

Further Proposed Pre-Examination Schedule of Minor Modifications to the Core Strategy



30 November 2007

13 (i)

Change ID no.	Policy / Para no.	Proposed Change	Reason for Change
MM88	Para. 1.3.5	Update resident population figure to <i>100,600 in mid 2006</i> .	To reflect the latest information.
MM90	Para 2.1.16	Amend Vision for Wells, as contained in Appendix 1.	To reflect further comments from Wells Area Partnership.
MM91	SS5 - Economy	Amend first sentence to say ' <i>In Employment Areas, as designated on the Proposals Map, only employment generating development proposals¹ will be permitted. Retail warehousing and hotels may be permitted provided that there is no sequentially preferable site available.</i> ' ¹ footnote: <i>Use Class B1, B2 and B8, petrol filling stations, car/vehicle hire, the selling and display of motor vehicles and builders yards.</i>	To clarify that it is only retail warehousing and hotels that are required to comply with the sequential test.
MM92	SS5 - Economy	Delete second and third columns of the employment land table.	Background information contained for consultation purposes. Not relevant to adopted Plan.
MM93	SS5 - Economy	Revise the second sentence of the fifth paragraph to read: ' <i>Other than on identified Retail Opportunity Sites¹, residential proposals will be permitted where they do not result in the loss of shops or other main town centre uses² located within a defined Primary Shopping Area.</i> ' Footnote ¹ : to be identified in the Site Specific Proposals DPD Footnote ² : retail, leisure, entertainment, offices, arts, culture and tourism (as defined in para 1.8 of PPS6)	To clarify that retail opportunity sites should be protected for future retail redevelopment.
MM94	SS7 - Cromer	Delete 'and development on allocated sites will not occur prior to the improvement of sewage treatment capacity (estimated 2011) & replace with a new second bullet point: ' <i>Development will not be permitted unless it has been demonstrated that there is adequate capacity in sewage treatment works (upgrades programmed for post-2011).</i>	For consistent reference to identified infrastructure constraints in the Town Strategies.
MM95	SS8 – Fakenham	Delete 'this urban expansion will not be permitted prior to 2016 unless sewerage treatment capacity has been improved.' And replace with a new second bullet point: <i>"Development will not be permitted unless it has been demonstrated that there is adequate capacity in sewage treatment works (upgrades programmed for post-2016) and should ensure no adverse effects on European Sites."</i>	For consistent reference to identified infrastructure constraints in the Town Strategies.
MM96	SS10 – North Walsham	Add a new second bullet point: <i>Development will not be permitted unless it has been demonstrated that there is adequate capacity in sewage treatment works (upgrades programmed for post-2016) and electricity provision.</i>	For consistent reference to identified infrastructure constraints in the Town Strategies.

MM97	SS12 - Sheringham	Add a new second bullet point: <i>Development will not be permitted unless it has been demonstrated that there is adequate capacity in sewage treatment works (upgrades programmed for post-2011).</i>	For consistent reference to identified infrastructure constraints in the Town Strategies.
MM98	SS13 - Stalham	Delete 'This allocated development will not be permitted prior to 2016 unless sewerage treatment capacity has been improved. And replace with new second bullet point: <i>'Development will not be permitted unless it has been demonstrated that there is adequate capacity in sewage treatment works (upgrades programmed for post-2016) and electricity provision, and should ensure no adverse effects on European Wildlife Sites.</i>	For consistent reference to identified infrastructure constraints in the Town Strategies.
MM99	SS14 - Wells	Amend supporting text, as contained in Appendix 1.	To reflect further comments from Wells Area Partnership.
MM100	Policy H04	Delete 'to meet a locally identified need' from the first sentence.	This could be interpreted as limiting provision to local needs only, contrary to Circular 1/2006 that makes it clear that policy should also provide for unexpected demand.
MM101	Policy H04	Delete the 7 th bullet point that reads 'use of the site would not cause nuisance to adjoining properties or compromise the use of established Public Rights of Way'.	These issues are addressed elsewhere in the Core Strategy.
MM102	Map 3.1	Delete the Landscape Character Assessment map.	This is to be revised through further work on the Landscape Character Assessment and will be published outside the LDF.
MM103	Paragraph 3.3.4	Insert a new paragraph after 3.3.4: <i>"Policy EN12 'Replacement of development affected by erosion risk' outlines the circumstances in which development can be permitted in the Countryside where it replaces that threatened by coastal erosion. Many of the areas that are likely to experience erosion are either within or in close proximity to the Norfolk Coast AONB and in order for the objectives of Policy EN12 to be met, development that complies with policy EN12 is considered acceptable in principle within the AONB."</i>	To clarify that replacement development is permitted in the AONB.
MM104	Policy EN6	Replace 1 st sentence with <i>"All new development will be required to demonstrate how it minimises resource consumption, and energy consumption compared to the current minimum required under part L of the Building Regulations, and how it is located and designed to withstand the longer term impacts of climate change."</i>	To provide a baseline against which to measure reductions in energy consumption.
MM105	Policy EN9	Delete 'demonstrate no adverse impact on designated nature conservation sites and' from the first sentence.	Delete as repetition, as the second paragraph of the policy gives adequate protection to designated areas.

