

NORTH NORFOLK Local Development Framework



Site Allocations

Development
Plan
Document

Fakenham

February 2011

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Foreword

We are privileged to live and work in a beautiful area. The things we enjoy about North Norfolk are often the result of the activities of local communities and the environment. Sometimes these are incidental, sometimes they have evolved over a very long time, sometimes they are planned; whatever the case we need to try and ensure that future communities can enjoy the same kind of North Norfolk that we do. That is not to say that things will remain the same; the area faces many pressures and challenges, including meeting people's housing needs, providing well-paid jobs, protecting the environment and addressing the threats from flood risk and coastal erosion.

The process of preparing new planning documents is a long and complex one. We have spent a great deal of time exploring the issues, options, and considering alternatives, consulting with a wide range of organisations, and speaking to the community. This process has allowed us to discuss many issues with many people and this has provided a solid foundation on which to present the sites which are allocated for a variety of uses.

This allocations document has been prepared to accord with the vision, objectives and strategic policies of the adopted Core Strategy. It reflects the vision, and defines it in detail, by identifying (allocating) specific areas of land for different types of new development, such as housing, employment, retail, open space and other uses. These allocations are shown on the Proposals Map.

I would like to thank all those who have contributed to the development of this document and look forward to your continuing involvement in planning the future of North Norfolk.



Councillor Clive Stockton
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Chairman of the Local Development Framework Working Party.

Member of North Norfolk District Council for Waterside Ward.

Foreword

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1 Introduction

1.1 Local Development Framework

- 1.1.1** The Planning and Compulsory Purchase Act 2004 established a new system of local development planning in England, called the Local Development Framework (LDF). As a consequence of this legislation, the North Norfolk LDF has replaced the North Norfolk Local Plan (the Local Plan). As with the Local Plan, the North Norfolk LDF covers the whole of the administrative area of North Norfolk District except that part lying within the Broads Executive Area, for which the local planning authority is the Broads Authority. That part of the District is covered by the Broads LDF.
- 1.1.2** The North Norfolk LDF comprises of a number of documents. The **Core Strategy** sets out the key elements of the planning framework for North Norfolk and includes policies relating to the broad quantities, types and distribution of development together with detailed policies which are used by the Council when reaching decisions on planning applications. It was adopted by the Council in September 2008 and covers the period to 2021, however it can be reviewed on a regular basis during that time.
- 1.1.3** The adoption of the Core Strategy has provided the context for this document. In particular it provides the framework for:
- The quantity of new housing and other development needs;
 - the distribution of these new developments;
 - the types of sites required, and;
 - the expected timing and phasing of new development.
- 1.1.4** This **Site Allocations** document has been prepared to accord with the vision, objectives and strategic policies of the adopted Core Strategy. It reflects the vision, and defines it in detail, by identifying (allocating) specific areas of land for different types of new development. These allocations are shown on the **Proposals Map**.

1.2 Purpose of this document

- 1.2.1** The objective of this document is to ensure that sites are identified and made available to meet the development needs of the District in accordance with the aims of the adopted Core Strategy, namely:
- Core Aim 1 - To address the housing needs of the whole community.
 - Core Aim 2 - To provide for sustainable development and mitigate and adapt to climate change.
 - Core Aim 3 - To protect the built and natural environment and local distinctive identity of North Norfolk, and enable people's enjoyment of the resource.
 - Core Aim 4 - To mitigate and adapt to impacts of coastal erosion and flooding.
 - Core Aim 5 - To develop a strong, high value economy to provide better job, career and training opportunities.
 - Core Aim 6 - To improve access for all to jobs, services, leisure and cultural activities.
- 1.2.2** In preparing this document the Council has considered the options for allocating land and, following a Sustainability Appraisal, Appropriate Assessment, local consultation, and consideration of how and when sites might be developed, has identified the sites which it considers best meet the needs of the local area and deliver the aims of the Core Strategy.

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1.2.3 The document does not identify all future development sites. Many, mainly small scale, developments will occur within the established built up parts of towns and villages, perhaps as the consequence of the redevelopment of an area. The location of such developments, sometimes called 'windfall' or 'infill' development, and when they might occur, is difficult to predict and consequently these sites are not identified. Similarly the Council operates a policy of allowing developments of affordable housing on sites which are not formally identified for housing development and, as with windfall developments, the location of these are not known at this time. The Council has nevertheless made allowance for these 'exception' sites and 'windfall' developments in assessing the overall amount of housing land that should be released to meet identified needs.

1.3 How to use this document

1.3.1 This document is divided into sections, each of which deals with a different town or village in the District. Each section summarises the development needs identified in the adopted Core Strategy for each settlement and the identified allocations to meet these needs. Each allocation is shown on a map and accompanied with a brief description and justification.

1.3.2 Before development can proceed on any of the allocations it will be necessary to secure planning permission. Planning applications will be determined in accordance with the policies of the adopted Core Strategy together with the Site Specific policies included within this document. Each policy is highlighted within a coloured box.

1.3.3 A number of other documents have been published as either background or evidence to support the site allocations. These include a Sustainability Appraisal, Appropriate Assessment, a Strategic Housing Land Availability Assessment, and a statement of how the Council has involved the public and other key stakeholders in the preparation of the plan. Further details are included in Chapter 3. Copies of these and all other documents referred to can be made available on request, or can be viewed on the Council's website: www.northnorfolk.org.

1.3.4 This document includes a number of terms which have a specific meaning. A list of definitions can be found in Appendix A.

1.4 What happens next?

1.4.1 The 'allocation' of land for development does not replace the need for planning permission. It is a statement of policy against which (amongst other things) planning applications will ultimately be determined. Consequently, this document does not include precise details of likely development as these details will only be available when individual planning applications are made on the sites identified. These planning applications will be subject to the same consultation procedures as all other planning applications. Where the Council considers that development should only take place if specific conditions are complied with, these are included within the document. Future planning applications are expected to comply with these conditions, and others that may be imposed at the time, unless there are very good reasons for departing from them. Many of these requirements arise from the adopted policies of the Core Strategy which state that all larger scale residential developments should:

- *include, where it is viable, a high proportion of new dwellings that are affordable (45-50%);*

1 Introduction

- *that the mix of dwellings include a greater proportion of smaller homes (40% two bedroom or less) and homes which are suitable for occupation by the elderly, infirm, or those with mobility difficulties (20%);*
- *that all homes are built to improved environmentally friendly standards including requirements that dwellings are energy efficient and that more of the energy needs are generated on the site, that measures are incorporated to minimise the use of resources such as water, and that all dwellings are designed to a high quality which reinforces local distinctiveness; and*
- *that those building homes contribute to the provision of local facilities such as open space or school places where there is a deficiency in these facilities.*

1.4.2 These are standard requirements for most residential development proposals and are applicable to each of the sites allocated in this document.

1.4.3 This document takes account of the development needs of the District until approximately 2021. This means that it is expected that the allocations will be implemented, by this time although the precise timing of development will be dependent upon the investment decisions of both the public and private sector and the availability of key infrastructure.

1.4.4 A framework will be put in place to monitor the implementation of the allocations and evaluate their effectiveness. A decision will be taken about when to review and / or replace the adopted development plan documents in the light of the monitoring results and having regard to changes in the policy context or local economic, or environmental conditions. For further information see Chapter 14 'Monitoring & Implementation'.

Policy Context 2

2 Policy Context

2.1 National & Local Policy

2.1.1 The Site Allocations in this document conform with the adopted Core Strategy which was prepared in parallel with this Plan. The Core Strategy document sets out the overarching visions for North Norfolk and for each of the eight largest settlements. These, in turn, build on the aims of the North Norfolk Sustainable Community Strategy. The Core Strategy outlines in general terms where development should take place, and it was prepared taking into account the most up-to-date national planning guidance and the regional planning framework outlined at the time in the Draft East of England Plan (Regional Spatial Strategy for the East of England). In addition to tackling the general themes addressed by national and regional guidance it addresses the issues that have been identified locally, through the Community Strategy and the preparation of the LDF, such as the nature of development that is needed, its scale, and geographical location.

2.1.2 The **Core Strategy** proposes that most new development in the District should be concentrated in four of the larger towns in North Norfolk, namely, Cromer, Fakenham, Holt and North Walsham, with lower levels of development in Hoveton, Sheringham, Stalham and Wells-next-the-Sea. In addition, the Strategy indicates that small-scale housing development is necessary to meet identified local needs in some of the larger villages in the District and that the service role of these villages should be protected and if possible enhanced. The following settlements have been identified as 'Service Villages' and this plan proposes small scale developments in each village where suitable sites are available: Aldborough, Bacton, Blakeney, Briston, Catfield, Corpusty, Happisburgh, Horning, Little Snoring, Ludham, Mundesley, Overstrand, Roughton, Southrepps, Walsingham and Weybourne.

2.1.3 In respect of the amount of new housing development, the Core Strategy requires that North Norfolk should plan to provide for at least 8,000 new dwellings between 2001 and 2021. According to the latest information⁽¹⁾ approximately 3,287 of these dwellings have been built since 2001, a further 1,600 have planning permission, and it is estimated that an additional 1,850 dwellings will occur as windfall development. Therefore some 6,737 of the 8,000 dwelling requirement is accounted for. The remainder, some 1,263 dwellings, will be accommodated on the allocated sites in this Plan. Additionally, there is a national policy requirement⁽²⁾ for local planning authorities to maintain a supply of building land which will be adequate to meet housing development needs over the next 15 years. The Core Strategy consequently suggests that land should be allocated for between 2,700 and 3,400 dwellings so that, not only will the 8,000 dwelling requirement be met, but also suitable development sites will continue to be available in the years immediately following the period covered by this plan. In accordance with the Strategy, this Plan allocates sufficient land to accommodate in the region of 3,300 additional dwellings.

