

**Representations on the
Proposed Submission Version Local Plan**
(Regulation 19 Stage)

**Schedule 5
Proposed Main Modifications**

Draft for Planning Policy Build Heritage Working Party

Representations on the Proposed Submission Version Local Plan (Regulation 19 Stage)

Schedule 5 - Proposed Main Modifications

The following table sets out modifications to the North Norfolk Local Plan which the Council are proposing as MAIN changes, to address points raised during the Proposed Submission consultation. It is not possible to make changes to the document at this stage in the plan process as the Local Plan has been subject to consultation. During the Examination of the North Norfolk Local Plan, the Council will request the appointed Inspector to consider the modifications proposed.

Main Modifications are those which are necessary for the plan to be found sound and/or materially affect the policies. If agreed by the Inspector, the modifications will be subject to an additional consultation as directed by the inspector following the Local Plan. It is possible that further modifications will be proposed during the examination and therefore this list is subject to change.

The table below relates to wording, tables, diagrams and maps in the North Norfolk Local Plan Proposed submission publication. The table sets out the following information:

1. Proposed modification reference
2. Page number - The page number of the North Norfolk Local Plan Proposed Submission publication
3. Policy / Site / Paragraph / Figure – The section North Norfolk Local Plan Proposed Submission publication
4. Proposed Modification – detail of the amendment proposed
5. Reason for change – details of why the change is proposed/justification for change

The following format has been used to denote modifications:

- Red text_ = new text suggested
- ~~Strikethrough text~~ = text proposed for removal

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Proposed Mod Ref	Document Section	Policy / Para / Table / Figure / Map	Page	Representation Ref & Representor	Proposed Modification	Reason for change
PMAIN/3.13/01	Protecting Environmental Quality	3.13 .5	56	NNDC	<p>Add new supporting text following para 3.13.5 in order to explain requirement to demonstrate Nutrient Neutrality in the designated catchment zones</p> <p>Conclusion Agree to suggested modification</p> <p>See specific text below</p>	In order to meet the legal requirements
<p>Nutrient Neutrality</p> <p>3..13.6 The River Wensum Special Area of Conservation (SAC) and The Broads SAC and Broadland Ramsar are designated under the Conservation of Habitats and Species Regulations 2017 as amended. These are collectively known as habitats sites.</p> <p>3.13.7 The River Wensum is an internationally significant naturally enriched lowland chalk river. Its catchment covers a predominantly rural area, but also includes the Large Growth Town of Fakenham. In 2022, evidence demonstrates that the SAC is in unfavourable condition due to high levels of phosphorus in the river.</p> <p>3.13.8 The Broads SAC and Broadland Ramsar consist of five separate Sites of Special Scientific Interest (SSSIs). These include broads and fens, with some drained marshes, containing rich and rare aquatic habitats and species. The catchment area covers much of mid and east Norfolk, including the whole of the River Wensum catchment. Significant parts of North Norfolk and Breckland, along with smaller parts of Great Yarmouth and Kings Lynn & West Norfolk, are within the catchment. Consequently, development in large parts of North Norfolk including proposed growth at Fakenham, Stalham, and Hoveton along with many service villages and the wider countryside, is impacted. In 2022, evidence demonstrates that these habitats sites were in unfavourable condition due to high levels of both nitrogen and phosphorus.</p> <p>3.13.9 If not properly managed some types of development including those proposing new overnight accommodation, some commercial proposals and agricultural uses have the potential to increase water pollution via foul and surface water discharges into the designated watercourses. To ensure no further reduction in water quality applicants should demonstrate, beyond reasonable scientific doubt, that their development proposals are nutrient neutral. This will require the submission of sufficient information which compares the existing and proposed uses and allows the Local Planning Authority to conclude that no more nutrients will enter the designated watercourses than is currently the case.</p>						

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<p>3.13.10 To allow “nutrient neutral” development to take place within the catchments while the sites are in unfavourable condition without giving rise to additional pollution, Policy CC13 requires relevant developments to be supported by evidence to demonstrate that the development will have no detrimental impact on the habitats sites.</p> <p>3.13.11 To support nutrient neutral development, the Norfolk authorities are producing a “Nitrates and Phosphates Mitigation Strategy” for the River Wensum and The Broads SAC and Broadland Ramsar catchments. This will identify short-, medium- and long-term mitigation solutions. The strategy is likely to include a tariff system to fund mitigation measures that will offset additional nutrient discharges from new development. Applicants may propose other types of mitigation. The Norfolk Authorities impacted by this issue have published detailed guidance on the information requirements and process that applicants will need to follow.</p> <p>3.13.12 Where possible, mitigation measures should contribute to wider benefits such as enhancing green infrastructure and reducing flood risk. Nature based solutions which improve biodiversity will be particularly supported.</p>						
PMAIN/CC13/01	Protecting Environmental Quality	CC13	58	NNDC	<p>Add new criteria to policy</p> <p>6 All qualifying development (1) proposals located within the catchments of the River Wensum Special Area of Conservation (SAC), the Broads SAC and the Broadland Ramsar must provide evidence to enable the Local Planning Authority to conclude through a Habitats Regulations Assessment that the proposal will not have an adverse effect on the integrity of the habitats sites. Proposals that fail to demonstrate at least Nutrient neutrality will not be permitted.</p> <p>Add Footnote (1)</p> <p>(1) Qualifying development : all development resulting in overnight stays.</p>	In order to meet the legal requirements