MM106	Policy EN10	Insert new first sentence: <i>'The sequential test will be applied rigorously across North Norfolk and most new development should be located in environment Agency Flood Risk Zone 1.'</i>	To provide clarification.
MM107	Policy EN10	Amend third bullet point to: <i>'Changes of use where there is no operational development or where the change is to an equal or lower risk category in the flood risk vulnerability classification.'</i>	To provide clarification.
MM108	Policy EN10	Insert new paragraph after 'restricted to water compatible uses only': <i>'The Strategic Flood Risk Assessment defines zones 3a and 3b in parts of North Norfolk and this will be used to inform the application of the sequential test. Where this information is not available, the Environment Agency Flood Risk Zones and a site specific Flood Risk Assessment will be used to apply the sequential test'¹.</i> (footnote ¹ : It is the developer's responsibility to gather the relevant evidence to allow the local authority to apply the sequential test.)	To provide clarification.
MM109	Paragraph 3.3.53	New last sentence to be inserted in Paragraph 3.3.53: <i>"Paragraph 22 of PPS25 says that those proposing development are responsible for demonstrating that it is consistent with the policies in the PPS and those on flood risk in LDDs. Paragraph 3.4 of the Practice Guide Companion to PPS25 also confirms that it is the developer's responsibility to gather the relevant evidence to allow the local authority to apply the sequential test"</i> .	To provide clarification.
MM110	Paragraph 3.3.54	New sentence to be inserted in paragraph 3.3.54 after '.....planning applications' : <i>"These will also be necessary to show which flood risk zone the land is in where the SFRA does not provide this detail.'</i> <i>Start next sentence 'PPS25 also provides recommended...."</i>	To provide clarification.
MM111	Paragraph 3.3.64	Insert the following new paragraph after paragraph 3.3.64. <i>"Policy EN12 attempts to facilitate the 'rolling-back' of development in risk areas to 'safer' inland areas. There may, however, be instances where the proposal accords with Policy EN11 (i.e. development that does not increase risk to life or significantly increase risk to property – for example community infrastructure). In such cases new development may be permissible within that area."</i>	To provide clarification.
MM112	Policy EC3	Second paragraph to read <i>"Development at Bacton Gas Terminal that is ancillary to the terminal use will be supported within the defined area as shown on the Proposals Map."</i>	To clarify that it is only development that is related to the gas terminal that will be permitted within the defined area.
MM113	Policy EC7	Delete entire policy and replace with <i>"Planning Permission will not normally be granted for additional Amusement Arcades in the District unless:</i> <ul style="list-style-type: none"> • <i>The proposal is a direct replacement of an existing facility and involves no increase in floor space, and</i> 	To provide a criteria based approach for the determination of applications.

		<ul style="list-style-type: none"> the proposal has no adverse impact on the character of the area or the amenity of occupants of nearby properties.” 	
MM114	Paragraph 3.4.25	Delete ‘should not take place elsewhere in North Norfolk’ and replace with ‘are controlled’	To reflect the proposed changes to Policy EC7.
MM115	Paragraph 3.4.26	Delete paragraph.	No longer relevant due to proposed change to EC7.
MM116	Policy EC8	Second bullet point to read: ‘....other policies for employment areas, the re-use of buildings in the Countryside.....’	To cross-refer to Policy SS5 which allows hotels on designated employment areas.
MM117	Policy CT1	Formal Recreation Areas should be ‘Education and Formal Recreation Areas’	More accurately reflects the use of land.
MM118	Policy CT2	Delete first paragraph.	Delete as this repeats the second paragraph of SS6.
MM119	Policy CT2	<p>Reword second paragraph to read ‘On schemes of 10 or more dwellings and substantial commercial development where there is not sufficient capacity in infrastructure¹, services, community facilities or open.space², improvements which are necessary to make that development acceptable will be secured by planning conditions or obligations, and these must be phased so as to be in place in accordance with an agreed time frame or prior to the occupation of an agreed number of units.</p> <p>1: Utility services; water supply, foul sewage networks, sewage treatment works, drainage / flood protection, energy provision and the transport network.</p> <p>2:Provision / contributions may be necessary in respect of some or all of the following: affordable housing, open space and recreation, environment (including landscape improvement, protecting or examining and recording archaeological remains and habitat replacement), drainage / flood prevention, waste recycling and/or transport (including footpaths, cycle-ways, highways and public transport), education, health and other public services and social service provision</p> <p>Rest of policy to read as existing.</p>	To provide clarification.
MM120	Policy CT3 and Proposals Map key	Health Care sites should be renamed ‘Health Care Campuses’.	To provide clarification.
MM121	Table 4.1	Fakenham Sewage Treatment Works entry to say ‘limited capacity’.	To reflect additional capacity in sewage treatment works identified by Anglian Water.
MM122	Table 4.2 page 114	Adjust the estimated housing completions in Fakenham to 503 in 2011-2016 and 603 in 2016-2021 (and adjust totals accordingly).	To reflect additional capacity in sewage treatment works identified by Anglian Water.
MM123	Paragraph 4.2.2	Delete ‘and shows that housing development is ‘backloaded’ to the end of the plan period’ from the first sentence.	Re-arrangement of the housing phasing due to additional capacity in sewage treatment works identified by Anglian Water has allowed a more even spread of housing delivery.
MM124	Appendix B	Delete paragraphs B.10 to B.14.	The Landscape Character Assessment has incorporated this biodiversity information for the revised landscape character types.