2.1.4 The **North Norfolk Community Strategy**⁽³⁾ identified a number of priorities for the District which were grouped into 3 outcomes:

- Improved housing
- Better jobs and prospects
- Sustaining a high quality of life - a nice place to live, work and visit

1 Housing Land Availability Study, April 2010

2 Planning Policy Statement 3 (PPS3) - Housing

3 North Norfolk Community Partnership, Sustainable Community Strategy, 2008-2011

Policy Context 2

- 2.1.5** These themes are integral to the Core Strategy aims and inherent throughout the document. This Site Allocations document seeks to deliver these themes through allocations of land for a variety of new development.
- 2.1.6** The high levels of need for affordable housing in the District were influential in the preparation of new housing policies in the Core Strategy. This need underpins policies in relation to the quantity of housing to be provided, the affordability, tenure and size of new dwellings, and where this new development should take place. The allocations of development sites in this document are an essential element of the Council's Housing Strategy and they are made, in part, in order deliver a 'step change' in addressing the affordable housing needs of the District. Developers and landowners should expect the Council to require the specified proportion of affordable dwellings on each of the allocations and this should be reflected in realistic land purchase prices and valuations.
- 2.1.7** Retailing is an important part of the North Norfolk economy. There is an identified need ⁽⁴⁾ in some of the District's towns for improved shopping facilities (non food) and national policy advises that such development should be located within town centres. The Core Strategy states that significant new retail developments should be focused in the larger town centres in the District, and suitable sites are identified in this document at Cromer, Fakenham, North Walsham and Sheringham where opportunities exist to extend the choice of shopping facilities and improve the appearance of town centres.
- 2.1.8** The Core Strategy and this Site Allocations Plan also respond to the changing nature of employment and identify sufficient opportunities for new employment, including ensuring that a sufficient supply of land is available to provide a choice of investment opportunities in the main employment centres in the east, central and western areas of the District. This plan also makes a number of mixed use allocations where it is expected that additional employment generating development will be provided alongside the proposed new dwellings as part of the comprehensive development of each area.
- 2.1.9** Opportunities for outdoor recreation and access to open space are important for the health and well-being of the local population and creating a high quality of life. A study ⁽⁵⁾ suggests that in some areas of the District there is a deficiency in good quality open space either in terms of the quantity of land available or the quality of space / equipment. New development will be expected to contribute towards addressing these deficiencies and a number of the new allocations will include significant additional areas of Public Open Space. These new open spaces are an integral part of the Council's overall development strategy and should be provided as an early part of each development that requires such provision.
- 2.1.10** The themes identified in the Community Strategy carry through to the sustainability appraisal process and collectively the allocations in this plan seek to address locally identified needs in a manner that accords with the principles of sustainability. More details are contained in Chapter 3 'Site Selection' and the separate Sustainability Appraisal report that accompanies this document.
- 2.1.11** North Norfolk District is bounded by Kings Lynn and West Norfolk, Breckland, Broadland and Great Yarmouth local authority areas. Parts of North Norfolk are covered by the Broads Authority. The Council works closely with these authorities and regular meetings ensure co-operation on cross-boundary issues. The allocations made in this document have taken account of the spatial plans of adjacent authorities. Cross boundary issues include the capacity of shared services and infrastructure to accommodate the scale of growth proposed and assessment of the likely combined impacts of development on issues such as traffic circulation, landscape impact and character, impacts on wildlife and so on. This is particularly

4 North Norfolk District Retail and Commercial Leisure Study, DTZ Pida, 2005

5 North Norfolk Open Space and Recreation Study 2006

2 Policy Context

the case where single communities are administered, in parts, by adjacent authorities, as is the case at Hoveton, or where the impacts of development may be noticeable across wider areas.

- 2.1.12** Spatial planning requires that local planning authorities involve and have regard to other organisations so that activities can be co-ordinated and common objectives agreed. This has been achieved by involving and gathering information from utility and service providers, Local Area Partnerships, statutory bodies such as the Environment Agency, and local groups. Details of this involvement are contained in the Consultation Statement and the results have particularly informed individual site requirements and the phasing of development outlined in Chapter 14 'Monitoring & Implementation'.

Site Selection 3

3 Site Selection

3.1 Site Selection Process

3.1.1 The allocations in this document have satisfied a number of tests:

- They are in compliance with the Core Strategy, and central Government Planning Policy Statements;
- they are based on a robust evidence base and investigation of needs and issues of the area determined from research and the participation of key stakeholders;
- they are considered the most appropriate when considered against a wide range of reasonable alternatives;
- their suitability for development has been tested by a process of Sustainability Appraisal, Appropriate Assessment, and stakeholder participation; and
- sites are, or will be, available and development will be delivered within the plan period.

Compliance with Policy

3.1.2 The Core Strategy sets out the future role and function of each settlement and consequently the framework for changes that are being promoted. The Site Allocations document is the delivery vehicle for many of these changes and has therefore had regard to the housing requirement set out in the Core Strategy and the spatial objectives for each settlement where relevant.

Evidence Base - Research and Participation

3.1.3 A number of studies were commissioned as part of LDF preparation and these are referred to throughout the document. These helped provide an understanding of issues facing the District and identified site specific considerations such as requirements for additional public open space, new retail sites, etc. These studies are available on the North Norfolk LDF website.

3.1.4 The allocations made in this document follow various stages of stakeholder and public participation. This included workshops with local stakeholders, discussions with statutory bodies, public consultation on 'preferred options' and further contact with Parish and Town Councils regarding consideration of alternative sites. This enabled an understanding of the community's view and also an understanding of delivery issues such as the capacity of schools and infrastructure in the area. The following diagram outlines the key stages of stakeholder and public consultation.

Site Selection 3

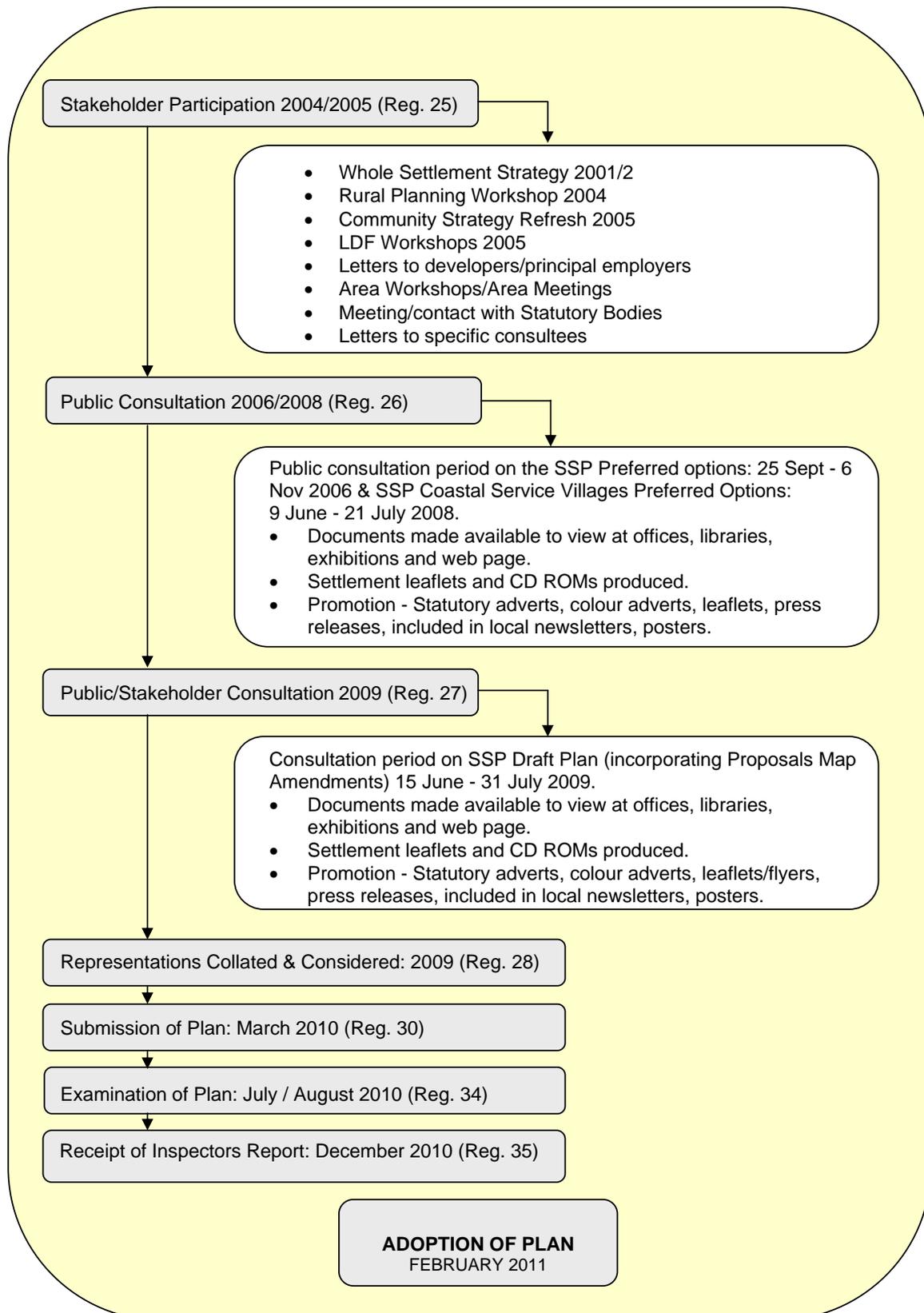


Figure 3.1 Site Specific Proposals Consultation Process Flowchart

3 Site Selection

Consideration of Alternatives

- 3.1.5** Many sites were suggested to the Council as having potential for development and the Council has identified further sites that may have the potential to provide housing through the preparation of a Strategic Housing Land Availability Assessment⁽⁶⁾. Not all of these sites are suitable or available for development and the Council therefore needed to assess the options in order to make choices about which of the sites should be allocated.
- 3.1.6** The selection process is informed by a combination of Sustainability Appraisal, Appropriate Assessment, public and stakeholder consultation, and assessments of site availability and deliverability. All sites suggested for development were considered and recommendations on site selection were taken to Council committees for approval by elected Members prior to inclusion in this document.

3.2 Sustainability Appraisal

- 3.2.1** Sustainability Appraisal (SA) is a process used to appraise the likely social, economic and environmental implications of development and is used throughout plan preparation to ensure that sustainability principles are embedded in the Plan rather than being considered as a 'bolt on' extra. It ensures that the Plan addresses locally identified needs in a manner that accords with the principles of sustainability. Sustainability is a cornerstone of the Government's approach to new development and it follows that unsustainable sites should not be selected for development.
- 3.2.2** As a first step in the process a Scoping Report⁽⁷⁾ was prepared to describe the social, environmental and economic characteristics of North Norfolk, identify the issues facing the district and establishing a series of sustainability objectives that would be used to appraise the Core Strategy and Site Allocations documents.
- 3.2.3** A series of criteria were used to appraise or 'score' the social, economic and environmental consequences of each allocation. In summary, they cover the following issues and the scoring system adopted weighs in favour of sites that have been previously developed, are well integrated, have minimal environmental impact and provide a safe and suitable location for new development.
- an assessment of flood risk and coastal erosion risk;
 - the existence of any other significant constraints such as proximity to hazardous installations, etc;
 - consideration of public transport accessibility;
 - suitability of local infrastructure (e.g. highways, water supply, drainage, etc);
 - consideration of any other designations or physical constraints that would materially affect the proposal;
 - an assessment of how well integrated the site is within the settlement, taking account of pedestrian and cycle routes to key facilities and the relationship with and proximity to existing residential areas, public open space and other services;
 - an assessment of the environmental impact of the proposed site with reference to landscape, townscape, land drainage, biodiversity and other factors; and
 - consideration of possible alternative uses of each site including retaining sites in their current use.

6 North Norfolk Strategic Housing Land Availability Assessment, NNDC, June 2009 and June 2010

7 North Norfolk Sustainability Appraisal Scoping Report, NNDC, 2005

Site Selection 3

- 3.2.4** Further details of this process, including results of individual site appraisals, is outlined in the Sustainability Appraisal Report that accompanies this document.

