient use of land.	Conversion of existing buildings is an efficient use of land.	Conversion of existing buildings is an efficient use of land.
ENV7: To minimise noise, vibration and light pollution.	Restricts conversions to locations within convenient walking distance of settlements. Not all settlements have facilities / services. In addition see option 1.	Restricts conversions to locations within convenient walking distance of settlements. Not all settlements have facilities / services. In addition see option 1.	Restricts conversions to locations within convenient walking distance of settlements. Not all settlements have facilities / services. In addition see option 1.	Restricts conversions to locations within convenient walking distance of settlements. Not all settlements have facilities / services. In addition see option 1.
ENV8: To reduce the effect of traffic on the environment.	Dispersed development may increase travel by car as there will be limited opportunities for alternatives. Conversions restricted to exceptional buildings only.	Dispersed development may increase travel by car as there will be limited opportunities for alternatives. Conversions restricted to exceptional buildings only.	Dispersed development may increase travel by car as there will be limited opportunities for alternatives. Conversions restricted to exceptional buildings only.	Dispersed development may increase travel by car as there will be limited opportunities for alternatives. Conversions restricted to exceptional buildings only.
	Residential use is likely to intensify the usage of the building and could increase noise and light pollution across the District.	Residential use is likely to intensify the usage of the building and could increase noise and light pollution across the District.	Residential use is likely to intensify the usage of the building and could increase noise and light pollution across the District.	Residential use is likely to intensify the usage of the building and could increase noise and light pollution across the District.
	Dispersed residential development in the countryside could result in increased traffic movements to and from services and employment.	Dispersed residential development in the countryside could result in increased traffic movements to and from services and employment.	Dispersed residential development in the countryside could result in increased traffic movements to and from services and employment.	Dispersed residential development in the countryside could result in increased traffic movements to and from services and employment.

Sustainability Appraisal Objective	Options: Likely Effects and Commentary			
ENV9: To minimise the production of waste and support recycling of waste products.		reduce emissions. In addition see option 1.		
ENV10: To limit or reduce contributions to climate change.	Dispersed residential development may increase the cost of waste recovery and there may be less access to recycling facilities.	Dispersed residential development may increase the cost of waste recovery and there may be less access to recycling facilities.	Dispersed residential development may increase the cost of waste recovery and there may be less access to recycling facilities.	Dispersed residential development may increase the cost of waste recovery and there may be less access to recycling facilities.
ENV11: To reduce vulnerability to coastal change.	Dispersed residential development may result in increased travel by car therefore increasing emissions.	Concentration may minimise traffic movements and therefore emissions.	Concentration may minimise traffic movements and therefore emissions.	Concentration may minimise traffic movements and therefore emissions.
ENV12: To avoid, reduce and manage flood risk.	N/A	N/A	N/A	N/A
ENV13: To maintain and enhance the quality of landscapes and townscapes.	Residential use can have negative visual impact. Option would retain exceptional buildings that have a positive landscape impact. Schemes would need to be sympathetic to the character and setting of the building.	Residential use can have negative visual impact. Option would retain exceptional buildings and those of interest that have a positive landscape impact. Schemes would need to be sympathetic to the character and setting of the building.	Residential use can have negative visual impact. Option would retain exceptional buildings and those of interest that have a positive landscape impact. Schemes would need to be sympathetic to the character and setting of the building.	Residential use can have negative visual impact. Option would retain exceptional buildings and those of interest that have a positive landscape impact. Schemes would need to be sympathetic to the character and setting of the building.
ENV14: To conserve and, where appropriate, enhance the historic environment.	Residential use can have negative visual impact. Option would retain exceptional buildings that have a positive historic	Residential use can have negative visual impact. Option would retain exceptional buildings that have a positive historic	Residential use can have negative visual impact. Option would retain exceptional buildings that have a positive historic	Residential use can have negative visual impact. Option would retain exceptional buildings that have a positive historic



