

North Norfolk Local Plan

2016 - 2036



REGULATION 18 CONSULTATION

Hoveton & Wroxham Local Plan Workshop **FEEDBACK SUMMARY**

July 2016

**North Norfolk District Council
Planning Policy Team**

Telephone: 01263 516318

E-Mail: planningpolicy@north-norfolk.gov.uk

Write to: Planning Policy Manager,
North Norfolk District Council,
Holt Road, Cromer, NR27 9EN
www.north-norfolk.gov.uk/localplan

**All documents can be made available in
Braille, audio, large print or in other languages.
Please contact 01263 516318 to discuss your requirements.**



Contents

1 Overview	2
Introduction & Background	2
Purpose of This Document	3
Workshop Structure	3
2 Setting the Scene	4
What will the Local Plan include?	4
What is your current thinking on Neighbourhood Planning?	4
What do we already know?	5
Options for Growth Distribution	5
Group Discussion	6
3 Workshop Invitation	8
4 Workshop Agenda	10
5 Attendance List	11

1 Overview

1 Overview

Introduction & Background

North Norfolk District Council commenced a review of the existing Local Development Framework (LDF) for North Norfolk in early summer 2015. The current adopted Development Plan consists of the adopted Core Strategy and Development Management Policies (2008) and the Site Allocations Plan (2011) and covers the period up to 2021. A new Single Local Plan will cover the period 2016 – 2036 and is a key document that will guide development in the District over the next 20 years. Broadland District Council have commenced a review of their Joint Core Strategy through the Greater Norwich Partnership and the Broads Authority is in the process of producing a new single Local Plan for those areas that fall under the responsibility of the Broads Authority.

There have been a number of significant changes to the planning system since the previous suite of planning documents was prepared. Key changes have included the revocation of Regional Spatial Strategies and the publication of the National Planning Policy Framework and new national Planning Policy Guidance.

The Council consulted under Regulation 18⁽¹⁾ in August 2015 on the topic areas that the new single Local Plan will consider. These topics included a review of the housing target for the District and how this housing growth will be spatially distributed. In addition the Single Local Plan will amongst others set the strategic approach to development in relation to the level and distribution of employment, retail, the natural and historic environment and how to approach development in the countryside.

Key to setting the scope of the Local Plan is the identification of issues and opportunities and translating these into a vision for the district and for each of the major centres. National guidance promotes a Local Plan which reflects a collective vision incorporating priorities from neighbourhoods, business and communities and which addresses the strategic priorities for the area.

It is the aim of the Council that the Vision(s) for the Local Plan is grounded in these locally identified priorities and aligned with key strategies and plans, produced by the Council, its key partners and the wider community. In this way the plan should be locally specific and sustainable.

Hoveton and Wroxham are two villages separated by the River Bure and District Council boundaries, with only Hoveton in North Norfolk. The river and adjacent land also falls under the jurisdiction of the Broads Authority. It is the aim of the Council to plan for growth collaboratively with both local communities and across the local planning authorities so as to plan in a “whole settlement” way. To that extent all parties were invited to a Local Plan workshop. The results of the workshops will be used to inform the future town visions, which in turn will help to inform the emerging Local Plan Vision from which the planning policies and site allocations will be developed.

The workshop was designed to work through a variety of interactive means with each session designed to aid discussion and seek areas of consensus. By the end of each session the aim was that groups would:

- Have clarity on the process for preparing a Local Plan, the work undertaken so far, and what will happen next.
- Have an understanding of the scale of growth which might be required in the town and have the opportunity to identify suitable locations.
- Have listed the planning issues that they feel are important to address, and, understood if and how the Local Plan can address those issues.
- Have described the places that give rise to issues, present opportunities, or that should change.

Overview 1

- Have described the positives and negatives about the town and identified the key opportunities for growth in a collaborative manner.
- Have heard other's points of view about matters that affect the area.

Members of Wroxham Parish Council and associated District Councillors, the Broads Authority and Broadland DC were invited so as to obtain a collective and whole settlement view towards the identification of the issues and opportunities that the emerging Local Plans should consider. On the day only members of Hoveton Parish Council / District Cllr and officers of the Local Planning Authorities were able to make the meeting. The workshop content was altered with the commitment to undertake the workshop exercises at a later date.