MM125	Proposals Map	Principal routes should be shown on the adopted proposals map.	These routes identified in policy CT5 should be shown on the proposals map.
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Appendix 1: Proposed new text for paragraph 2.1.16 and paragraphs 2.9.39 to 2.9.43 (Wells vision and supporting text to Policy SS14).

VISION

2.1.16. Wells-next-the-Sea will thrive as a local service centre and coastal resort town within the AONB. Its residents will enjoy a good quality of life and throughout the year visitors will be drawn by the natural beauty of the surrounding area and diversity of the Town's social, economic and environmental activity. The Town's unique character and that of its surrounding beaches, woodlands, marshlands and countryside will have been protected and further enhanced. Housing to help meet the needs of local people will have been provided in locations well related to the built-up area. Essential supporting community facilities including primary and secondary education and health facilities will have been protected and improved. Retention and investment in employment activities and the creation of new enterprise opportunities will also have been advanced to support the town's longer term sustainability.

Supporting text to Policy SS14

2.9.39. Wells-next-the-Sea is the smallest Town in the District and is a gateway town to the AONB. It acts as an essential service centre for residents and visitors for the town and the surrounding rural area. Its built heritage and natural beauty of the surrounding countryside give it an intrinsic charm that has diminished little over the years. Wells still operates as an active fishing harbour and commercial port with increasing use by offshore energy related vessels and yachts. The Town supports a thriving year round tourist industry but it is over-dependent upon it resulting in a largely low-paid, seasonal workforce. This imbalance is beginning to be addressed through new small business development and growth in the live work sector, attracted by the provision of local services, quality of the environment and development of communications systems. However, in order for this to continue, and to ensure the Town's longer term vitality and viability, a positive framework to encourage greater economic diversity and social enterprise is required.

2.9.40. Wells-next-the-Sea is a desirable place to live. The attractiveness of the town has led to a significant pressure from those seeking second and retirement homes. This has contributed to rapid increases in house prices in recent years, which in turn has led to a shortage of affordable housing for local people. Growth of the local workforce has consequently been restricted as it is difficult to attract key-workers and retain young people and families in the Town resulting in a demographic imbalance of the area. Despite the large percentage of social housing in Wells there are significant numbers of households in immediate housing need. In order to overcome this, greenfield sites will be allocated for part market and part affordable housing, providing a mixture of 'affordable' tenures. In addition to this, other currently unidentified small sites that would not normally be released for housing, because of restraint policies for example, will be allowed to come forward as rural exception sites, to meet the housing needs of local people.

2.9.41. Considering its size, the town provides a good range of shops, services and community facilities such as healthcare, including a community hospital, and education, catering for the needs of a rural catchment area. The leisure and recreational needs of the Town are being met through a large number of clubs and organisations but these are mainly for adults and older people. There is community support for the creation of young people's projects and the development of related facilities, particularly sport in line with the designation of the local high school as a Sport with Science College. Currently, residents rely on the larger Towns (notably Fakenham and Kings Lynn) for petrol and non-food shopping while visitors have inadequate car parking facilities in Wells to meet seasonal demand. There is therefore a need for better public transport links and connectivity to other mainline services, particularly Fakenham, Kings Lynn and Norwich.

2.9.42. There is a limited supply of employment land in Wells. However, there are opportunities to attract workshops and facilities suitable for a wide variety of uses such as fishing related activities, marine and outdoor recreation, art, craft and nature based activities with scope for small scale renewable energy schemes. Employment land will be identified and protected to help diversify the local economy away from its current reliance on tourism related jobs.

Delete paragraph 2.9.43