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Sustainability Appraisal Objective		Options: Likely Effects and Commentary			
	architectural landscape value.	architectural landscape value.	architectural landscape value.	architectural landscape value.	architectural landscape value.
Environmental Score	5	-1	2	2	-5
Summary of appraisal against environmental objectives					
Need to balance efficient use of land against other environmental impacts.					
Effects should be considered on grounds of:					
(a) Likelihood/certainty of effect occurring	Effects permanent once buildings converted / re-used. Low scale District wide effect.	Effects permanent once buildings converted / re-used. District wide, potentially significant effect.	Effects permanent once buildings converted / re-used. Effects restricted around certain settlements - medium scale.	Effects permanent once buildings converted / re-used. Effects restricted around certain settlements - medium scale.	Effects permanent once buildings converted / re-used. District wide potentially highly significant effect.
(b) Geographical scale of effect					
(c) Effect longevity					
(d) Any assumptions made					
Appropriate mitigation measures / proposed changes.	Environmental impacts would be minimised through compliance with other policies in the Core Strategy including biodiversity.	Environmental impacts would be minimised through compliance with other policies in the Core Strategy including biodiversity.	Environmental impacts would be minimised through compliance with other policies in the Core Strategy including biodiversity.	Environmental impacts would be minimised through compliance with other policies in the Core Strategy including biodiversity.	Environmental impacts would be minimised through compliance with other policies in the Core Strategy including biodiversity.
SOCIAL					
S1: To improve health of the population and promote a healthy lifestyle.	Dispersed residential development will not improve access to health facilities or increase opportunities for walking and cycling to facilities but	As option 1 but allowing residential conversion to buildings that are close to the 88 designated settlements may increase the opportunities for walking / cycling to	As option 1 but allowing residential conversion to buildings that are close to the 37 designated settlements may increase the	As option 1 but allowing residential conversions close to existing facilities and services may increase the opportunities for walking / cycling to facilities.	Dispersed residential development will not improve access to health facilities or increase opportunities for walking and cycling

Sustainability Appraisal Objective	Options: Likely Effects and Commentary			
	may encourage healthy outdoor leisure opportunities.	facilities. However some of these settlements may only offer limited or no services.	opportunities for walking / cycling to facilities.	to facilities but may encourage healthy outdoor leisure opportunities.
S2: To reduce poverty, inequality and social exclusion.	N/A	N/A	N/A	N/A
S3: To improve the education and skills of the population.	N/A	N/A	N/A	N/A
S4: To provide everybody with the opportunity of a suitable and affordable home.	Residential conversions are generally expensive and not accessible to those in housing need. Range of housing types unlikely. Affordable housing and / or contributions towards it are required by this option.	Residential conversions are generally expensive and not accessible to those in housing need. Range of housing types unlikely. Affordable housing and / or contributions towards it are required by this option.	Residential conversions are generally expensive and not accessible to those in housing need. Range of housing types unlikely. Affordable housing and / or contributions towards it are required by this option.	Residential conversions are generally expensive and not accessible to those in housing need. Range of housing types unlikely. Affordable housing and / or contributions towards it are required by this option.
S5: To provide opportunities for rewarding and satisfying employment.	Economic uses are less likely to come forward if the building has residential value but option will only allow residential if considered best use for the building.	Economic uses are less likely to come forward if the building has residential value. As option 1 for exceptional buildings.	Economic uses are less likely to come forward if the building has residential value. As option 1 for exceptional buildings.	Economic uses are less likely to come forward if the building has residential value.
S6: To improve the quality of where people live.	Only exceptional buildings will be suitable for conversion. Likely to result in quality dwellings with good	Only buildings of specific interest in certain locations and / or exceptional buildings will be suitable for conversion. Likely to	Only buildings of specific interest in certain locations and / or exceptional buildings will be suitable for	Buildings of specific interest will be suitable for conversion. Likely to result in quality dwellings with good