Workshop Programme

North Walsham	Tuesday 10 May, 6-9pm
Wells-next-the-Sea	Monday 16 May, 2-5pm
Stalham	Tuesday 17 May, 7-10pm
Fakenham	Thursday 19 May, 6-9pm
Holt	Monday 23 May, 6-9pm
Sheringham	Tuesday 24 May, 6-9pm
Cromer	Thursday 2 June, 6-9pm
Hoveton & Wroxham	Thursday 30 June, 6-9pm

Programme of Town Council Workshops, May - June 2016

Purpose of This Document

This document provides a record and summary of a Local Plan Workshop held for Hoveton & Wroxham Parish Councils - it was prepared immediately following the workshop and returned to the Parish Councils with an opportunity to make further comment. The feedback will help the District Council to prepare broad visions and develop options for the delivery of the required growth in the District.

The agenda and outline for the workshop is included as Appendix 2.

Workshop Structure

The intention was to undertake discussions according to the agenda in Appendix 2, but following discussions on the day, and a lower than expected attendance, the structure was amended. Two related sessions were delivered each with opportunity for question and answers, feedback and group discussion:

Setting the Scene - explaining the context for the workshops, what type of Plan is being prepared, what time period will it cover, how much growth is likely to be required in the District and in Hoveton/Wroxham and how might this relate to any proposals for a Neighbourhood Plan.

Group Discussion - around the main 'Issues' which need to be considered and might shape future development.

2 Setting the Scene

2 Setting the Scene

Presentation by the Planning Policy Manager followed by Q&As based on following:

What will the Local Plan include?

The Council is undertaking a wholesale review of the current Core Strategy and the Site Allocations Plan and intends to produce a new single Local Plan document which will cover the period 2016 to 2036. It will contain:

- A refreshed set of planning policies to apply to planning applications.
- New allocations of development land sufficient to meet identified needs for different sorts of development for the whole of the plan period.

This workshop is an early part in the process and is part of the initial vision setting stage. We are trying to establish:

- What is it which needs to be planned for?
- What are the options which could be considered?
- What general approach should be adopted?

In order to establish this overall vision the Council will:

- Gather a range of evidence such as a Strategic Housing Market Assessment (SHMA), employment land studies, Infrastructure and viability reports.
- Seek community views (this workshop is part of that process)
- Consult with a range of interest groups (providers of services etc)
- Start to develop and test a number of options.

At the end of this phase in plan preparation (about a year) there will be one or more periods of public consultation to explain the options considered and which of the options the Council prefers. The final Plan must be submitted for independent examination to test if it is 'legally compliant and sound'. The aim is to have the new plan in place in 2018 or earlier if at all possible.

What is your current thinking on Neighbourhood Planning?

Hoveton Parish Council confirmed that they had given some initial consideration to the possibility of preparing a Neighbourhood Plan and were undertaking appropriate ground work, there remained however a resource pressure around current issues and priorities. The council recognised that in the absence of an up to date strategic context which would be prepared as part of Local Plan review it may be appropriate to wait and see how the Local Plan review progressed before formally making the decision to undertake a Neighbourhood Plan or not.

The Parish Council expressed the view that they wished to work with Wroxham Parish Council and the District Council and if areas of the strategic plan covered local issues appropriately then the content and complexity of any Neighbourhood Plan could be reduced. It would be important to understand the 'added value' that a Neighbourhood Plan could bring. It was expressed that the Districts Council strong view is that in preparing a Neighbourhood Plan the identification of the Neighbourhood Plan Area should be an appropriate area for land use planning and should reflect a whole settlement approach, i.e a joint approach with Wroxham.

Setting the Scene 2

What do we already know?

1. North Norfolk (Hoveton) - the Plan will cover the period 2016 - 2036.
2. We will need to deliver approximately 8,500 homes over this period across North Norfolk.

