

Local Plan Summer Newsletter 2016



In the last edition we told you about the 'Call for Sites', a key stage in identifying the development sites to be included in the Local Plan. Thank you to all those who responded - full details of the next steps are provided in this newsletter.

Recap...

The new Local Plan will provide the up to date planning policy context for development across the whole of North Norfolk. It will set out the policies against which planning applications will be assessed, including policies

on housing, the economy, community facilities, safeguarding the natural and built environment, adapting to climate change and securing good design. The document will also allocate specific areas of land for development for housing and employment uses.

What have we done so far?

Behind the scenes this is a busy time for the planning policy team. Much of the ground work is progressing according to the **Local Development Scheme** (LDS). The LDS sets out the programme for preparing the Local Plan and details when the public can get involved. The accompanying **Statement of Community Involvement** details how we will consult the public and other organisations during the plan process.

In September 2015 we launched the Local Plan review and consulted on the subjects that should be included in the new Local Plan (**Regulation 18 Notification**).

We have begun discussions on the general approach to development across North Norfolk and, through workshops recently held with Town Councils, have identified issues and opportunities that the Local Plan could help to address.

What's coming up?

Over the coming months the Council will consider where new housing and other development could be distributed, and reach some initial conclusions on the general location and quantity of development required over the Local Plan period (2016-2036).

We will shortly begin the site assessment work which will identify potential sites for inclusion in the Plan. Once we have identified a preferred approach for the distribution of development, considered the alternative options, and have identified the most appropriate sites, we will undertake a formal public consultation on these issues. **This consultation is currently scheduled to take place in August 2017.**

The team is also commissioning a range of evidence documents which will inform the Plans content in relation to the development of planning policies and the identification of suitable sites.

Key Stages of Local Plan Preparation

Milestones	Key Stages of Local Plan Preparation	Regulation	Anticipated Time Line
1	Preparation		
	Project planning	June 2015 – July 2017	Complete
	Plan Preparation		Active
	Notification of Scope of plan and consultation	Regulation 18	Complete
	Evidence gathering		Ongoing
	Policy and site options development		Ongoing
	Options consultation		Summer 2017
	Options development into Draft local plan		
2	Draft Plan Consultation	Regulation 19	Winter 2017
3	Examination		
	Submission preparation		
	Submission	Regulation 22	Spring 2018
	Pre-hearing meeting		
4	Examination in public	Regulation 24	Summer 2018
5	Adoption		
6	Inspectors report	Regulation 25	
	Adoption of local plan (or publication of LDS/AMR)	Regulation 26	December 2018

The full time table and updates are published on the Council's web site

The search for potential development sites



A 'Call for Sites' took place between 18 January and 31 May which invited people to suggest areas of land for development in the new Local Plan. By the closing date approximately 300 sites had been submitted.

The sites proposed need to be assessed to see if they are suitable and deliverable. They will be considered with sites drawn from a range of other sources. These include: existing allocated sites (unbuilt), sites with planning permission (unimplemented), vacant, derelict or underused land, land in local authority ownership, and other land identified in consultation exercises or by the Local Authority.

The site assessment process will be two-fold:

1) Housing and Economic Land Availability Assessment (HELAA)

Government guidance first requires the Council to establish the **capacity** available in North Norfolk to meet the housing and employment need. A HELAA will be undertaken in order to identify this available capacity.

An agreed procedure for carrying out a HELAA has been developed with all Norfolk Local Authorities. This is known as the **HELAA Methodology**, which can be viewed at www.north-norfolk.gov.uk/helaa

2) Local Plan Site Assessment

The HELAA looks at capacity but does not determine which sites are the **most suitable** or **sustainable**. Therefore as part of the local plan process a further comprehensive assessment of all sites will take place. This assessment will seek to establish the emerging site options to align to the Local Plan's distribution strategy.

Included in the assessment is a 'Sustainability Appraisal' (SA) which will help to identify and inform the Plan of the most sustainable sites. The SA examines the social, economic and environmental impacts and benefits of proposed development.

Town Council Workshops

During May and June we held Workshops' with each Town Council. The purpose was to raise awareness of the Local Plan review, discuss very early scenarios around the location and quantity of future development in the main towns, to identify issues and opportunities, and to enable general discussion.