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Sustainability Appraisal Objective		Options: Likely Effects and Commentary				
		access to the countryside.	result in quality dwellings with good access to the countryside and may be close to existing facilities.	conversion. Likely to result in quality dwellings with good access to the countryside and close to existing facilities.	conversion. Likely to result in quality dwellings with good access to the countryside and close to existing facilities.	access to the countryside.
S7: To encourage a sense of community identity and welfare.	N/A	N/A	N/A	N/A	N/A	N/A
S8: To reduce anti-social behaviour.	Re-use of remote buildings may help discourage anti-social behaviour in vacant buildings that do not benefit from natural surveillance.	Re-use of remote buildings may help discourage anti-social behaviour in vacant buildings that do not benefit from natural surveillance.	Re-use of remote buildings may help discourage anti-social behaviour in vacant buildings that do not benefit from natural surveillance.	Re-use of remote buildings may help discourage anti-social behaviour in vacant buildings that do not benefit from natural surveillance.	Re-use of remote buildings may help discourage anti-social behaviour in vacant buildings that do not benefit from natural surveillance.	Re-use of remote buildings may help discourage anti-social behaviour in vacant buildings that do not benefit from natural surveillance.
S9: To improve accessibility to essential services and facilities.	Dispersed residential development in the countryside will not improve access to facilities or increase opportunities for walking and cycling.	As option 1 but allowing residential conversion to buildings that are close to the 88 designated settlements may increase those opportunities. However some of these settlements may only offer limited or no services.	As option 1 but allowing residential conversions close to the 37 designated settlements may increase those opportunities.	As option 1 but allowing residential conversions close to existing facilities and services may increase those opportunities.	As option 1 but allowing residential conversions close to existing facilities and services may increase those opportunities.	Dispersed residential development in the countryside will not improve access to facilities or increase opportunities for walking and cycling.
S10: To improve accessibility for those most in need.	Dispersed residential development in the countryside will not improve access to facilities or increase opportunities for walking and cycling.	As option 1 but allowing residential conversion to buildings that are close to the 88 designated settlements may improve accessibility. However some of these settlements may only offer limited or no services.	As option 1 but allowing residential conversions close to the 37 designated settlements may improve accessibility.	As option 1 but allowing residential conversions close to existing facilities and services may improve accessibility.	As option 1 but allowing residential conversions close to existing facilities and services may improve accessibility.	Dispersed residential development in the countryside will not improve access to facilities or increase opportunities for walking and cycling.

Sustainability Appraisal Objective		Options: Likely Effects and Commentary				
		0	3	3	4	-4
Social Score						
Summary of appraisal against social objectives						
Effects should be considered on grounds of:						
(a) Likelihood/certainty of effect occurring	Need to balance quality of housing with improved access to facilities and services for those most in need.	Need to balance access to facilities and services with providing housing for those most in need and the potential negative impact for employment opportunities.	Need to balance quality of housing with improved access to facilities and services for those most in need.	Need to balance quality of housing with improved access to facilities and services for those most in need.	Need to balance quality of housing with improved access to facilities and services for those most in need.	Need to balance quality of housing with improved access to facilities and services for those most in need.
(b) Geographical scale of effect	Effects permanent once buildings converted / re-used.	Effects permanent once buildings converted / re-used.	Effects permanent once buildings converted / re-used.	Effects permanent once buildings converted / re-used.	Effects permanent once buildings converted / re-used.	Effects permanent once buildings converted / re-used.
(c) Effect longevity	Neutral low scale	District wide slight positive impact.	Effects restricted around certain settlements - slight positive.	Effects restricted around certain settlements - positive.	Effects restricted around certain settlements - positive.	District wide potentially highly significant effect.
(d) Any assumptions made	Individual proposals will need to be carefully considered for their impact.	Individual proposals will need to be carefully considered for their impact.	Individual proposals will need to be carefully considered for their impact.	Individual proposals will need to be carefully considered for their impact.	Individual proposals will need to be carefully considered for their impact.	Individual proposals will need to be carefully considered for their impact.
Appropriate mitigation measures / proposed changes.						
ECONOMIC						
EC1: To encourage sustained economic growth.	This option requires consideration of the optimum viable use of the building which may be employment.	Economic uses are less likely to come forward if the building has residential potential. As option 1 for exceptional buildings.	Economic uses are less likely to come forward if the building has residential potential. As option 1 for exceptional buildings.	Economic uses are less likely to come forward if the building has residential potential. As option 1 for exceptional buildings.	Economic uses are less likely to come forward if the building has residential potential. As option 1 for exceptional buildings.	Economic uses are less likely to come forward if the building has residential potential.
EC2: To reduce disparities in economic performance.	As above.	As above.	As above.	As above.	As above.	As above.
EC3: To enhance the image of the area as a business location.	As above.	As above.	As above.	As above.	As above.	As above.