3.3 Appropriate Assessment

- 3.3.1** The Habitats and Birds Directives protect sites of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within Europe. These sites are referred to as 'European Sites', or 'Natura 2000 sites', and consist of Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Offshore Marine Sites (OMSs).
- 3.3.2** Appropriate Assessment (AA) is required of any plan or project likely to have a significant effect on a European Site, both within and adjacent to the Plan area. The intention is that a plan or project should only be approved after determining that it will not adversely affect the integrity of any European Site. If, in spite of a negative assessment of the implications for the development, and in the absence of alternative solutions, a plan or project must be carried out for reasons of overriding public interest, compensatory measures must be incorporated to ensure that the overall coherence of a European Site is protected.
- 3.3.3** An Appropriate Assessment has been completed for North Norfolk⁽⁸⁾ which identifies a number of mechanisms by which new development could indirectly impact on European Wildlife Sites, and specifies measures to ensure that any actual adverse effect is avoided.
- 3.3.4** These specified measures include a monitoring programme to assess, and respond to, any impacts arising from increased visitation to designated sites, and further work on the potential to affect water quality through discharge of increased nutrient levels if appropriate controls are not first put in place to avoid this. The Council has prepared a Water Infrastructure Statement⁽⁹⁾ that provides information on the capacity of water resources to accommodate the proposed growth and this will be kept under review. Work will also be published on the impacts of visitors on European Wildlife Sites and details of potential mitigation measures, including those funded by developer contributions, will be provided in a Developer Contributions Supplementary Planning Document (SPD).
- 3.3.5** More details are contained in the Monitoring and Implementation section of this document and the policies relating to each site identify where there is a need to agree mitigation works or further study prior to development taking place.

3.4 Deliverability

- 3.4.1** The allocations made in this plan are intended to contribute to meeting the housing requirements of the Core Strategy and to fulfil a number of locally identified needs for other types of development. It is expected that each of the sites, particularly those relating to housing provision, will be developed within the next 10-15 years. In each case the Council has considered if the proposals would represent a suitable use of the site, if the site is likely to be available for the development suggested, and if not, what measures need to be taken, and by whom, to ensure that allocations are deliverable.
- 3.4.2** In many instances the deliverability of an allocation will be dependant upon the actions of others. For example, the Council may grant planning permission for a particular development but land owners, developers and others will decide if they wish to build. Prior to building it may also be necessary to gain other consents and licenses, for example, rights to connect

8 North Norfolk Site Specific Proposals Appropriate Assessment, Royal Haskoning, April 2009 and Feb 2010

9 North Norfolk Water Infrastructure Statement, NNDC, March 2010

3 Site Selection

to the foul drainage system. It may also be necessary to improve the quality of local services such as ensuring there are sufficient places in local schools or providing more public open space. The deliverability of each of the allocations has been tested through discussions with site owners, service providers and regulatory bodies to establish that they can be implemented. The Authority is satisfied that each allocation represents a suitable use for the site, and that the site is, or will be, available and that the proposed development is deliverable within the period covered by this plan.

- 3.4.3** Many of the sites are nevertheless subject to constraints which will either impact on *how* a site might be developed or *when* a site might be developed. Specific issues facing a site are highlighted within the policy relating to each site. Issues raised by infrastructure providers influenced the broad housing numbers included in the Core Strategy and are highlighted in the settlement specific policies of the Strategy. Where relevant, these are also referred to in the policy relating to each site in order that the infrastructure implications are clear. In particular limited capacity at WwTWs (Waste Water Treatment Works) and the need to comply with the objectives of the Water Framework Directive (which includes the requirements of the Habitats Directive) is an issue across the district. Developers must therefore engage in early discussions with Anglian Water and the Environment Agency. The Implementation and Monitoring section of the Core Strategy includes further details.
- 3.4.4** All allocations will be expected to comply with Core Strategy policy requirements, such as provision of public open space, submission of flood risk assessments and transport assessments, as well as dealing with other issues that may arise through more detailed consideration of future planning applications. These include other environmental constraints not necessarily highlighted in this document. For example, almost all allocations lie over a Principal aquifer and in such locations all reasonable measures must be taken to prevent the input of hazardous substances to groundwater.

Allocations for Fakenham 5

5 Allocations for Fakenham

5.0.1 Fakenham is defined as a Principal Settlement in the Core Strategy and is expected to accommodate comparatively high levels of growth during the plan period. The strategy aims to match housing growth with improvements in local job opportunities, shopping and other town centre facilities. Additional investment in key infrastructure and services is necessary to support the planned level of housing growth. Whilst there will be some opportunities for new development within the established built up area of the town the planned level of growth can only be achieved by the allocation of new greenfield development sites.



5.0.2 Core Strategy Policy SS8 indicates that much of the growth should be accommodated within a mixed use urban expansion to the north of the town to avoid any encroachment into the sensitive environment of the Wensum Valley which is designated as a Wildlife Habitat of European importance. This expansion could provide 800 - 900 dwellings, a new Primary School, approximately seven hectares of employment land, and substantial areas of Public Open Space. In the longer term, beyond 2021, the identified site could accommodate further development.

5.0.3 Fakenham town centre is identified in the Core Strategy as a 'Large Town Centre'. It currently has a relatively good mix of both comparison and convenience goods shopping. However, a shopping study⁽¹⁷⁾ identifies a number of weaknesses in the retail offer and in the longer term, a need to strengthen the comparison goods sector. The evidence suggests that a significant proportion of available expenditure is spent elsewhere (Norwich and Kings Lynn). Additional shopping and commercial town centre uses will help to retain some of this expenditure within Fakenham and limit the number of longer distance journeys to other towns. The town centre is focused around the historic core of the Market Place and Corn Exchange and new developments will need to protect this character and proposals which function as, or have the appearance of, modern retail parks will not be supported. A site is identified which is large enough to accommodate a substantial amount of new development, which in addition to retailing could include residential and community uses, as well as car parking and retention of weekly markets.

5.0.4 More jobs are available in Fakenham than there are economically active people to fill them. This means that the town acts as a net importer of employees and it is an important local employment centre for the western part of the District. However, in the context of large scale housing growth it is important to provide opportunities for additional employment.

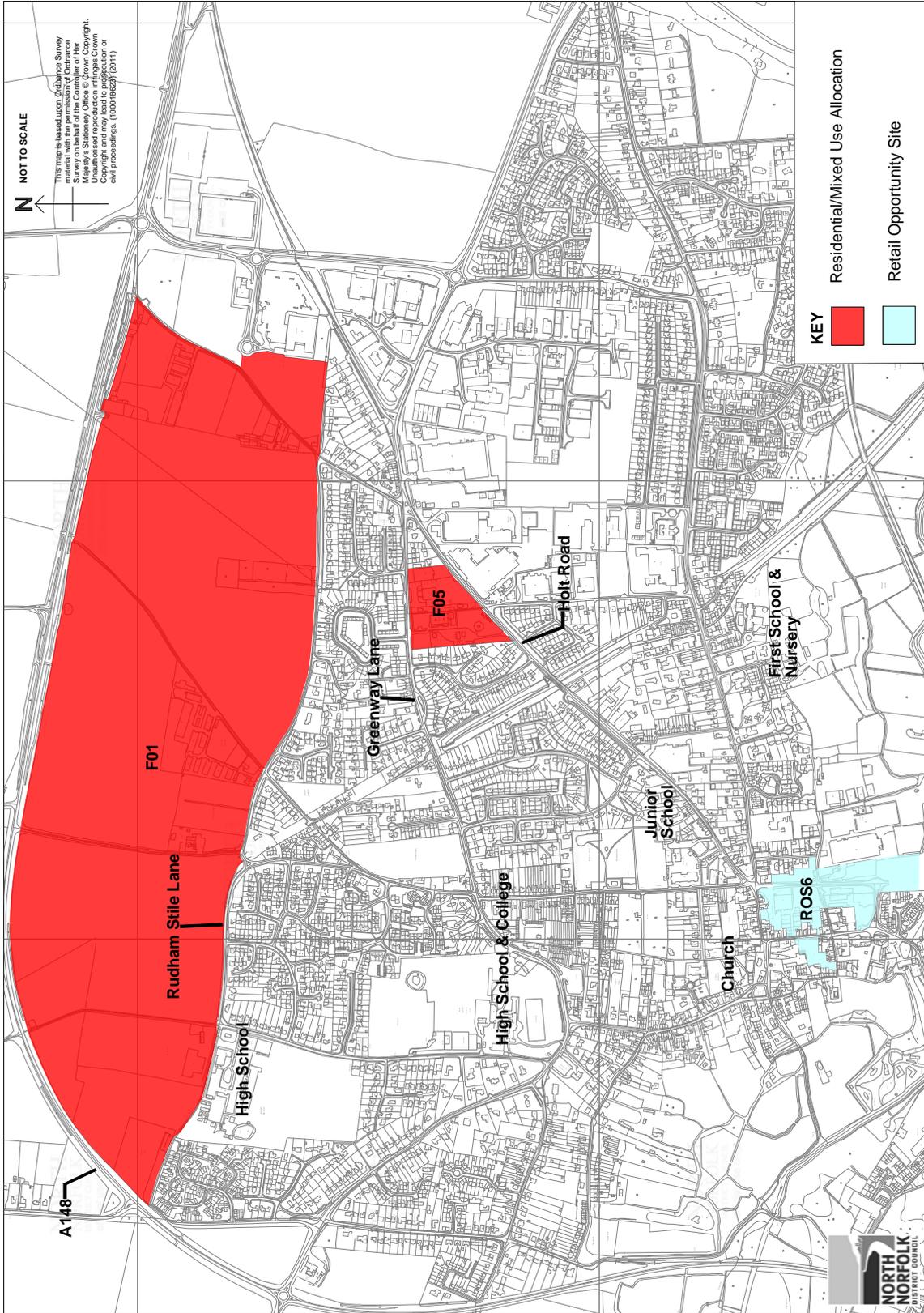
5.0.5 Growth in Fakenham will be dependant upon significant investment in infrastructure such as roads and foul and surface water drainage / treatment, and new facilities such as a Primary School, may be required. The Council will aim to ensure that development can progress as quickly as possible to help address housing and employment needs but will delay development if key infrastructure and facilities are not available. The Appropriate Assessment⁽¹⁸⁾ recommends a programme of monitoring be initiated to assess impacts of development on the North Norfolk Coast Special Protection Area / Special Area of Conservation. The Appropriate Assessment also recommends that further assessment of water quality issues may be required to ensure continued compliance with appropriate discharge levels into the River Wensum.

17 DTZ North Norfolk Retail and Commercial Leisure Study, 2005

18 North Norfolk Site Specific Proposals Appropriate Assessment, Royal Haskoning, April 2009

Allocations for Fakenham 5

Allocations for Fakenham



Map 5.1 Allocations for Fakenham



5 Allocations for Fakenham

5.1 Mixed Use: Land North of Rudham Stile Lane (F01)

Description

- 5.1.1** This is an exceptionally large area which is capable of accommodating housing, recreational uses, a primary school and potentially an extension to the high school, employment development and miscellaneous community facilities. Though distant from the town centre, the site is close to a supermarket and can be well connected to key facilities by footpaths, cycle paths and bus routes. It is predominantly in agricultural use but also includes poultry units, allotments, a scrap yard, some dwellings, the rugby club, sports pitches and a sports centre.
- 5.1.2** The site is level and lacks any specific topographical or landscape features which are worthy of protection. It is important that a comprehensive landscaping scheme is prepared to minimise impact of development on the surrounding countryside and provide a landscaped buffer to the bypass. Significant areas of open space should also be provided to break up the development. Comprehensive development could displace a number of existing uses whilst others, such as the allotments, will need to be retained in their current location. Safe and convenient vehicular access can be achieved and accessibility to the town centre and other key facilities can be improved.
- 5.1.3** The Core Strategy indicates that within the plan period around 800-900 dwellings should be provided in an urban expansion to the north of the town. The identified area is sufficiently large to accommodate this and, beyond 2021, is a suitable location for further growth. Further development in Fakenham, beyond 2021, will be on the identified site but the capacity of the town to accommodate this development beyond the period covered by this plan will be tested through a review of the Core Strategy.

