

North Norfolk Local Plan Examination: Matter 7 Agenda

Thursday 7 March at 9.30 am

Matter 7: Housing Trajectory, Five Year Supply & HOU Policies 3,4,6-9

Issue: Whether the overall housing trajectory is justified, whether a five-year supply of deliverable housing sites would be provided on adoption and whether housing policies 3, 4, 6-9 are positively prepared, justified, effective and consistent with national policy.

Notes for Participants

The discussion will not revisit Matters 3 and 4 (housing requirement and housing mix) but will concentrate on the housing **provision** being made by the plan, both that relating to the whole plan period and five-year housing land supply.

For the purposes of the discussion the minimum housing requirement can be taken to be 480 dpa as proposed by the Council and/or 530 as put forward by the HBF at Reg 19 stage. This does not pre-empt the outcome of Matter 3. The five-year supply calculation will include a 5% buffer.

The Council has prepared updated housing monitoring to a base date of April 2023 and revised housing trajectories for the plan period 2016-36 as submitted and for an extended period to 2040 should the plan period be extended. The results are published in examination documents EX006 and EX007 – Five-Year Supply of Housing Land 2023-28. Discussion will be based on these source documents.

Participants are asked to focus on the various elements which comprise the housing land supply rather than the mathematical outputs of the exercise which will of course depend on the precise plan period and housing requirement which emerge from the examination.

Housing Trajectory and Five-Year Supply 2024-29

1. Contribution from the allocations in the plan

In the light of the site-by-site discussion during week 2 and the circumstances of each site, is the contribution of the housing allocations in the plan to the overall housing trajectory, and the initial five year period 2024-29, justified by the evidence?

Have the implications of mitigating nutrient neutrality on the timescale for each site been properly taken into account?

Notes:

To contribute to the initial five-year supply sites should meet the NPPF definition of deliverable, to contribute to years 6 and beyond sites should meet the NPPF definition of developable.

The Inspector's brief notes regarding each site based on the week 2 discussions are attached in the annex below. We will run through each site.

2. Contribution from Small Growth Villages

Given the way the policy is planned to operate, with a ceiling on the amount of housing development proposed for each village but not a target, how much of the 452 figure can be relied upon to come forward in the plan period?

How many completions are likely from this source in the initial 2024-29 five-year period? According to the Council 10 of the 20 villages are affected by nutrient neutrality issues.

3. Contribution from currently unidentified 'windfall' sites
How has the figure of 135 dpa been arrived at, and is this reasonable? Why might past trends not continue? From when might completions arise from this source?
4. Contribution from Planning Permissions as at April 2023
See Appendix B to document EX007

Large Sites (10 dwellings or more)

Are there any reasons why the large sites listed in Appendix B are unlikely to deliver according to the trajectory?

Sites queried by participants:

Fakenham – site with outline planning permission North of Rudham Stile Lane & East of Water Moor Lane – is the start of completions in 2026/27 realistic in the light of nutrient neutrality?

Land East of Abbott Road, Horning (26 dwellings)

RAF West Raynham ((94 dwellings)

Stiffkey Road, Warham (12 dwellings)

Land between Norwich Road & Adams Lane, Corpusty (38 dwellings)

Land at Back Lane, Roughton (30 dwellings)

Is the timescale for delivery on any other site affected by nutrient neutrality or other unresolved constraint?

Is there double counting of allocated sites? eg Land South of School Road, Ludham, & Land South of Weybourne Road, Sheringham

Small Sites (under 10 dwellings)

441 dwellings from existing small planning permissions are included in the five year supply 2024-29. Are any affected by nutrient neutrality or other unresolved constraint?

Are any likely to slip beyond five years? Should any allowance be made for the non-implementation of planning permissions?

Potential Stepped Trajectory (for discussion on the day only)

5. Does either the nutrient neutrality issue or the lead time for major development at North Walsham justify a stepped trajectory in the case of North Norfolk?

HOU Policies 3, 4, 6-9

6. Are these HOU policies positively prepared, justified, effective and consistent with national policy? Are any main modifications necessary?
7. Should Policy HOU3 also allow for Entry Level Exception Sites and/or First Homes Exception Sites to be consistent with national policy? If any market housing is included in an exception site scheme, should occupancy be restricted to those with a local connection?
8. Should Policy HOU6 (and others) insist on compliance with the North Norfolk Design Guide when this does not form part of the plan?

9. In Policy HOU7, should the NPPF term redundant or disused buildings be used? Are the criteria in the policy justified? Should the test be a substantial proportion of the structural elements and existing fabric would be retained?
10. Are Policies HOU8 and HOU9 justified in relation to the evidence and their effect on development viability? In Policy HOU8(2), do both criteria have to be met or just one? In Policy HOU9, should a sentence to address possible exemptions be included as in Policy HOU8?