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Sustainability Appraisal Objective	Options: Likely Effects and Commentary			
EC4: To encourage and accommodate both indigenous and inward investment.	As above.	As above.	As above.	As above.
EC5: To encourage efficient patterns of movement to support economic growth.	Dispersed residential development will not improve access to work by public transport, walking or cycling.	Residential conversions close to the 88 designated settlements may improve accessibility to work by public transport etc. However some of these settlements may not provide employment. As option 1 for exceptional buildings.	Residential conversions close to the 37 designated settlements may improve accessibility to work by public transport etc. As option 1 for exceptional buildings.	Dispersed residential development will not improve access to work by public transport, walking or cycling.
Summary of appraisal against economic objectives				
Effects should be considered on grounds of:	Restrictive policy offers some protection to employment uses. Effects permanent once buildings converted / re-used. District wide low scale neutral impact.	Policy not favourable towards economic objectives. Effects permanent once buildings converted / re-used. District wide potentially significant impact.	Policy not favourable towards economic objectives. Effects permanent once buildings converted / re-used. Effects restricted around certain settlements - neutral impact.	Policy not favourable towards economic objectives. Effects permanent once buildings converted / re-used. District wide potentially significant effect.
(a) Likelihood/certainty of effect occurring				
(b) Geographical scale of effect				
(c) Effect longevity				
(d) Any assumptions made				
Appropriate mitigation measures / proposed changes.	Individual proposals will need to be carefully considered for their impact.	None	None	None
Economic Score	0	-5	0	-5
Overall Score	5	-3	5	-14

Deciding the Policy Approach

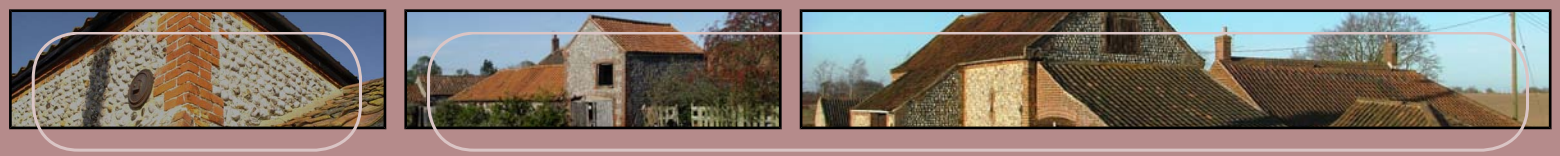
- 4.10** These five options were subject to an 'Issues and Options' consultation. Option 3 was identified as the preferred approach as it scored favourably against sustainability objectives and was also considered to be the approach most consistent with national and Core Strategy policy and the requirements of the inspector who examined and rejected the original policy H09.
- 4.11** The Issues and Options Consultation included a questionnaire which sought feedback in relation to a number of key issues. These issues included what the new policy should aim to do and how the location and building type should influence the re-use of a building. Many of the representations received as a result of the consultation expressed a desire for the provision of new housing in rural areas and therefore supported a permissive approach towards residential conversion. In identifying the policy aims, account was taken of this, as well as the comments of the Inspector (Core Strategy Examination) who referred to housing and the need to foster sustainable development to meet the needs of all communities including rural ones, as well as building type.
- 4.12** For reasons of soundness it was considered that the selected policy approach should deliver a source of rural housing in locations where sustainability objectives were also met. Therefore to be consistent with PPS1, PPS3 and PPS7/PPS4 in particular, policy approaches that would conflict with over-arching sustainability objectives were disregarded. An approach was therefore derived (combination of Options 2 and 3) that considered rural settlements and identified locations where the occupiers of new residential conversions would have access to, and help support, existing local facilities and services, therefore contributing to sustainable development objectives.
- 4.13** The appraisal of the aims and draft policy is presented in the following chapter.