Participants worked in groups to identify strengths, opportunities, weaknesses and threats in their respective towns and noted issues and opportunities on large scale maps.

The workshops were generally well attended and provided constructive feedback on issues in each town area. A feedback summary has been produced which documents the discussions and outputs of each workshop. These are available to view on our website.

The information gathered in the workshops forms part of our overall evidence base, and will be considered in preparing the new plan.

Our thanks to all those who gave their time to attend and participate.



Parish Workshops

We are planning a series of Parish Council workshops to extend the engagement recently held in the towns. These will again offer the opportunity to ask questions and identify local land use issues that, through policy development, the Local Plan may be able to address.

The events will be informative of the emerging approach and direction that the Local Plan will take, provide the opportunity for parish councils to input directly into the Local Plan process, and seek advice regarding topics such as Neighbourhood Planning.

In the coming months we will be liaising with parish clerks and local district council members to arrange these and look forward to meeting with as many parish councillors as possible.

Evidence & the Duty to Cooperate

A range of supporting evidence is required to inform the Local Plan - this will be known as the **Evidence Base**. The necessary evidence documents cover a wide range of topics from establishing the overall need for housing and employment growth in the District, to providing supporting information to inform policy development.

The Council is currently commissioning a number of important evidence documents, either independently, or working together as part of the Duty to Cooperate¹ with adjoining authorities. These include Strategic Flood Risk Assessment and Water Cycle Studies, Retail and Town Centre Study, Viability Assessment (of the emerging Local Plan policies and sites), Gypsy and Traveller Accommodation Needs Assessment, Habitat Regulations Assessment, Recreational Pressures on European Environmental Sites and various topic papers around the identification of second homes, existing and future provision for older people, and the level of facilities and services currently provided in the District.

Published studies this year so far include:

- **Strategic Housing Market Assessment (SHMA)**

This document was jointly commissioned with adjacent authorities through the Duty to Cooperate to identify Housing Market Areas (HMAs) to establish the Objectively Assessed Need² (OAN) for housing across the Central Norfolk area. The study identifies that the OAN for North Norfolk is 420 dwellings per year. In comparison, the existing plan (Core Strategy) seeks to provide 400 dwellings per year.

- **Five Year Housing Land Supply Statement**

This document identifies a regular supply of land that is suitable, available and deliverable to fulfil the housing requirement for the next five years. The calculation is updated annually. Currently the Council can demonstrate a five to six year supply of housing land.

- **Annual Monitoring Report**

The report is updated annually and includes updates on key indicators in relation to the rates and types of development so that trends can be monitored and the effectiveness of policies reviewed.

Sustainability Appraisal

An appraisal of the environmental, economic and social impact of the new Local Plan must be carried out. This appraisal is known as a Sustainability Appraisal (SA). The SA will also meet the requirements for Strategic Environmental Assessment³ (SEA) of the Local Plan.

In order to identify the range and level of detail of the information to be included in the SA a **Scoping Report** has been produced.

A consultation on the Scoping Report is scheduled to take place in early September 2016 for a period of six weeks. We will consult directly with Historic England, Natural England, the Environment Agency and other relevant bodies on its contents. Whilst this is primarily a technical consultation, other organisations and individuals may also submit comments and the document will be made available on the Council's website for this purpose.

Please check our website for details of this consultation.

Getting Involved

Green Build

Members of the Planning Policy Team will be at the District Council's Green Build event during the weekend of 10 & 11 September and are available to answer your questions!

Consultation

The next consultation is: Sustainability Appraisal Scoping Report, early September for six weeks.

If you would like further information on the Local Plan please contact:

planningpolicy@north-norfolk.gov.uk
01263 516318

www.north-norfolk.gov.uk/localplan

FOOTNOTES

1) Duty to Cooperate:

<http://planningguidance.communities.gov.uk/blog/guidance/duty-to-cooperate/what-is-the-duty-to-cooperate-and-what-does-it-require>

2) Objectively Assessed Need: an analysis of the amount and type of new housing accommodation that is needed.

3) Strategic Environment Assessment:

<http://ec.europa.eu/environment/eia/sea-legalcontext.htm>



North Norfolk
Local Plan