

Newsletter Summer 2017

Since our last update the team has been immersed in the evidence gathering stage of Local Plan preparation, and working with partner authorities in Norfolk to agree how to tackle some of the bigger, cross boundary planning issues in the County.

Much of the early site appraisal work has been completed and we are now beginning to look in more detail at which sites could potentially feature in a draft Local Plan.

Identification of development sites advances



Many potential development sites have been suggested, in fact far more than will be required. We have completed an initial assessment of the options and these are presented in a **Housing Land Availability Assessment (HELAA)** available to view at: www.north-norfolk.gov.uk/helaa. Over the next few months we will undertake a more detailed assessment of many of the sites. This will enable us to determine a range of suitable and sustainable sites for publication in a draft Local Plan. As part of this process we have invited site promoters to submit additional information that could address any issues identified by the HELAA.

Further site information should be submitted by **Friday 29 September 2017**. We hope to publish draft proposals for public consultation in the Spring/early Summer of 2018.

Neighbourhood Planning update

Congratulations to Corpusty & Saxthorpe Parish Council who have produced and consulted on their pre-submission Neighbourhood Plan!

This was the first consultation on a Neighbourhood Plan in North Norfolk and provided an opportunity for engagement with the public and service providers. The feedback will be used to develop a final Plan for examination by an independent planning inspector. Once adopted, the Neighbourhood Plan will form part of the district-wide planning framework and will be taken into account in the consideration of future planning applications in the parish.

A range of Guidance Notes have now been published to provide support and advice for any Parish or Town Council wishing to undertake Neighbourhood Planning.

www.north-norfolk.gov.uk/neighbourhoodplans



Chance to comment on Norfolk's shared vision for development

A public consultation has begun on a draft **Norfolk Strategic Framework**. This document sets out how local authorities in Norfolk will co-operate on key planning matters which cross administrative boundaries, and forms a key part of meeting the Duty to Cooperate requirement (Localism Act 2011).

The document includes 20 agreements planned to be made between all the authorities in Norfolk and will lead to more joint working between them. Comments should be submitted by 22 September 2017. The consultation document and further information can be viewed at: www.norfolk.gov.uk/nsf

Protecting our green spaces

The existing Local Plan designates important areas of open space which protects current uses and the visual and amenity contribution that they make. As part of the emerging Local Plan these designations are now being reviewed and updated where necessary.

In addition, the National Planning Practice Framework introduced a 'Local Green Space' designation which provides the opportunity to protect the green spaces that have significant importance to the local community.

We recently invited parish and town councils to submit areas of green space which they feel are 'demonstrably special' to their communities and that they would like considered for inclusion as Local Green Spaces.

There will be an opportunity to comment on proposed designated areas when the draft Local Plan is published for consultation in Spring 2018.

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

New assessment of housing need published

An updated **Strategic Housing Market Assessment** has been published using the latest available population and household growth projections.

It considers local factors such as the number of second homes and future migration rates to establish how many new homes might be required in the District in the next 20 years. This will be used to help determine an appropriate housing target in the new Local Plan.

As well as considering the quantity of new homes that may be required this assessment also considers the need for affordable homes.

www.north-norfolk.gov.uk/shma





Developing the Evidence Base

In order to prepare a Local Plan which addresses the issues in North Norfolk, a number of technical papers, evidence studies and procedural documents have been prepared. Evidence gathering represents a large portion of the plan preparation timetable and enables us to review planning policies against up to date information.

Studies published so far are available at www.north-norfolk.gov.uk/documentlibrary



Emerging Evidence

Caravan & House Boat Accommodation Needs Assessment	Provides an assessment of the future need for Gypsy & Travellers and residential caravans.
Green Infrastructure & Ecological Networks Study	Identifies existing green networks and opportunities.
Habitats Regulation Appraisal (Appropriate Assessment)	Technical assessment of the effects of Local Plan policies on European designated sites.
Local Green Space Review	An assessment of local green space identified as important to local communities.
Rural Services and Health Provision Topic Papers	Provides an overview of the rural services and health facilities across the District.
Second Homes Study	Identifies the level of second home ownership across settlements.
Strategic Flood Risk Assessment	Identifies areas at flood risk from all sources and the potential impact of climate change on these.



Next Stages

Over the next few months we intend to:

- Finalise the **strategic policy options** including the overall quantity of development required between now and 2036, and where it could be distributed across North Norfolk (including a review of existing settlement boundaries).
- Undertake detailed **site assessment** and **sustainability appraisal** work which will highlight potential sites for inclusion in the Plan.
- Commence a full review of the existing **development management policies** which are used on a daily basis as part of the assessment of planning applications.

We will soon turn our attention to compiling a draft Local Plan which will set out the Council's preferred options for all of the above, and, provide information on the alternative approaches which have been considered. It will include details on the overall housing target, proposed locations for new growth, potential development sites, and new planning policies.

Consultation is anticipated to take place in Spring 2018 and we will write to you in advance of this.

Other activities of the Planning Policy Team

Custom & self-build housing

The Council is required to maintain a register of individuals and groups of individuals seeking to acquire serviced plots of land in North Norfolk on which they can build their own home.

The register will be used to determine the demand for self and custom housebuilding over a one year period starting in October 2017. Planning permission for an equivalent number of plots of land will need to be granted in the following three years. We are currently considering ways in which suitable planning permissions can be granted to meet the demand.

www.north-norfolk.gov.uk/customselfbuild

Brownfield land registers

The Council is now required to prepare, maintain and publish a register of brownfield land (previously developed land) which is suitable for residential development. The register must be published by 31 December 2017 and reviewed at least once a year. Part 2 of this register will list land where 'permission in principle' will be granted.

The Policy team has started work in relation to this new duty and further information will be available in due course at **www.north-norfolk.gov.uk/brownfieldregister**

Five year supply of housing

A Five-Year Housing Land Supply Statement is prepared annually to assess if there is sufficient suitable, available and deliverable land to fulfil the annual housing requirement for the next five years. The latest 2017 assessment for North Norfolk demonstrates a sufficient deliverable housing supply for the next 6.57 years. **www.north-norfolk.gov.uk/fiveyearsupply**

Public inquiry at Sculthorpe

A plan to build 200 homes at Sculthorpe has been turned down at appeal after the Council's refusal to grant planning permission. The applicants have since applied to the High Court to challenge the inspector's decision.

The Planning Inspector confirmed that the Council has a 5 year supply of deliverable housing sites and has taken a "pragmatic, robust and convincing approach" to the assessment of its housing needs. **<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3150860>**

Getting Involved

Members of the Planning Policy Team will be at the District Council's Green Build event during the weekend of 9 & 10 September and are available to answer your questions. The next consultation is: Draft Norfolk Strategic Framework, closing 4pm on Friday 22 September. **www.norfolk.gov.uk/nsf**

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

✉ **planningpolicy@north-norfolk.gov.uk**

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