Annex: Inspector's Notes from Week 2 re Housing Allocations in the Plan

North Walsham

1. Land at Norwich Rd & Nursery Drive NW01/B – 350 dwellings & 66 bed care facility (37 dwelling equivalents)
Status: Hybrid planning permission approved subject to S106.
Developer in place.
2. Land West of North Walsham NW62/A – About 1,800 dwellings & Elderly Accommodation (306 dwelling equivalents)
Status: Consortium in place promoting site. Potential application mid 2024.

Fakenham

3. Land North of Rudham Stile Lane F01/B – About 560 dwellings & Elderly Accommodation (67 dwelling equivalents)
Status: Trinity College promoting most of site (400-450 dwellings, remainder in other ownerships not being actively promoted) but no developer in place. Will follow site East of Water Moor Lane, itself affected by Nutrient Neutrality issue (NN). No plans for an application at the moment.
4. Land adjacent to Petrol Filling Station, Wells Road F02 – About 70 dwellings
Status: Agents will submit application then market site to developer.
Affected by NN.
5. Land at Junction of A148 and B1146 F03 – About 65 dwellings
Status: Agents will submit application then market site to developer.
Affected by NN.
6. Land South of Barons Close F10 – About 55 dwellings
Status: Developer has option on site, application expected shortly, hoped NN can be addressed on site.

Cromer

7. Land at Cromer High Station, Norwich Road C07/2 – About 22 dwellings
Status: County Council site, allocated since 2011, on market but little interest.

8. Former Golf Practice Ground, Overstrand Road C16 – 118 dwellings & 60 bed care facility (33 dwelling equivalents)
Status: Outline planning permission approved subject to S106. Site promoter will then sell to developer.
9. Land West of Pine Tree Farm C22/2 – About 400 dwellings & Elderly Accommodation (67 dwelling equivalents)
Status: Promoter with agreements over land in place. Potential outline application mid 2024.

Holt

10. Land North of Valley Lane H17 – About 27 dwellings
Status: Developer with option (nearly?) in place. Full application anticipated this year.
11. Land at Heath Farm H20 – About 180 dwellings & Elderly Accommodation (40 dwelling equivalents)
Status: No developer in place, but straightforward site with access already provided through adjacent site.

Hoveton

12. Land East of Tunstead Road HV01/B – About 120 or 150 dwellings & Elderly Accommodation (40 dwelling equivalents)
Status: Developer with option in place. Potential timescale – planning application 2024. Affected by NN.

Sheringham

13. Land Adjoining Seaview Crescent SH04 – About 45 dwellings
Status: Allocated since 2011. Developer owner but little progress.
14. Former Allotments, Weybourne Road, Adjacent to The Reef SH07 – 24 dwellings & 70 bed care home (39 dwelling equivalents)
Status: Full planning permission granted and scheme under construction. Appears double counted as an existing permission.
15. Land South of Butts Lane SH18/1B – About 48 dwellings
Status: In hands of landowner, no developer in place. Access available from adjacent estate. Application date uncertain.

Stalham

16. Land Adjacent to Ingham Road ST19/A – About 70 dwellings
Status: In hands of landowner. Affected by NN.

17. Land North of Yarmouth Road, East of Broadbeach Gardens ST23/2 – About 80 dwellings & 61 extra care flats
Status: Developer owner. Planning application for 40 dwellings & 61 flats submitted but not determined. Affected by NN.

Wells

18. Land South of Ashburton Close W01/1 – 23 dwellings
Status: Developer owner. Full application submitted, permission likely soon. Straightforward site.
19. Land adjacent to Holkham Road W07/1 – About 50 dwellings
Status: Developer owner. Pre-application discussion with Council.
20. Land at Two Furlong Lane – Allocated in Neighbourhood Plan for 45 dwellings.

Blakeney

21. Land East of Langham Road BLA04/A – About 30 dwellings
Status: In hands of landowner, no developer in place. Relatively straightforward site.

Briston

22. Land East of Astley Primary School BRI01 & West of Astley Primary School BRI02 – About 25 & 40 dwellings respectively
Status: In hands of same landowner, no developer in place. Site west of school allocated since 2011 but now a new landowner. NN may be resolved on site.

Ludham

23. Land South of School Road LUD01/A – 12 dwellings
Status: Existing allocation, full planning permission granted, conditions being resolved. Appears double counted as an existing permission.
24. Land at Eastern End of Grange Road LUD06/A – About 15 dwellings
Status: Allocated since 2011 with no progress and significant TPO constraint affecting site access.

Mundesley

25. Land off Cromer Road & Church Lane MUN03/B – About 30 dwellings
Status: In hands of landowner, no developer in place.