Constraints

- 5.1.4** The NNDC Water Infrastructure Statement has confirmed that there is limited capacity within the foul water disposal system which discharges to the River Wensum (sewage network and sewage treatment works). Early engagement with the Environmental Agency and Anglian Water is therefore essential to ensure there is adequate capacity in the system and that the objectives of the Water Framework Directive are not compromised. The precise timing of any necessary improvements will depend on rates of development elsewhere within the town. In the future the Environment Agency will be reviewing the existing consents to discharge treated water and this may impact on both the quantity and quality of discharge to the River Wensum.
- 5.1.5** The site lies in water quality source protection zone 1/2 as identified by the Environment Agency and only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
- 5.1.6** There are no surface water sewers in the vicinity of the site. Water mains and sewers cross the site and diversion would be at the developers' expense.
- 5.1.7** This is a site of medieval finds and therefore archaeological work may be necessary prior to any development taking place. The site may be of geological importance or interest and may require geodiversity investigation.

Deliverability

- 5.1.8** The site is suitable and available for development. This is a highly important site in terms of the delivery of housing and other developments in this part of the District. The Council will prioritise its work, and will seek to influence others, to ensure that development can

Allocations for Fakenham 5

progress as quickly as possible. However before any development can take place the owners / developers will need to secure consents / agreement with a broad range of private individuals and public organisations. This may delay the commencement of development.

- 5.1.9** This large, mixed use allocation will need to be delivered in phases. The majority of the site is in a single ownership. This includes all key parcels of land required to allow the site to be accessed, serviced and brought forward for development. The balance of the site is in a limited number of other ownerships, and the majority landowner has been progressing working agreements with these other landowners to facilitate the comprehensive and timely delivery of development. Work has progressed on the preparation of a Masterplan for the proposed development, which will establish the broad principles of access, movement, mix of uses, layout, built form, density of development and conceptual appearance. This should take account of the development potential of all of the identified land, notwithstanding that only part of it will be developed during the plan period.
- 5.1.10** Development in Fakenham should not proceed until the issue of water quality has been resolved and it can be demonstrated that development will have no adverse effect on the integrity of international sites to the agreement of the Environment Agency and Natural England. A Water Cycle Study will need to be prepared to address issues concerning foul and surface water disposal.
- 5.1.11** Draft Transport and Traffic Assessment studies have been prepared to inform the planning of the site but these will need to be agreed before development can proceed.
- 5.1.12** A formal phasing obligation will be required as part of the grant of outline planning permission providing for the delivery of key infrastructure and services, including the provision of open space, a new primary school site, affordable housing, and serviced employment land at appropriate stages as the development progresses.
- 5.1.13** The site is immediately available for development and subject to allocation and the grant of planning permissions is expected to deliver around 100 dwellings per year.

Policy F01

Land North of Rudham Stile Lane

Land amounting to approximately 85 hectares is identified as a suitable location for an urban expansion of Fakenham. Within this area land will be made available for a mixed use development of approximately 800-900 dwellings, not less than 7 hectares of employment land, primary school site reserve, public open space, and community facilities. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- a. The prior approval of a Development Brief to address access and sustainable transport, layout, landscaping, phasing, including the provision of serviced employment land, and conceptual appearance;
- b. provision of significant internal open spaces and tree planting within the site and a landscaped buffer to the A148;
- c. reservation of a suitable site for a primary school in accordance with the requirements of the Education Authority;
- d. retention of the existing allotments in their current location;
- e. investigation and remediation of any land contamination;
- f. prior approval of a scheme to prevent the input of hazardous substances to groundwater;

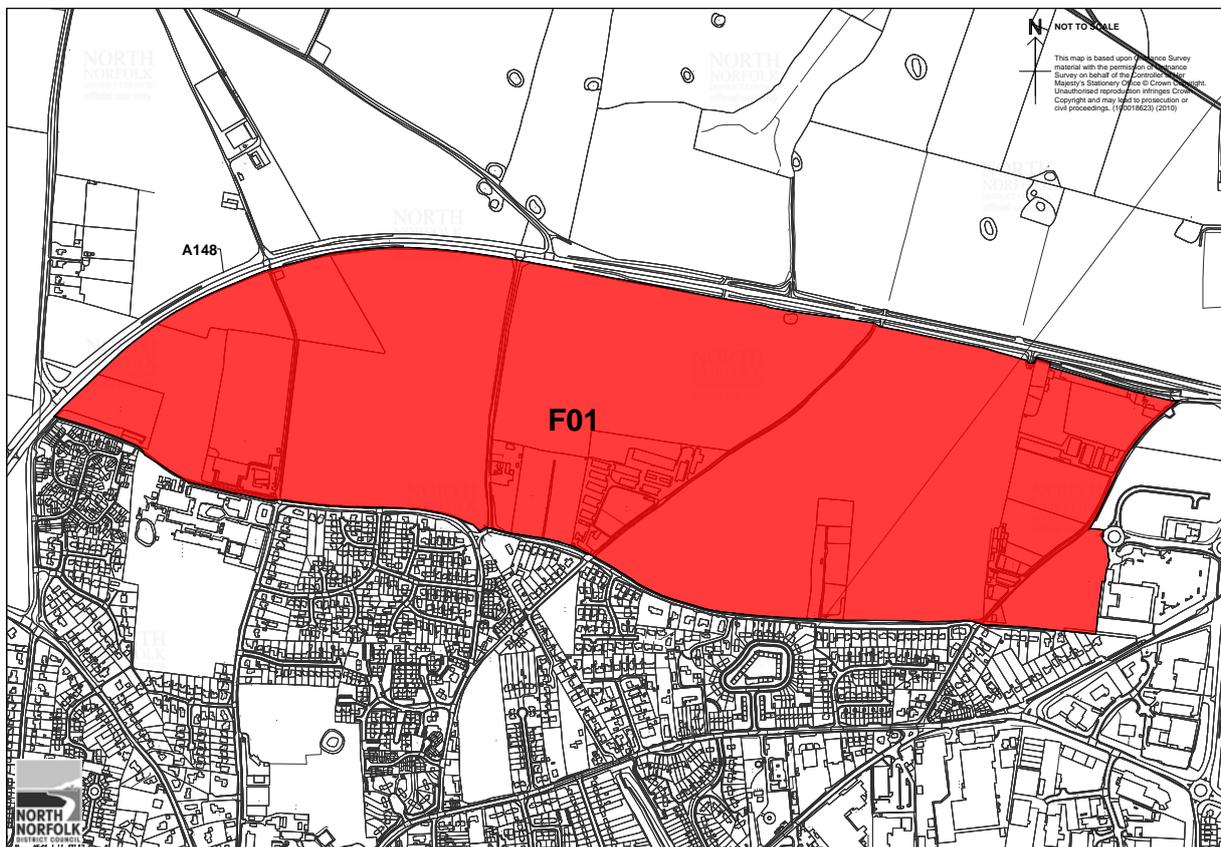
5 Allocations for Fakenham

- g. archaeological investigation if required;
- h. demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to Water Framework Directive objectives; and
- i. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

Retail development, other than that serving the needs of the proposed development, will not be permitted unless it has been demonstrated that there are no sequentially preferable sites.

Site Map

The following map shows the area of land that is allocated for development.



Map 5.2 Land North of Rudham Stile Lane (F01)

Allocations for Fakenham 5

5.2 Residential: Land Between Holt Road & Greenway Lane (F05)

Description

5.2.1 This brownfield site lies within a densely developed area of Fakenham and is used for a mixture of uses including a doctors surgery, agricultural machinery suppliers, retail warehouse, Anglian Water depot and a small number of residential properties. Parts of the site either have planning permission or the Council has resolved to grant permission for residential development. Most of the existing buildings on the site are poor quality and have a negative impact on the appearance of this part of Fakenham.

Constraints

5.2.2 Whilst recognising that this site is in a number of ownerships the Council would favour comprehensive redevelopment of the entire site. Piecemeal developments of small parts of the site, particularly where they may impact adversely on the remaining development areas are unlikely to be supported. A number of the existing occupiers of the site including the agricultural machinery business, bathroom centre, and doctors surgery are investigating relocation. No development will be permitted on the doctors surgery site unless replacement facilities have been provided in Fakenham.

5.2.3 The site lies in water quality source protection zone 1/2 as identified by the Environment Agency and only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

5.2.4 The site includes a number of mature trees, particularly a group of beech trees on the frontage of the doctors surgery site and these will need to be retained.

5.2.5 The NNDC Water Infrastructure Statement has confirmed that there is limited capacity within the foul water disposal system which discharges to the River Wensum (sewage network and sewage treatment works). Early engagement with the Environmental Agency and Anglian Water is therefore essential to ensure there is adequate capacity in the system and that the objectives of the Water Framework Directive are not compromised. The precise timing of any necessary improvements will depend on rates of development elsewhere within the town. In the future the Environment Agency will be reviewing the existing consents to discharge treated water and this may impact on both the quantity and quality of discharge to the River Wensum.

5.2.6 Given the existing and former uses of the site it is possible that there is land contamination and this will need to be investigated and, if necessary, remediation works will be required prior to any development taking place.

5.2.7 Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.

Deliverability

5.2.8 The site is suitable for development and is likely to be available within the plan period. The site is in multiple ownerships and uses. Prior to development taking place agreements will need to be reached on the relocation or the retention of existing uses. In particular any development of that part of the site currently occupied by the doctors surgery will be dependant upon the re-provision of this essential community facility in an accessible location elsewhere in Fakenham.

