



HOLT

NEIGHBOURHOOD PLAN
Your Say, Your Plan, Your Future

2018 to 2038 Pre-Submission Version

Prepared by Holt Neighbourhood Plan Steering Group on behalf of Holt Town Council Council with support from:

ABZAG Ltd

NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

Photographs courtesy of Josh Dyll, Rodney Smith, members of the Steering Group and their friends.

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Holt Neighbourhood Development Plan

Foreword

Welcome on behalf of Holt Town Council and Neighbourhood Plan Steering Group to the Holt Neighbourhood Plan, which will have a positive impact on many aspects on the future of Holt. We have to be realistic about housing in that the necessity for more homes is nationwide and we shall not escape certain numbers being allocated to Holt. However, with the Holt Neighbourhood Plan addressing topics such as character, style and size, we at least have the opportunity to guide planning to suit the needs of our own residents and necessary infrastructure, as our Plan will be a document which gives legal weight.

Neighbourhood Development Plans arise from the Government's Localism Agenda to ensure that local communities are closely involved in the decisions that affect them. Through the aspirations and needs of the local community of Holt you have identified matters which will help to determine how our town changes over the coming years.

The Holt Neighbourhood Plan has been developed over the course of the last few years and drafted by a Steering Group that includes Town Councillors, local business owners and representatives from the local community. North Norfolk District Council and consultants from ABZAG Ltd have provided the necessary support. The Holt Neighbourhood Plan Steering Group has worked through a number of processes and steps, these are detailed in Section 2.

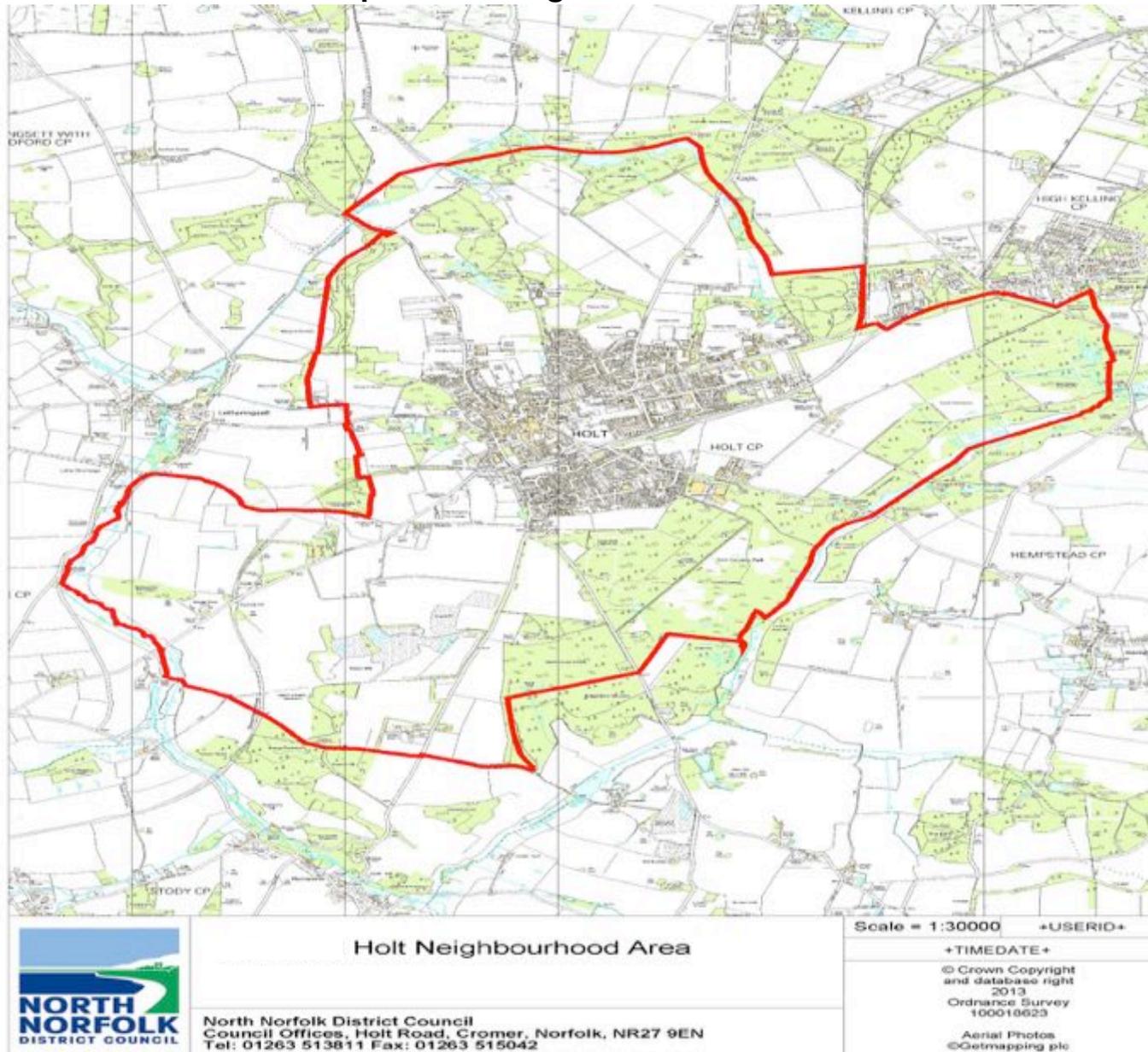
The six-week consultation on the Holt Neighbourhood Plan Pre-Submission Version has commenced, closing on Friday 23rd February 2018. I would encourage all residents and stakeholders to respond, this is important. After which, and following any updates, this document will be submitted to North Norfolk District Council for their consideration before being subject to an independent examination.