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5 Sustainability Appraisal of the Aims & Draft Policy





5 Sustainability Appraisal of the Aims & Draft Policy

Core Aims and Objectives

- 5.1** This section summarises the appraisal of the Policy, reviews any significant impacts and highlights any proposed mitigation measures.

Conversion & Re-use of Rural Buildings as Dwellings Policy

Justification

- 5.2** The Draft Policy is an amalgamation of different policy options considered earlier. It has been developed having regard to national and local policy, the advice given by the Inspector in his report on the Examination of the Core Strategy, responses to consultations and appraisal against sustainability objectives. The policy seeks to help support the sustainability of rural communities and services and to secure the future of traditional rural buildings that positively contribute to the local distinctiveness of North Norfolk. Limiting development by location, building quality / type, protecting existing significant economic uses and requiring provision / contribution of affordable housing where viable should limit any negative sustainability impacts of such developments and increase the possibility of positive contribution towards sustainability objectives.

Impact on SA objectives: Environmental

- 5.3** The policy should have a beneficial impact on the environmental objectives, particularly in terms of conserving land and offering opportunities for enhancement of the quality of the landscape. The policy will not reduce the effect of traffic on the environment but the locational restrictions allow for access to facilities by public transport or on foot, thereby minimising any increase in traffic emissions.

Impact on SA objectives: Social

- 5.4** The policy should have a beneficial impact on those SA objectives relating to the quality of where people live and may promote healthier lifestyles by potentially increasing the opportunities for walking / cycling to facilities. Extending the potential for residential conversion of a rural building may have a negative impact on economic usage but the policy seeks to mitigate this by not normally supporting proposals that would result in the loss of a significant number of jobs. The inclusion of the requirement, where viable, to provide an element of, or a contribution toward, affordable housing may help reduce inequality and social exclusion and enhance the opportunity to provide everybody with a suitable and affordable home. Re-using rural buildings may also help discourage anti-social behaviour in buildings that would not otherwise benefit from natural surveillance.

Impact on SA objectives: Economic

- 5.5** The policy should have a neutral or no negative impact on the economic SA objectives. Allowing the re-use of buildings in the vicinity of settlements with a certain level of facilities may support the vitality and viability of those facilities. Loss of potential economic usage of such buildings will be mitigated as proposals that would result in the loss of a significant number of jobs will not normally be supported. Certain types of business may be supported by the provision of some affordable housing as this will enable lower paid workers to live in the area.

Alternatives Considered

5.6 The alternatives considered (as discussed in section 4) varied mostly in terms of locational suitability and building quality / type. A relaxation of the locational requirements may have reflected the consultation responses but would have conflicted with national and local policy, caused conflict with the adopted Core Strategy's spatial strategy and been in significant conflict with SA objectives.