5 Allocations for Fakenham

Policy F05

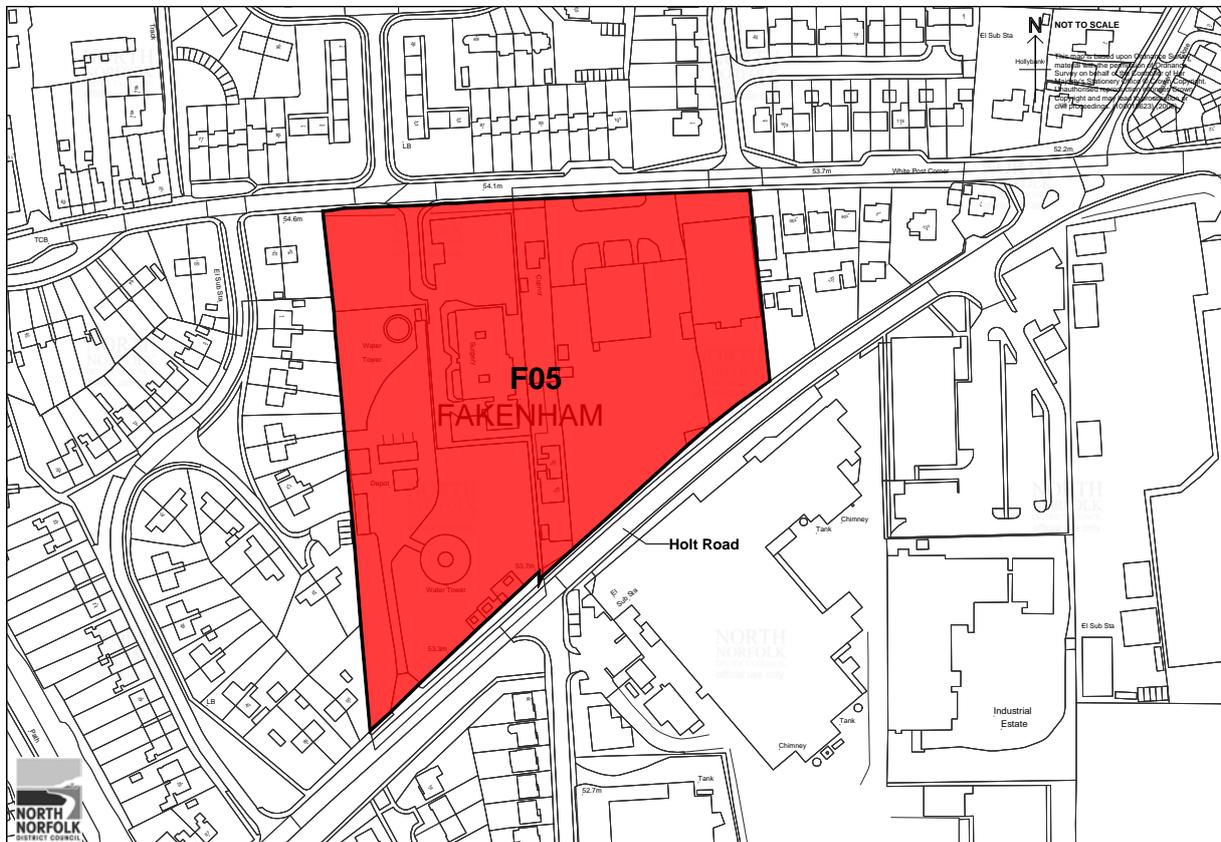
Land Between Holt Road & Greenway Lane

Land amounting to approximately 2.6 hectares is allocated for residential development of approximately 60-80 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- Prior relocation of the doctors surgery or its retention within the new development;
- retention of mature trees on the site;
- investigation and remediation of any land contamination;
- demonstration that there is adequate capacity in sewage treatment works and no adverse effect from water quality impacts on the River Wensum SAC; and,
- prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA / SAC and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

Site Map

The following map shows the area of land that is allocated for development.



Map 5.3 Land Between Holt Road & Greenway Lane (F05)

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5.3 Retail: Land at Fakenham Town Centre (ROS6)

Description

- 5.3.1** This site includes various retail units, car parking areas, an auction building, bowling alley and commercial leisure uses, a small number of dwellings and some vacant land. It presents an opportunity for comprehensive redevelopment for a mixture of retail, commercial, business and residential uses. This would expand the town's retail area with potential for units of a range of sizes and car parking space which, it is expected, would help to reinforce the future role of the town centre. This site includes part of the Conservation Area and the setting of two adjacent Listed Buildings both of which must be protected.
- 5.3.2** The Bridge Street car park site is a gap in the built-up frontage of a key town centre street. Whilst useful as a centrally located car park it detracts from the street scene and presents an opportunity for a mixture of retail, commercial and residential uses.

Constraints

- 5.3.3** The weekly market occupies part of the site, and any scheme should seek to incorporate sufficient space for the market to remain.
- 5.3.4** To the south of the site is the River Wensum which is a Site of Special Scientific Interest (SSSI) and is an attractive landscape. Views from areas of the site across this countryside should be protected and an appropriate landscape buffer to the river should be provided.
- 5.3.5** Any proposals will need to demonstrate that sufficient car parking is retained/made available.
- 5.3.6** The NNDC Water Infrastructure Statement has confirmed that there is limited capacity within the foul water disposal system which discharges to the River Wensum (sewage network and sewage treatment works). Early engagement with the Environmental Agency and Anglian Water is therefore essential to ensure there is adequate capacity in the system and that the objectives of the Water Framework Directive are not compromised. The precise timing of any necessary improvements will depend on rates of development elsewhere within the town. In the future the Environment Agency will be reviewing the existing consents to discharge treated water and this may impact on both the quantity and quality of discharge to the River Wensum.
- 5.3.7** This is a brownfield site and therefore a study will be required identifying previous site uses and potential contaminants that might be expected in order to fully assess any risks.
- 5.3.8** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.

Deliverability

- 5.3.9** The site is in multiple ownership and is likely to be developed in phases. The Council will therefore seek early preparation of a development brief to investigate the appropriate mix of uses and delivery mechanisms to bring the proposal forward. Whilst phased development will be acceptable this will only be permitted if each phase complies with the principles of the Development Brief. Identifying the area as a Retail Opportunity Site is part of the delivery process - Core Strategy policy SS5 protects such sites in town centres from residential redevelopment, therefore maintaining its availability for town centre retail investment. Residential uses will, however, be appropriate on upper floors to help with scheme viability.

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Policy ROS6

Land at Fakenham Town Centre

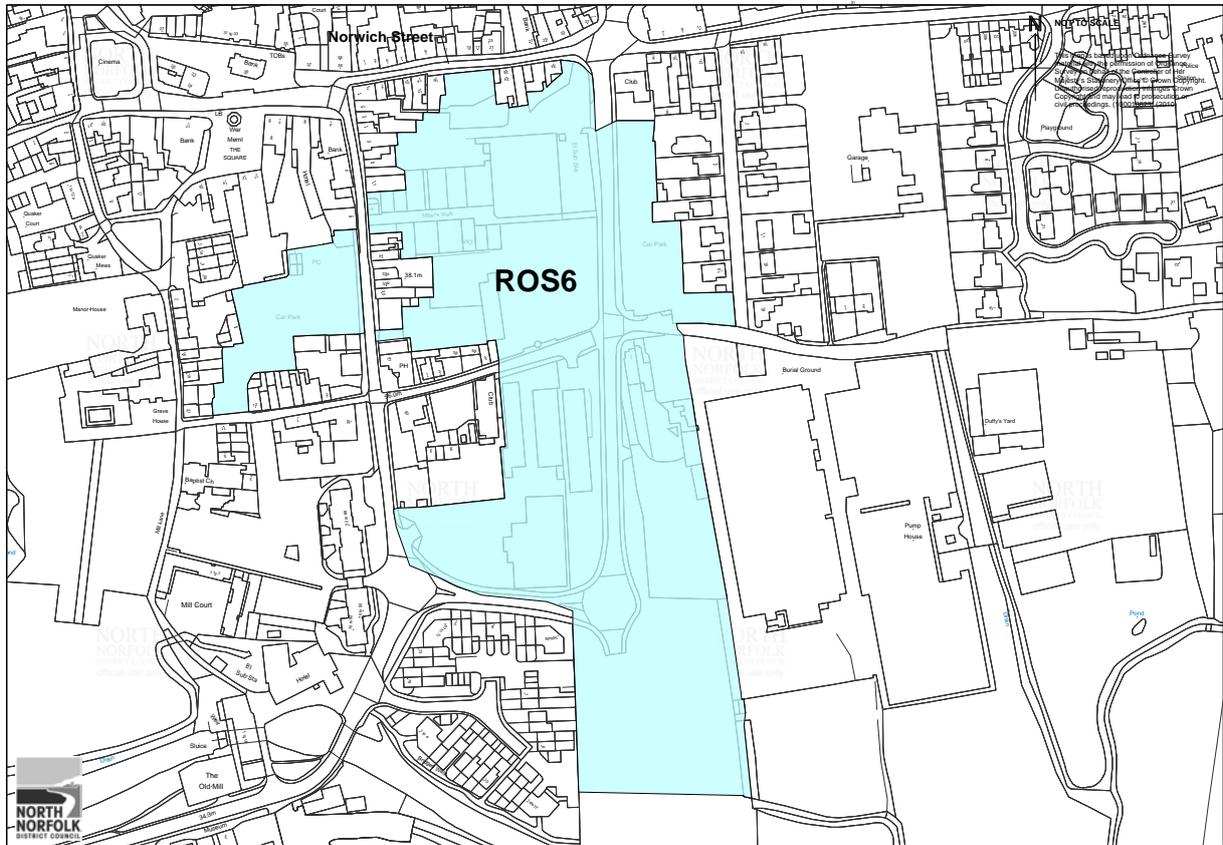
An area of approximately 3.9 hectares is allocated as a Retail Opportunity Site. Development of retail and other town centre uses with residential accommodation and other uses above will be permitted. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- a. prior approval of a Development Brief which identifies and details the mix of uses, design criteria, layout, landscaping, etc, including:
 - how the scheme will be integrated with the remainder of the town centre, with links through to Bridge Street and Norwich Street, and be designed and laid out in such a way as to complement the town centre rather than compete with it;
 - how development will respect and reinforce the market town character of Fakenham and be sympathetic to the appearance of its historic centre, whilst creating an interesting new area of townscape;
 - the amount of car parking required, which should be appropriately designed and linked to the town as a whole;
 - how the development will respect the integrity, character, appearance and setting of the adjacent Listed Buildings and enhance the Conservation Area; and,
 - sustainable transport including cross town and town centre traffic circulation.
- b. retention or re-provision of the weekly market on a town centre site;
- c. demonstration that there is adequate capacity in sewage treatment works and no adverse effect from water quality impacts on the River Wensum SAC; and,
- d. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA / SAC and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

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Site Map

The following map shows the area of land that is allocated for development.



Map 5.4 Land at Fakenham Town Centre (ROS6)

5 Allocations for Fakenham

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14 Monitoring & Implementation

- 14.0.1** The successful implementation of the allocations made in this document is dependant upon the timely delivery of the infrastructure required to support it. In North Norfolk, key infrastructure constraints include poor public transport, ageing sewage disposal networks and limited treatment works capacity, energy supply, education and health provision. Local surface water drainage issues arise in a number of locations across the district.
- 14.0.2** The issues raised by infrastructure providers were taken into account in the development of the Core Strategy and were influential in determining an appropriate scale of growth in each place and when this growth may occur. Additional information has since been received, notably following the findings of the water quality Review of Consents process and the Water Framework Directive. In developing the allocations made in this Plan, the Council has identified infrastructure constraints, and the policies attached to each of the allocations identify where these will need to be addressed before development can occur.
- 14.0.3** This section summarises the current position regarding key infrastructure. Table 14.1 'Monitoring of Site Allocations' identifies the targets to be monitored on each of the allocations.

Water Supply

- 14.0.4** Anglian Water has a statutory obligation to meet the growth for North Norfolk and is working on a 25 year plan to improve water supply in Norfolk. With the exception of a small area to the south east of the district which is served by the Broads, North Norfolk's water resources are entirely dependent on the North Norfolk Coast Cromer Ridge chalk aquifer. Currently bore hole levels are about 70% full which is adequate.
- 14.0.5** To serve new development, developers make a formal request to Anglian Water for water supply to be provided to new properties and then pay the difference between the cost of the scheme and the income that Anglian Water expect to receive from water rates over a 12 year period. Anglian Water has indicated that the water supply networks have capacity available, and therefore no constraints are anticipated.
- 14.0.6** A large part of the district is in an area identified in the Environment Agency North Norfolk Catchment Abstraction Management Strategy as having no water available for further water abstraction licencing. All allocations made in this document are therefore subject to a standard requirement (Core Strategy Policy EN6) to minimise water consumption.