This figure is derived from a document called the Strategic Housing Market Assessment (SHMA) which calculates the requirement for homes (objectively assessed need) based on natural population change, inward migration, average household sizes, vacant and second homes (continued assumption of 15% vacancy rate, to account for second homes, holiday homes & vacant properties), need for affordable homes and to ensure there is a sufficient workforce to fill likely jobs forecasts. 8,500 homes over this Plan period equates to around 420 dwellings per year across the North Norfolk administrative area. In comparison to the historical position, we have been delivering between 300-500 per year for the last decade. The revised target is yet to be set but early indications are that it will not be radically different from the figure concluded in the SHMA.

- Up to half of the new dwellings are likely to be required on sites which are specifically allocated for development. Some of which can be carried forward from our current Plan. The remainder of the estimated 8,500 requirement already has planning permission or could be delivered as windfall developments;
- Identified through the Strategic Housing Market Assessment, the Council needs to deliver in the region of 2,500 affordable dwellings i.e. about 20%;
- Around half the population will be over 65 years old by the end of the period. The workforce will age and might shrink, although it is expected that people will work for longer;
- There is not enough brownfield land in the district to accommodate what is required;
- New greenfield allocations will be necessary;
- A mix of small and large sites may be desirable to improve the prospects of delivery. It has proved to be difficult to deliver large scale development proposals (in part due to issues around land assembly, master planning, development viability and market conditions). Some smaller and medium sized sites which can be developed by a single developer are likely to be desirable;
- The role of town centres is changing;
- Jobs growth might be relatively modest and based on growth of existing business;
- Norwich will continue to act as a draw for jobs, services, recreation etc.

Options for Growth Distribution

In the current Plan around 75% of all new development is taking place in the eight towns in the district and about half of the total across the principle settlements of North Walsham, Fakenham, Holt and Cromer. A deliberate strategy of limiting growth in the smaller villages has been adopted because they don't have day to day services and there is a desire to protect the rural character of the district. We will be considering the distribution again as part of this Plan and there may be to some scope for a bit more development in some villages and possibly the former airbases. Nevertheless towns like North Walsham, Fakenham and Cromer are likely to be strong candidates for further growth, but final numbers and distributions are yet to be determined. Hoveton is currently defined as a secondary settlement and received an allocation for approximately 120 dwellings, 2 hectares of open space and improved vehicle access through the provision of a roundabout. This development is nearing completion and there is likely to be a requirement in the emerging Local plan for land to ensure continued growth.

During this introductory session there was a wide ranging discussion which not only sought clarity in relation to the plan that was being prepared but also provided the opportunity to ask a number of questions. Topics raised included the potential for Neighbourhood Planning (see comments above), the appropriate level of growth across the whole settlement vs infrastructure provision and the roll of

2 Setting the Scene

land use planning in setting the appropriate strategy allowing others (service providers) to target investment, the rail way, NDR, tourist numbers and the increased pressure on services including the river crossing, employment provision and the recent vote around devolution.

Broadland (Wroxham) - The Plan will cover the period 2016 -2036

Broadland District Council is currently reviewing the Joint Core Strategy through the Greater Norwich Development Partnership with the aim of producing a new joint Local Plan with South Norfolk Council and Norwich City Council. In the main the aim is to concentrate growth in and around the regional centre of Norwich as much as possible. For Broadland, Strategic Growth is focussed on Rackheath. The existing small allocation in Wroxham is currently being built out at Wroxham Gardens. The emerging Local Plan is yet to review any spatial hierarchy / distribution options, though it is thought that through development at Rackheath there will be opportunities for improved Green Infrastructure linkages to Wroxham and the surrounding areas. In terms of evidence and in particular transport it was confirmed that a study reviewing the potential of the Bitten Line had been commissioned by Broadland and would be published when complete.

The Broads

The Broads Authority is reviewing its existing policies and looking into new issues as a new Local Plan is produced. Earlier in 2016, the Authority undertook the Issues and Options consultation. Hoveton Parish Council were not able to provide a representation on this version of the Local Plan. The Authority is now preparing the next version of the Local Plan, called the Preferred Options, which will be out for consultation at the end of the year. This will have firmer policy wording and allocations. With regards to Hoveton (and Wroxham) in particular, there is currently a development boundary in the area which is intended to be rolled forward. The Parish Council were also asked if they had any areas of Local Green Space that they wished to nominate for inclusion in the Broads Local Plan. Finally, the Waterside Rooms was going to be looked at to see if a positive policy in the Local Plan could bring forward use of this prominent building. The Local plan is set for adoption early 2018.