On behalf of the Town Council and residents of Holt I would like to thank all those who have worked so hard in the production of the Holt Neighbourhood Plan and the wider community for their engagement and input that has shaped and determined the objectives and needs for the future of Holt.

Maggie Prior
Chairman, Neighbourhood Plan Steering Group



Map 1: Holt Neighbourhood Area



Contents

1	Executive Summary	6
2	Introduction and Background	7
3	Mission Statement	18
4	Objectives	19
5	Sustainable Growth and Development	20
6	Wider Spatial Context and Strategic Policy Context	21
7	Neighbourhood Plan Planning Policies	27
8	Theme 1: Design and Character (Policies 1, 2, 3 and 4)	28
9	Theme 2: Environment (Policies 5, 6 and 7)	42
10	Theme 3: Tourism and Employment (Policy 8 and 9)	52
11	Theme 4: Leisure and Culture (Policies 10 and 11)	59
12	Theme 5: Infrastructure (Policies 12, 13 and 14)	65
13	Delivery, Implementation and Monitoring	70
14	Community Project List	72
15	Glossary	73
	Appendix 1 – Pre-Submission Consultation Response Form	80

1 Executive Summary

- 1.1 Holt has a strong community, people who are passionate about their town, surrounding area and want to positively protect its heritage and character. The Holt Neighbourhood Plan (HNP) has been written to enable the local community to have a positive effect on planning in the parish of Holt for the benefit of both existing and future residents. Its importance will become apparent over the coming years as it gives our community a voice in the complex planning process and a way of shaping future development. In this way, local voices will be heard when decisions are taken about housing, traffic, pavements, cycle routes and all of the things that affect daily lives.
- 1.2 There are 14 policies within the HNP. These are grouped by five key themes. Each policy has emerged from consulting with the local community, finalised by the Neighbourhood Plan Steering Group and developed to protect the town or to enhance any proposed developments.
- 1.3 As an overview to what each policy covers – **Policy 1** outlines the approach taken to enhance design and character to facilitate the building of better homes for people to live in. With **Policy 2** seeking to incorporate the principles of dementia friendly communities in design proposals. Supporting the development of residential care accommodation is detailed in **Policy 3**. Whilst **Policy 4** seeks affordable housing is made available to those who live in or have a connection to Holt.
- 1.4 **Policy 5** seeks better access to the countryside and enhanced biodiversity. **Policy 6** provides protection for important open spaces, with **Policy 7** providing protection for Holt's heritage. **Policy 8** seeks to support the local economy and increase local employment, whilst **Policy 9** addresses the need for overnight accommodation for tourism and businesses. **Policy 10** supports the provision of additional community facilities in Holt. **Policy 11** is looking to address the issue of ongoing management and maintenance of open space. Improvements in broadband and mobile communications are supported in **Policy 12** and **Policy 13** is seeking to address traffic issues and promote sustainable transport. **Policy 14** seeks improvements in healthcare facilities and services to meet the needs of the local community.
- 1.5 Full details of the responses received to the pre-submission consultation on HNP will be published in the HNP Consultation Statement that will accompany the updated Examination version of this document.
- 1.6 To aid understanding a glossary of the planning terms can be found in Section 15.