Foul Sewerage Networks

- 14.0.7** Anglian Water has indicated that there is either limited, or no, spare capacity in the foul sewerage networks for all of the main settlements. Therefore this constraint will need to be overcome before development can proceed. Typically developers will be expected to contribute to funding upgrades to the existing network or provide new network connections to Sewage Treatment Works (STWs) to adoptable standards.

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Sewage Treatment Works (STWs)

- 14.0.8** While infrastructure associated with water supply and sewers can be provided and funded by developers, upgrades to STWs can only currently be provided by Anglian Water, and this work is dependent on a five-year funding cycle.
- 14.0.9** The Water Infrastructure Statement has identified several settlements where there is either limited or no capacity at existing STWs. Whilst brownfield sites may be brought forward in these areas, if the proposed flow rate is no greater than the current / previous flow rate, greenfield allocations will need to be phased so that development does not occur ahead of improvements to the STWs. Anglian Water's funding is fully committed in this Asset Management Plan, and therefore 2015 is the earliest that any improvements can be made in the area.
- 14.0.10** Development in particular locations will therefore need to be phased until the sewage treatment works are upgraded. Anglian Water has indicated that the low levels of development in the Service Villages would not cause concern except for at Blakeney, Corpusty, Roughton and Walsingham.
- 14.0.11** Anglian Water has indicated the timescale at which they would be able to do the necessary upgrading works and these are an important constraint to development in the early years of the plan period. The improvement works are dependent on sufficient funding and Anglian Water's priority listing of works in the Anglian region.
- 14.0.12** There could be severe consequences for nature conservation sites downstream of development if sufficient infrastructure is not in place, and there is particular concern about development proposed in areas that ultimately discharge their treated foul water into the Wensum / Broads system. The consent limits are set to ensure the required water quality standards can be achieved. In particular the Water Framework Directive will impose certain standards of water quality which may mean that improvements are needed to existing STWs consents even if no extra flows from development growth are received. Anglian Water will need to include these works in their funding programme as necessary.

Drainage

- 14.0.13** Some areas of North Norfolk suffer from poor drainage, however this is generally on a small scale. There is opportunity to address this through provision of Sustainable Urban Drainage Systems (SUDS) in new development, however these are not appropriate in all geological conditions. Run-off of surface water is a particular problem in relation to the soft cliffs along the North Norfolk coast which can add to coastal erosion problems, therefore development must demonstrate that changes in surface water drainage created by development does not exacerbate erosion.
- 14.0.14** Where the Council is aware of specific localised surfaced water flooding, this is referred to in the policies relating to that particular site.

Energy Provision

- 14.0.15** Many areas of North Norfolk are without mains gas which leads to reliance on oil and electricity, creating issues of fuel poverty in some parts of the district. This is despite Bacton Gas Terminal, which imports a significant proportion of the UK's gas, being located in the district. Existing and proposed off-shore wind farms in Norfolk will not necessarily feed

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directly into local energy supply. EDF Energy is the electricity supplier for North Norfolk and the area is fed from three distinct parts of the EDF distribution network which have particular issues as follows:

- 14.0.16** The west of the district is supplied from a major grid substation at Hempton, near Fakenham, which is approaching maximum capacity. However, there is sufficient capacity at the primary substation at Fakenham to meet predicted residential expansion in Fakenham and the immediate area. Any significant development of the former Sculthorpe Airbase, e.g. Tattersett Business Park, will require the replacement of the transformers at the Coxford Primary Substation. Development in Wells-next-the-Sea will require works to the Primary Substation at Egmere.
- 14.0.17** The central area of the district is supplied from a major grid substation near Cawston (in the Broadland District Council area). There are no issues regarding the capacity available, however works will be required to the Cromer Primary Substation before the existing capacity can be utilised to serve new development in Cromer.
- 14.0.18** The eastern part of the district is supplied from the Cawston substation and another at Thorpe in Norwich. At times of peak load these circuits are operating very close to their maximum capacity and major reinforcement works would be required to these stations, and also to the Scarborough Hill switching station near North Walsham, to meet any significant growth in the area which includes the main settlements of Hoveton, North Walsham, Stalham, and Service Villages of Ludham, Catfield and Horning. This project would involve a multi-million pound investment and would take at least three to four years to implement. In addition, before any significant increase in electricity demand in North Walsham itself can be met, further works at the North Walsham primary substation are also required.
- 14.0.19** The electricity capacity which was released by the closure of HL Foods in North Walsham has recently been utilised by the expansion of other businesses in the town and is no longer available to be used at this site.
- 14.0.20** The relatively low levels of growth proposed in the villages can be accommodated within existing capacity unless there is a significant cumulative effect. However, capacity problems need to be addressed before growth can occur in Cromer, Stalham, Wells-next-the-Sea and, in particular, North Walsham. EDF Energy have indicated that the works required at Cromer and Wells-next-the-Sea would take about 12 to 18 months from instruction, however the works required at North Walsham will take approximately three to four years. EDF Energy do not carry out the upgrades required until they are certain that development will occur, therefore in all events developers should contact EDF Energy directly at the earliest possible opportunity to determine the capacity available and the lead in time for any works required.
- 14.0.21** While electricity demands from residential development are relatively easy to assess, this is not the case with employment areas as electricity demand can vary widely depending on the nature of the businesses which may choose to locate there. Therefore EDF Energy cannot give assurance that there will be sufficient power available for employment areas without having specific details of the nature and size of the businesses and sufficient lead in time. Therefore businesses interested in occupying employment land should also contact EDF Energy directly at the earliest possible opportunity to determine the capacity available and the lead in time for any works required.
- 14.0.22** In light of these constraints, and in light of Government targets for zero carbon development, on-site renewable sources of energy are encouraged for all developments, especially those in areas with substation capacity issues (see Core Strategy Policy EN6 'Sustainable construction and energy efficiency').

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Education

- 14.0.23** Norfolk County Council is the local education authority and is currently reviewing education provision in the district, based on revised pupil forecasts. High Schools serving the area are in Aylsham, Cromer, Fakenham (including sixth form centre), Hoveton, North Walsham (including separate post 16 college), Reepham, Sheringham (including sixth form centre), Stalham and Wells-next-the-Sea. The number of primary school aged children in the area has been steadily declining and this fall in pupil numbers is now beginning to impact on local secondary schools. However, the decline in primary pupil numbers now appears to be stabilising. The Education Authority has indicated that the pupils emerging from the levels of housing proposed in the Service Villages could be accommodated within existing provision, however in some of the towns there may be problems with lack of capacity. Particular problems identified by the Education Authority are listed below, however, pupil number forecasts change over time and do not extend beyond 2012 - as such the combined impact of new housing and declining pupil numbers cannot be accurately quantified and will need to be kept under regular review.
- 14.0.24 Cromer:** All three schools are located on the same campus and expansion would be extremely difficult as the site and playing fields fall below DfES recommended size standards. High school pupil numbers are predicted to steadily decline which could create additional surplus spaces, however the number of primary aged pupils is predicted to increase. Given the restricted nature of the sites, there is a risk that the additional pupils emerging from new housing may not be able to be accommodated through an expansion of the existing schools, and an additional site might need to be identified to ensure there is long term flexibility to deliver additional local school places if required (see proposed allocation ED2).
- 14.0.25 Fakenham:** A housing allocation of 800-900 dwellings would generate sufficient pupils to support a new 210 space primary school and a site for this should be identified, however a review of school provision in Fakenham would be required in order to establish whether a new school is needed. High school pupil numbers are forecast to decline which may create spare capacity, and small scale expansion at the high school should also be achievable (see proposed allocation F01).
- 14.0.26 Holt:** Holt is served by Sheringham High School and new development in Holt would lead to additional places being required at Sheringham High School. This is currently at capacity and operates from a restricted site and the playing fields already fall below DfES guidelines, meaning that there may be significant difficulties in accommodating additional pupils. High school pupil numbers are predicted to decline slightly which could create some additional capacity, however the combined effect of housing at Holt and Sheringham will place the high school under pressure and expansion of the school playing fields may be necessary. There is spare capacity at Holt Primary School and some limited capacity for further expansion in situ.
- 14.0.27 Hoveton:** Allocations in the Greater Norwich / Broadland District Council LDF will also be within the Broadland High School catchment area, however pupil numbers in this area are declining and there is some scope for expansion of the existing sites, so it should be achievable to accommodate pupils generated from the proposed levels of housing.
- 14.0.28 North Walsham:** The high school site is restricted and landlocked which would make future expansion in situ difficult, however there is some spare capacity at the high school and pupil numbers are forecast to decline. There is some scope to expand Millfield Primary School in situ to accommodate the additional pupils, however pupil numbers will need to be closely monitored and an additional school site identified to ensure additional school places can be delivered if required (see proposed allocations NW01, NW04-07 and NW30).
- 14.0.29 Sheringham:** Sheringham High School, Woodfields Special School and Sheringham Primary

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School share a site which is restricted and expansion in situ would be very difficult. Primary and high school numbers are predicted to decline slightly up to 2012 which could create additional capacity, however the combined effects of housing in Holt and Sheringham will place the high school under pressure. Declining pupil numbers may provide sufficient flexibility to meet this need, however the impact beyond 2012 is not known. Pupil numbers at the primary and high school will need to be closely monitored and if high numbers do emerge from new housing, expansion of the school playing fields may be necessary.

- 14.0.30 Stalham:** It is anticipated that pupils from the housing proposed could be accommodated within existing provision, however limited expansion and adaptations could be required at the high school and infants school.
- 14.0.31 Wells-next-the-Sea:** There is spare capacity at the high school and primary school and pupils generated from the housing proposed could be easily accommodated within existing school provision.

NHS Norfolk

- 14.0.32 NHS Norfolk** is responsible for the commissioning of health services in North Norfolk and has recently approved its 5 year strategic plan for the provision of health services throughout Norfolk. There are some 15 GP practices in North Norfolk as well as 14 NHS dental practices. Intermediate care facilities are located in North Walsham and Fakenham. A review of dental capacity throughout Norfolk is currently underway and additional capacity is being commissioned in Cromer, Holt / Burnham Market/Wells-next-the-Sea, Fakenham and Hoveton / Wroxham. The commissioning currently being undertaken is based on existing population requirements and will need to be increased in future to cope with further development. The levels of housing proposed in the Service Villages could, in general, be accommodated within existing provision for these villages. However, there may be capacity problems in some of the principal and secondary settlements with the levels of housing proposed.
- 14.0.33 Cromer:** The existing GP facilities are already over capacity and would not be able to accommodate any additional patients NHS Norfolk is currently looking at options with the practice but additional capacity would have to be provided to cope with the proposed level of housing growth. There is currently some NHS dental capacity and NHS Norfolk is commissioning additional activity.
- 14.0.34 Fakenham:** The housing allocation proposed would exceed current GP capacity. However, plans are already in hand to provide new GP facilities in the town which would have sufficient capacity for the proposed growth. Fakenham acts as a hub for the local area as far as people seeking dental treatment is concerned so capacity is being commissioned here even though the provision per head is above the Norfolk average.
- 14.0.35 Holt:** The existing GP facilities are adequate for the proposed level of housing growth. However, there is currently no NHS dental provision in Holt. Activity is currently being commissioned in Holt / Burnham Market / Wells-next-the-Sea.
- 14.0.36 Hoveton:** The existing GP facilities are adequate for the proposed level of housing growth. However, it is recognised that there will also be growth in the area relating to the Greater Norwich Development Partnership area. NHS Norfolk is currently reviewing capacity in that area and planning for additional infrastructure that may be required in the neighbouring district. There is currently no NHS dental provision in Hoveton / Wroxham, although NHS

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Norfolk is planning to commission activity in the locality later in 2009/10. Once again, this will not be sufficient for the new developments here and in the neighbouring areas and additional capacity will be required.