Overall

The collective wish is to take forward into the various Local Plans one combined approach and vision built on local identified priorities - albeit spread across the various LPA Local Plans.

Group Discussion

Participants generally recognised that Hoveton and Wroxham would need to accommodate some growth but it was felt that the opportunities for large scale growth might be comparatively limited. It was recognised that going forward and in order to set a realistic approach it would be necessary to look at the settlements of Hoveton and Wroxham as a whole in order to identify the issues and priorities. In general it was perceived that Hoveton operated as the commercial side of the river while Wroxham was the focus for residential provision. This collective approach should be carried forward into each LPA Local Plans. The villages should not be seen as potential locations to accommodate overspill from Norwich but should be recognised as a destination in their own right and developed accordingly, recognising the links between employment growth and housing development. There was some concern that in-appropriate development could come forward in advance of the emerging Local Plans and the view expressed that proposals which represent a departure from policy should be considered carefully against the wider community benefits.

It was stated that the added pressure of being a tourist destination should be recognised with the increased impacts on services that this causes, being taken into account in developments.

With the A1151 acting as the main (only) road into and out of the villages from Norwich the potential for increased traffic following the NDR development was raised. This had the potential to impact on the road network and the river crossing which was already unacceptably congested.

In addition to encouraging village centre improvements and investment policies should seek to encourage a mix of shops and improvements to the retail offer.

Setting the Scene 2

The importance of improvements around the railway line was recognised, along with a collective strategy for investment with buy in from delivery bodies such as the LEP necessary. Station improvements and additional stops on the way to Norwich seen as important.(especially around improvements to business parks). It was confirmed that a study reviewing the potential of the Bitten Line had been commissioned by Broadland and would be published when complete.

Other issues identified included:

- How to facilitate development at the Station road site.
- Concerns about the impacts of an aging population and a desire to plan properly for this.
- Football club relocation potential.
- Inadequate health care (GP and A&E)

3 Workshop Invitation

3 Workshop Invitation



1 April 2016

Mr Martin Richmond
Hoveton Parish Council
Highfield
Tunstead Road
Hoveton
NR12 8QN

Dear Mr Richmond,

North Norfolk Local Plan – Town Council Workshops

As part of our preparation of the new Local Plan we are proposing to hold workshops in April / early May with each of the seven Town Councils in the District.

We think the workshops will be helpful as a way of:

1. Outlining the process for preparing a new Local Plan, the work we have undertaken so far, and what will happen next.
2. Discussing the planning issues which affect your town, and documenting them.
3. Talking about the potential scale of growth that might be required and identifying potential development sites on large-scale maps.
4. Discussing the relationship between the Local Plan and Neighbourhood Planning.

We expect the workshop to take between 3-4 hours and to take place at a venue in the town. Attendance will be limited to Council members together with the District and County Council elected Members.

Our purpose in writing is to ask if you would find such a workshop helpful and, if you would, whether there is anything else related to the Local Plan that you would like to add to the Agenda? We are also seeking your view as to potential dates and venues.

Please could you complete the following table and return to: planningpolicy@north-norfolk.gov.uk, by Monday 11th April if possible. Once we have collected potential dates from all of the Town Councils I will write again to finalise the details.

If you have any questions please feel free to get in touch.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Brown'.

Chris Brown
Project Support Officer (Planning Policy)
01263 516318
chris.brown@north-norfolk.gov.uk

Workshop Invitation 3

From: [Chris Brown](#)
To: ["wroxham_cc@btinternet.com"](mailto:wroxham_cc@btinternet.com)
Cc: [Iain Withington](#); [Mark Ashwell](#)
Subject: Local Plan / Neighbourhood Plan Workshop for Hoveton & Wroxham
Date: 08 June 2016 16:29:25
Attachments: [1\) North Walsham Agenda.docx](#)

Dear Daphne,

Local Plan / Neighbourhood Plan Workshop for Hoveton & Wroxham

As part of our preparation for a new Local Plan, North Norfolk District Council has been holding workshops at each of the major settlements in North Norfolk. The purpose of the workshop is to identify and map local issues which can be addressed through local planning and to enable open discussion between senior planning staff and Town and Parish Council members.