2 Introduction and Background

2.1 Neighbourhood Plan

2.1.1 The development and writing of the HNP has been influenced through local community engagement and is based on extensive research. The HNP cannot prevent allocated development in Holt although it can influence those developments to the benefit of Holt, its residents and those who visit.

2.1.2 The production of the HNP has enabled the local community to have a say in how the area should change and where development should take place, giving a voice in local decision-making. The policies included in the HNP will be used to inform future planning decisions.

2.1.3 The HNP, through the framework it provides, aims to make Holt an even better place to live.

2.1.4 The HNP covers a period of twenty years to 2038 with a review every 5 years. Whilst this is not aligned to the Core Strategy, which only runs to 2021, it is expected that the Core Strategy will be replaced by the new Local Plan (2016 - 2036) although this is not yet complete or adopted.

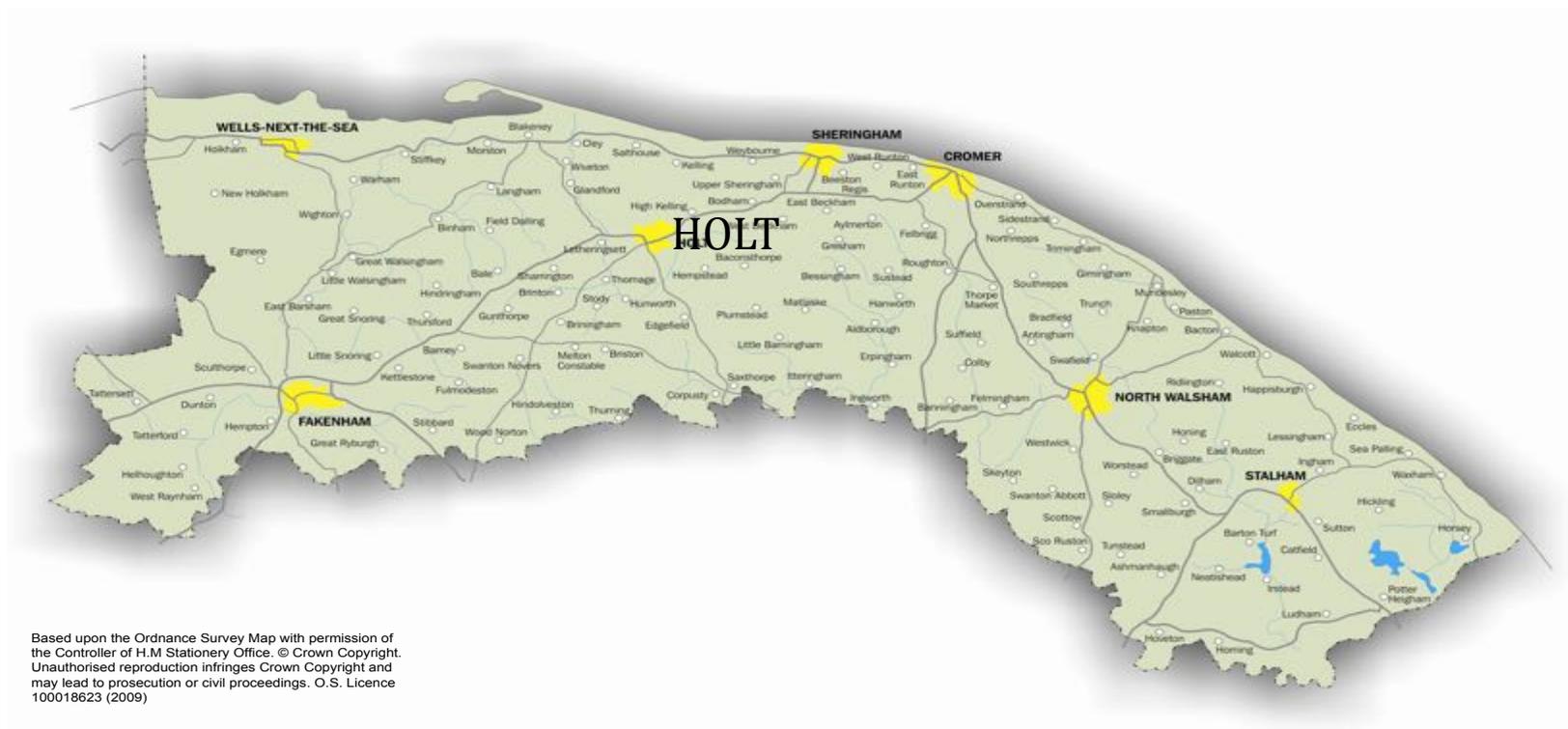
2.1.5 It is felt that the structure of the HNP will last the test of time with the content remaining current through it's review process and will bring planning stability to Holt.