Impact on Indicators

5.7 The policy could affect the following indicators:

- To minimise the loss of undeveloped land (ENV 5)
- To maintain and enhance the quality of landscapes (ENV13)
- To improve the quality of where people live (S6)

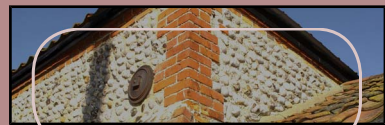
Proposed Mitigation Measures

5.8 Proposals will need to be carefully assessed to ensure that buildings are suitable and worthy of retention and that the alterations protect or enhance the character of the building and its setting. Negotiations relating to affordable housing will need to ensure that contributions are of a scale and kind appropriate to the scheme. The number of proposals may need to be monitored to ensure that the locational spread does not amount to a higher number of conversions / re-use developments that could detrimentally impact on the District's spatial strategy.



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6 Implementation & Monitoring





6 Implementation & Monitoring

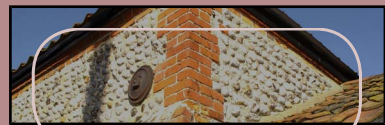
How the Policy will be implemented

- 6.1** The Policy will be implemented through development control decisions in response to planning applications which will normally be submitted by private developers. Applicants will have to comply with all aspects of the Policy in addition to all other Core Strategy policies.

How the Policy will be monitored

- 6.2** The significant sustainability effects of implementing a Local Development Document must be monitored on a continuing basis in order to identify any unforeseen adverse effects and to be able to undertake appropriate remedial action. Appendix 4 of the Scoping Report contains suggested indicators and baseline information in order to monitor each of the SA objectives, however these may not all be collected due to limited resources and difficulty in data availability or collection. By identifying appropriate indicators and targets, the effectiveness of policies and implementation measures can be monitored. The results of such monitoring will then identify which policies and implementation measures are succeeding, and which need revising or replacing because they are not achieving the intended effect.
- 6.3** Table 4 of the Core Strategy sets indicators and targets for each aim and objective in order to measure if they are being achieved. The indicators seek to provide a consistent basis for monitoring the performance of the Core Strategy policies against the aims and objectives, and where possible repeat national, regional and local indicators and targets identified by the Government, EERA, the North Norfolk Corporate Plan, Local Area Agreements (LAAs) and Sustainability Appraisal. Appendix J of the Core Strategy Sustainability Appraisal report shows how the SA objectives could be monitored. The Policy will be monitored as part of this process.

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Appendices





Appendix 1 Sustainability Appraisal Objectives

Table 5 Sustainability Appraisal Objectives

ENV1	To maintain and enhance biodiversity, fauna and flora
ENV2	To improve water quality
ENV3	To ensure that sources of water supply remain sustainable
ENV4	To conserve and improve soil resources and quality
ENV5	To minimise the loss of undeveloped land
ENV6	To improve air quality
ENV7	To minimise noise, vibration and light pollution
ENV8	To reduce the effect of traffic on the environment
ENV9	To minimise the production of waste and support recycling of waste products
ENV10	To limit or reduce contributions to climate change
ENV11	To reduce vulnerability to coastal change
ENV12	To avoid, reduce and manage flood risk
ENV13	To maintain and enhance the quality of landscapes and townscapes
ENV14	To conserve and, where appropriate, enhance the historic environment
S1	To improve health of the population and promote a healthy lifestyle
S2	To reduce poverty, inequality and social exclusion
S3	To improve the education and skills of the population
S4	To provide everybody with the opportunity of a suitable and affordable home
S5	To provide opportunities for rewarding and satisfying employment
S6	To improve the quality of where people live
S7	To encourage a sense of community identity and welfare
S8	To reduce anti-social behaviour
S9	To improve accessibility to essential services and facilities
S10	To improve accessibility for those most in need
EC1	To encourage sustained economic growth
EC2	To reduce disparities in economic performance
EC3	To enhance the image of the area as a business location
EC4	To encourage and accommodate both indigenous and inward investment
EC5	To encourage efficient patterns of movement to support economic growth