Wroxham and Hoveton are in a unique position in that they adjoin three Local Authority Areas and both Council's have expressed interest in producing, either separately or jointly, a Neighbourhood Plan. Therefore we have discussed with colleagues at Broadland Council and propose to hold a joint workshop exercise on **Thursday 30th June, 6-9pm (TBC)**. The venue is likely to be Hoveton Village Hall.

Holding a joint workshop will provide an opportunity to get everyone in a room together, to raise the collective knowledge around the Local Plan / Neighbourhood Plan process, and to trigger greater thinking on how best to advance with respective plans.

Following the workshop we will produce a feedback report for both Council's to reflect on and agree/make comments on the contents.

I would be interested in your immediate thoughts on this, if you would find the workshop useful, and if you have any questions. I have attached an agenda as an example however this is likely to be more tailored around Neighbourhood Planning (we will still carry out the SWOT analysis and mapping exercises).

I look forward to hearing from you.

Best wishes

Chris Brown
Project Support Officer
+441263 516318



4 Workshop Agenda

4 Workshop Agenda



Hoveton & Wroxham Parish Council Workshop

Thursday 30 June, 2016, 6pm @ Hoveton Village Hall

Aim of the workshop

To provide an opportunity for parish council members to highlight the issues they feel are important, and to identify the places that need to be improved or protected through planning. The results of this workshop will inform the future Local Plan approach and vision for this area, upon which planning policies and site allocations will be developed.

By the end of this session we hope you will:

- Have clarity on the process for preparing a Local Plan, the work undertaken so far, and what will happen next.
- Have an understanding of the scale of growth which might be required in your area and have the opportunity to identify suitable locations.
- Have listed the planning issues that you feel are important to address, and, understand if and how the Local Plan can address those issues.
- Have described the places that give rise to issues, present opportunities, or that you think should change.
- Have described what it is that you are most proud of about your area.
- Have heard other's points of view about matters that affect the area.

Programme

6pm	Welcome & Overview by Mark Ashwell, Planning Policy Manager (NNDC)
6.30 pm	Activity 1 - Looking at the Issues <ol style="list-style-type: none"> a. SWOT Analysis: Collating the positives and negatives about Hoveton/Wroxham as a place, identifying any threats, or opportunities that can bring about improvements. b. Prioritising the issues c. Group discussion on the top issues
7.45 pm	<i>Break for refreshments</i>
8.00 pm	Activity 2 - Mapping Issues & Identifying Sites <ol style="list-style-type: none"> a. Map based exercise to record issues relating to specific areas. b. Map based exercise to identify suitable areas for growth or preservation. c. Group discussion on the top sites
9.15 pm	Summary, Questions & Close

Planning Policy Team

01263 516318 / planningpolicy@north-norfolk.gov.uk

www.north-norfolk.gov.uk/localplan

Attendance List 5

5 Attendance List

Hoveton & Wroxham Local Plan Workshop

Thursday 30 June, 2016, 6pm @ Hoveton Village Hall



Please sign in:

	Name	Role / Organisation
1.	Mark Ashwell	Planning Policy Manager, North Norfolk District Council
2.	Iain Withington	Planning Officer (Policy), North Norfolk District Council
3.	Jodie Young	Planning Officer (Policy), North Norfolk District Council
4.	Chris Brown	Project Support Officer, North Norfolk District Council
5.	Adam Banham	Senior Planning Officer, Broadland District Council
6.	Natalie Beal	Planning Policy Officer, Broads Authority <i>nbeal</i>
7.	<i>Kerry Walker</i>	<i>Parish Councillor Hoveton</i>
8.	<i>Chris Marshall</i>	<i>Parish Councillor Hoveton</i>
9.	<i>Peter Howe</i>	<i>"</i>
10.	<i>Alex Howe</i>	<i>Hoveton Parish Councillor</i>
11.	<i>NICOL DIXON</i>	<i>N. NORFOLK D.C.</i>
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		