- 14.0.37 North Walsham:** NHS Norfolk is currently looking at the re-provision of the existing intermediate care facilities and this will take account of the proposed growth. However, the physical capacity of GP facilities to accommodate expansion is very limited and some additional capacity will be necessary. North Walsham has 4 NHS dental practices and a reasonable provision for the current population. One newly commissioned practice only opened in March 2009. Additional service capacity will be required, although the physical capacity is likely to be sufficient.
- 14.0.38 Sheringham:** The existing primary care facilities have recently been upgraded and expanded and are sufficient to accommodate the planned, limited growth in and around the town. A dental suite is available in the health centre, but additional service capacity may be required. The NHS dentist practice in Sheringham has sufficient capacity for the existing population so, with limited growth planned, dental capacity should be satisfactory.
- 14.0.39 Stalham:** The existing GP facilities have some physical capacity to accommodate the proposed growth, but this would have to be reviews and some expansion of capacity might be necessary. The same applies to NHS dentistry capacity.
- 14.0.40 Wells:** Although the proposed growth is relatively limited, the existing GP facilities are already at their limit so some expansion of capacity will be necessary. There is some existing NHS dentistry available, but further activity is currently being commissioned in Holt / Burnham Market / Wells-next-the-Sea.

Monitoring

- 14.0.41** The monitoring and review of the effectiveness of Local Development Documents (LDDs) are key aspects of the new planning system, and should be undertaken on a continuous basis. By identifying appropriate indicators and targets, the effectiveness of policies and proposals 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. The allocations in this document are intended to achieve the stated objectives of the Core Strategy. Many aspects of the Core Strategy therefore depend upon the successful implementation of these allocations. It is important, therefore, to monitor their implementation and evaluate their effectiveness.
- 14.0.42** An Annual Monitoring Report is produced in December each year and this is the main record of monitoring information. Progress on the implementation of the allocations will need to be reviewed in order for the Council (and where necessary its partners) to respond by either taking action to secure or encourage their implementation, or to revise Local Development Documents, as appropriate. The need to intervene, or otherwise, will be kept under regular review.
- 14.0.43** All of the allocations made in this Plan will first need to secure planning permission, a number will require the prior approval of development briefs, and some will be dependant upon the provision of additional facilities or infrastructure. These factors have been taken into account in setting the performance indicators for each site. Where dates specify that development may need to be delayed, the dates specified are the latest dates, and earlier delivery will be permitted where this is possible.
- 14.0.44** The Core Strategy includes a set of adopted monitoring targets, many of which are directly

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applicable to individual development sites. The following table (Table 14.1) shows a summary of the allocations made, monitoring criteria (indicators), delivery targets, source of the target, and responsibility for implementation.

14.0.45 Additional areas that may require monitoring include:

- Capacity of infrastructure in settlements; and
- capacity of schools and their ability to accommodate children arising from the development proposed, particularly in Cromer where a site for future school expansion is allocated.

14.0.46 In addition, the Appropriate Assessment⁽⁶¹⁾ identified a number of mechanisms by which new development could impact on European Wildlife Sites and specified measures to ensure that any actual adverse effect is avoided. These include a monitoring programme to assess a baseline and therefore identify any change in visitation / disturbance impact on designated sites as a result of additional development. Whilst in most cases it is not considered that an adverse effect on the integrity of the site's interests is likely as a result of the allocations, the monitoring is recommended due to the uncertain behaviour of future residents. This should enable a quick response to any impacts that have the potential to lead to an adverse effect on the integrity of international sites. The Appropriate Assessment recommends that monitoring programmes should be developed for:

- The North Norfolk Coast sites;
- The Broads / Broadland sites;
- Great Yarmouth North Denes; and
- Winterton-Horsey.

14.0.47 This is relevant for allocations in all selected settlements except for Aldborough, Bacton, Mundesley, Overstrand and Roughton.

14.0.48 The Council is committed to working in partnership with Natural England and adjoining authorities whose growth will also increase recreational and visitor pressure on these areas. The Council will publish further work on this matter.

The Appropriate Assessment notes that early provision of open space associated with new developments, or improvements to existing provision, will have some effect on limiting additional pressure on designated sites (especially with regard to day-to-day use for dog walking and other activities) and should be sought in all cases. Core Strategy policy requires the provision of public open space in all schemes of 10 or more dwellings and this should be provided early in the development of a site to establish its use among residents and ensure that this limiting effect on designated sites is realised. It is therefore important to monitor provision to ensure that it is provided in a timely and appropriate manner.

14.0.49 New development also has the potential to affect water quality through discharge of increased nutrient levels. The Appropriate Assessment identified that further consideration and possible assessment of water quality information arising from ongoing or commissioned studies will be required to fully assess possible impacts on water quality in the catchment of international sites. The Council has produced a Water Infrastructure Statement (March 2010) which identifies particular constraints and relevant site policies requiring prior demonstration of adequate capacity before development can proceed.

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Monitoring of Site Allocations

14.0.50 The table below sets out key requirements and targets to be monitored and achieved for each proposed allocation.

Settlement / Site Details	Key Requirements	Performance Indicator and (Policy Source)	Responsible Agency
STANDARD MONITORING ON ALL RESIDENTIAL SITES			
All allocations incorporating residential development of sufficient size to trigger Core Strategy policy requirements.	To complete the specified number of dwellings for each site within 15 years of Plan adoption.	Number of dwellings completed each year and reasons for under provision assessed against latest housing trajectory. (Core Strategy SS3)	Private sector developers, Housing Associations, infrastructure providers and Planning Authority.
	To complete 45% of dwellings as affordable in Principal and Secondary Settlements, 50% in Service Villages.	Proportion of affordable dwellings built on each scheme and reason for any shortfall. (Core Strategy policy H02)	
	To complete 20% of dwellings to lifetime homes standard.	Proportion of Lifetime Homes properties built and reasons for any shortfall. (Core Strategy policy H01)	
	To ensure 40% of all dwellings built contain two bedroom or less.	Proportion of one and two bedroom properties and reason for any shortfall. (Core Strategy H01)	
	To ensure dwellings achieve a three star rating under the Code for Sustainable Homes rising to four star by 2013.	Number of dwellings not reaching required sustainable construction standards and reasons why. (Core Strategy policy EN6)	
	Ensure that 10% of energy needs of development are generated on site.	Number of sites not reaching required renewable energy targets and reasons why (Core Strategy EN7).	
	Ensure that land is developed in an efficient way.	Number of sites not achieving the require density targets and reasons why.	
	Monitor capacity at WwTW and schedule of upgrades to sewage treatment works and foul sewerage network.		
	Monitor the water quality status of watercourses.		
SPECIFIC ADDITIONAL MONITORING ON SELECTED SITES			

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Settlement / Site Details	Key Requirements	Performance Indicator and (Policy Source)	Responsible Agency
Cromer			
All residential allocations – C01,C04,C07/08,C14,C17	Compliance with standard Monitoring Targets for residential allocations.	Standard Performance Indicators.	Private sector developers and Housing Associations.
	To protect the condition of Natura 2000 sites.	Prior approval of a programme of monitoring to assess impacts of development on the North Norfolk coast sites, with appropriate management responses if adverse impacts of visitation are determined.	NNDC, adjacent Authorities, Natural England and site owners/managers.
	Upgrades of Cromer Sewage Treatment Works.	Between 2011-16	Anglian Water
ROS3 – Retail opportunity site			
ROS4 – Retail opportunity site			
Fakenham			
All residential allocations – F01,F05/13	Compliance with standard Monitoring Targets for residential allocations.	Standard Performance Indicators.	Private sector developers and Housing Associations.
	To protect the condition of Natura 2000 sites.	Prior approval of a programme of monitoring to assess impacts of development on the North Norfolk coast sites, with appropriate management responses if adverse impacts of visitation are determined.	NNDC, adjacent Authorities, Natural England and site owners/managers.
	Upgrades of Fakenham Sewage Treatment Works.	Between 2011 -16. Likely to be required by 2016 depending on rates of development elsewhere in Fakenham.	Anglian Water
ROS06/07- Retail opportunity site			
Holt			
All residential allocations – H09,H15	Compliance with standard Monitoring Targets for residential allocations.	Standard Performance Indicators.	Private sector developers and Housing Associations.
	To protect the condition of Natura 2000 sites.	Prior approval of a programme of monitoring to assess impacts	NNDC, adjacent Authorities, Natural

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Settlement / Site Details	Key Requirements	Performance Indicator and (Policy Source)	Responsible Agency
		of development on the North Norfolk coast sites, with appropriate management responses if adverse impacts of visitation are determined.	England and site owners/managers.
CP10- Proposed Car Park			
Hoveton			
HOV03	Compliance with standard Monitoring Targets for residential allocations.	Standard Performance Indicators.	Private sector developers and Housing Associations.
North Walsham			
All residential allocations – NW01,NW24,NW28a,NW44	Compliance with standard Monitoring Targets for residential allocations.		Private sector developers and Housing Associations.
ROS8 – Vicarage Street car park			
E10 - 5ha (13 acres) employment			
ED1 - Education			
Sheringham			
All residential allocations – SH04,SH05, SH06, SH14	Compliance with standard Monitoring Targets for residential allocations.	Standard Performance Indicators.	Private sector developers and Housing Associations.
	To protect the condition of Natura 2000 sites.	Prior approval of a programme of monitoring to assess impacts of development on the North Norfolk coast sites, with appropriate management responses if adverse impacts of visitation are determined.	NNDC, adjacent Authorities, Natural England and site owners/managers.
	Upgrades of Cromer Sewage Treatment Works.	Between 2011 -16	Anglian Water
ROS5 - Retail Opportunity site			
Stalham			
ST01	Compliance with standard Monitoring Targets for residential allocations.	Standard Performance Indicators.	Private sector developers and

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Settlement / Site Details	Key Requirements	Performance Indicator and (Policy Source)	Responsible Agency
			Housing Associations.
Wells-next-the-Sea			
W01	Compliance with standard Monitoring Targets for residential allocations.	Standard Performance Indicators.	
	To protect the condition of Natura 2000 sites.	Prior approval of a programme of monitoring to assess impacts of development on the North Norfolk coast sites, with appropriate management responses if adverse impacts of visitation are determined.	
CP2 - Car Park			
All Service Village Allocations	Compliance with standard Monitoring Targets for residential allocations.	Standard Performance Indicators.	Private sector developers and Housing Associations

Table 14.1 Monitoring of Site Allocations

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Appendix A Glossary

Adoption - prior to the document being used for decision making by Planning Officers it must be 'adopted' by the council through its democratic representatives (councillors).

Affordable Housing - non-market housing, provided to those whose needs are not met by the market for example homeless persons and key workers. It can include social-rented housing and intermediate housing. Affordable housing should:

- meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and
- include provision for the home to remain at an affordable price for future eligible households, or if these restrictions are lifted, for the subsidy to be recycled for additional affordable housing provision.

Allocation - an identified area of land that it is intended to be developed for a specific type of new development.

Annual Monitoring Report(AMR) - a report produced at the end of each year assessing the Council's progress and the extent to which policies in Local Development Documents are being successfully implemented.

AONB - Area of Outstanding Natural Beauty, a national designation intended to protect areas of significant landscape importance.

Appropriate Assessment - is required for a plan or project which, either alone or in combination with other plans or projects, is likely to have a significant effect on the integrity of a European Protected wildlife site under the *Habitats Directive* and the *Conservation (Natural Habitats &c.) Regulations 1994*.

Biodiversity - the whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Brownfield Land - previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed-surface infrastructure. The definition includes defence buildings but excludes land that has been occupied by agricultural or forestry buildings and private residential gardens, parks and allotments which have not been previously developed. A detailed definition can be found in Planning Policy Statement 3: Housing.

Coastal Erosion Constraint Area - a band of land between the shore and the 100 year erosion line from the Shoreline Management Plan where new developments are limited.

Conservation Area - an area of special architectural and / or historic interest that deserves preservation or enhancement of its character or appearance.

Constraint - a limiting factor that affects the likelihood of development, such as an environmental designation.

Contaminated Land - land that has been polluted or harmed in some way making it unfit for safe development unless cleaned.

Consultation - informal engagement with specific and general consultees.

Consultation Statement - shows how the community were involved in the preparation of the Site Allocations Development Plan Document and discusses the main issues raised and how they were addressed.

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Core Strategy - sets out the long-term spatial vision and spatial objectives for the District and the strategic policies and proposals to deliver that vision.

Designations - are existing large areas, which share common characteristics, and are subject to specific policies in the Core Strategy which manage the types of development that may be permitted. Unlike allocated sites the Council is not promoting a specific development in these areas but may allow development if it complies with the adopted policies.

Developer's Contribution - legal agreements between a planning authority and a developer to ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.

Development - development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land". Not all development requires planning permission.

Development Brief - a document that outlines detailed planning requirements for the development of a site. It is subject to public consultation prior to publication.

Development Plan - this consists of Regional Spatial Strategies and Development Plan Documents contained within the Local Development Framework including the Core Strategy. Together these make up the policies taken into account when determining planning applications.

Development Plan Documents (DPDs) - these are prepared by the relevant plan-making authority. They are planning documents subject to independent examination. There is a right for those making representations to be heard at an independent examination.

Disability Discrimination Act - 1995 Act which aims to end the discrimination that many disabled people face.

Dormitory Settlements - Somewhere where people live and commute elsewhere for employment.

Dwellings - Individual units or units within a building which provide a residential home.

East of England Plan - the Regional Spatial Strategy prepared by the East of England Regional Assembly which set out policies for the future of the region to 2021.

Employment Land - Land specifically identified and reserved for particular categories of employment generating development.

Evidence Library - Library of all the relevant documents associated with the Site Specific Proposals (Site Allocations) accessed through the NNDC web pages and made available to the Examining Inspector.

Examination - an opportunity for comments on submitted documents to be considered by an independent inspector appointed by the Government. The purpose of the Examination is to consider if the development plan is 'sound', i.e. it 'shows good judgement' and 'is able to be trusted'.

Exception Sites - parcels of land which are not allocated for development but may be developed exclusively for affordable housing subject to planning permission under the policies of the Core Strategy.

Flood Risk Zones -

- **Zone 1 Low Probability** - this zone comprises land assessed as having a less than 1 in 1000 chance of river and sea flooding in any year (<0.1%)

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- **Zone 2 Medium Probability** - this zone comprises land assessed as having between a 1 in 100 and 1 in 1000 chance of river flooding (1% - 0.1%) and between a 1 in 200 and 1 in 1000 chance of sea flooding (0.5% - 0.1%) in any year
- **Zone 3a High Probability** - this zone comprises land assessed as having a 1 in 100 or greater chance of river flooding (>1%) and a 1 in 200 or greater chance of flooding from the sea (>0.5%) in any year
- **Zone 3b The Functional Floodplain** - this zone comprises land where water has to flow or be stored in times of flood

Greenfield Land - land (or a defined site) usually farmland, that has not previously been developed.

Highway Authority - a local authority (County Council or Unitary Authority) with the responsibility of planning and maintaining the highways network (excepting trunk roads and motorways) and transportation within their areas.

Implementation - carrying out the proposed actions to required standards that are set out in the plan.

Independent Examination - an examination held in public by a Government appointed Inspector from the Planning Inspectorate.

Infrastructure - key services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Infill Development - developments which are not allocated sites but are permissible under the designations and policies set out in the Core Strategy.

Justified - the decisions in the document should be justified, having sought the participation of the local community and others having an interest in the area and the choices made in the plan having been backed up by facts/research.

Landscape Character - a distinct pattern or a consistent combination of elements in the landscape of an area.

Listed Building - a building mentioned in statutory lists as being of special architectural or historic interest. There are different grades of listing to indicate relative interest.

Local Development Framework (LDF) - this includes a portfolio of Local Development Documents that provide a framework for delivering the spatial planning strategy for the area. It also contains a number of other documents, including the Annual Monitoring Report, and any 'saved' plans that affect the area.

Lower Tier COMAH Site - Control of Major Accident Hazards Regulations 1999 applies to establishments where specified quantities of dangerous substances are present, or likely to be present.

Major Hazard Zones - These zones are generated by the Health and Safety Executive, based on risk assessments carried out by its specialists for major hazard site or pipelines.

Mitigation - actions necessary to be implemented to ensure that any negative impacts of development are minimised.

Monitoring (and review) - the process of measuring (in terms of quantity and quality), the changes in conditions and trends, impact of policies, performance of the plan against its objectives and targets, and progress in delivering outputs.

National Planning Guidance - the Local Development Framework is directed by 'The Town and Country Planning (Local Development) (England) Regulations 2004' and the subsequent 2008 amendments. These set out the requirements and the overall process of the publication of

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Supplementary and Development Plan Documents. In conjunction with this Planning Policy Guidance Notes (PPGs) and their replacements Planning Policy Statements (PPSs) are prepared by the government to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

Needs - the necessary requirements of the public, which may be less or different than their demands.

North Norfolk Catchment Abstraction Management Strategy - is an Environment Agency document which investigates the competing issues for the water resource in the area. It assesses availability and the balance between environmental needs and the needs of people.

North Norfolk Community Partnership - formed in 2002, it brings together decision-makers and service deliverers in North Norfolk to “promote or improve the economic, social and environmental well-being of the area and contribute to the achievement of sustainable development in the region”. Produced the Community Strategy in 2004 and the Sustainable Community Strategy in 2008.

North Norfolk Open Space and Recreation Study - was carried out in 2005 to provide guidance on the provision of open space standards, advise the management of sports facilities, enable prioritising of resources and funding and to inform the review of the Local Plan.

Open Land Areas - areas of open space which make an important contribution to the appearance or opportunities for informal recreation in an area.

PADHI - HSE Planning Advice for Developments near Hazardous Installations is the name given to the methodology and software decision support tool developed and used by the HSE. It is used to give advice on proposed developments near hazardous installations.

Preferred Options - the Preferred Options consultation for the Site Specific Proposals (Site Allocations) was carried out in 2006 (and in 2008 for Coastal Service Villages). It highlighted sites which were considered to be the most appropriate for meeting the development needs and delivering the aims and objectives of the Core Strategy. It compared the sites and allowed an opportunity for anyone who would be affected by the allocations to have their say before the council considered them further.

Participation - wide formal engagement with the community.

Planning Condition - a written condition in a planning permission that requires the development in some way to achieve a stated purpose.

Planning Obligation (and agreement) - legal agreements between a planning authority and a developer to ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.

PPG & PPS - Planning Policy Guidance Note & Planning Policy Statement. National planning guidance issued by the government.

Primary Shopping Area - a defined designated area within towns as indicated on the Proposals Map focusing on a broad range of shopping, commercial cultural and other uses as directed by Core Strategy Policy SS5.

Principal Settlement - Cromer, Holt, Fakenham and North Walsham - where the majority of the new commercial and residential development will take place.

Proposal - a positive worded policy of the Council that proposes a course of action or an allocation of land for a particular use or development.

Proposals Map - the Proposals Map illustrates all policies contained in DPDs, together with any saved policies. It is updated each time a DPD is adopted.

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Ramsar Site - an international designation to protect areas that act as vital habitats for birds.

Regional Planning Framework - The regional plan prepared by the East of England Regional Assembly which set out policies for the future of the region to 2021. See also **East of England Plan**

Representations - comments made on consultation documents.

Retail Opportunity Site - a parcel of land which when developed will be principally for retail development and where other types of proposal will be resisted by the council.

Secondary Settlement - Hoveton, Sheringham, Stalham and Wells-next-the-Sea in which a more limited amount of additional development will be accommodated.

Service Villages - designated villages which provide basic essential services and facilities beyond their boundaries to residents in surrounding villages in the countryside area.

SFRA - Strategic Flood Risk Assessment investigates what may flood, how, where, when, how often and to what extent.

Site Allocations - allocations of sites for specific or mixed uses of development. Policies will identify any specific requirements for individual proposals. The name previously given to the Site Allocations Development Plan Document was 'Site Specific Proposals'.

Site Specific Policies - Policies associated with allocations of land which new developments will be subject to when planning permission is sought.

Site Specific Proposals - allocations of sites for specific or mixed uses of development. Policies will identify any specific requirements for individual proposals.

Special Areas of Conservation (SAC) - protected sites designated under the EC Habitats Directive to conserve specific habitats and species which are considered to be most in need of conservation.

Special Protection Areas (SPA) - protected sites designated under the EC Habitats Directive to conserve specific habitats and species which are considered to be most in need of conservation.

SSSI - Sites of Special Scientific Interest protected by law.

Statutory - required by law (statute), usually through an Act of Parliament.

Strategic Housing Land Availability Assessment (SHLAA) - a survey of all possible sites for potential housing development.

SUDS - Sustainable Drainage Systems.

Submission stage - when the Council formally hands in documents to the Government for their assessment.

Sustainability Appraisal (SA) - a tool for appraising policies and sites to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors).

Sustainable Community Strategy - is a strategy for North Norfolk which promotes the economic, environmental and social wellbeing of the area. It co-ordinates the actions of local public, private, voluntary and community sectors.

Sustainable Development - a widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

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The government has set out four aims for sustainable development in its strategy A Better Quality of Life, a Strategy for Sustainable Development in the UK.

The four aims, to be achieved simultaneously, are:

- social progress which recognises the needs of everyone
- effective protection of the environment
- prudent use of natural resources
- maintenance of high and stable levels of economic growth and employment.

Windfall Site - a housing site which is not allocated in a DPD or identified in a housing capacity study.

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