2.2 Location and History

2.2.1 Holt is a market town located in north Norfolk, some 3 miles (5 km) from the north Norfolk coast. The town is 23 miles (36.5 km) north of the city of Norwich, 9.5 miles (15 km) west of Cromer and 35 miles (56 km) east of King's Lynn. The town is on the route of the A148 King's Lynn to Cromer Road. The nearest network railway station is in the town of Sheringham where access to the national rail network can be made via the Bittern Line to Norwich. The nearest airport is Norwich.

2.2.2 Holt is positioned in the centre of the Norfolk Norfolk District and its relationship with the surrounding towns and villages is illustrated in Map 2.



Map 2: Holt in Relationship with North Norfolk District

- 2.2.3 The name 'Holt' is thought to derive from the Anglo-Saxon word for woodland. Holt is located on wooded high ground of the Cromer-Holt ridge at the crossing point of two ancient by-ways, and as such was a natural point for a settlement to grow. Holt has a mention in the Domesday Book and is described as a market town and port (with the nearby port of Cley-next-the-Sea being described as Holt's port). Over the years Holt has grown as a local place of trade and commerce, although the weekly market, which has taken place since before the 1080's, ceased during the 1960's.
- 2.2.4 On 1st May 1708 the town of Holt was devastated by a fire which destroyed most of the medieval town, the fire started at Shirehall Plain and quickly spread through the timber houses of the town. With most of the medieval buildings destroyed in the fire the townsfolk set about rebuilding the town. The rebuilding made Holt notable for its abundance of Georgian buildings, that being the style at the time the town centre was rebuilt.
- 2.2.5 The Parish Church of Saint Andrew the Apostle was established in Holt before 1086, the year of the Domesday Book. The church is situated in the heart of the town at the end of Church Street, which is found behind the War Memorial, at the east end of what was the original market place.



- 2.2.6 Holt retains a 'small market town' character with development contained within a limited area, which has so far avoided urban sprawl into the wider countryside. The population of Holt is 3,808 with 1,807 households [Source: 2011 Census].

2.3 The Holt Vision Document

2.3.1 In summary, the Vision project produced the Holt Vision Document that was published in February 2012 after six months of information gathering and consultation. The key purpose of the project was to produce a visioning study for the development of key community, economic and environmental improvements for Holt and its hinterland.

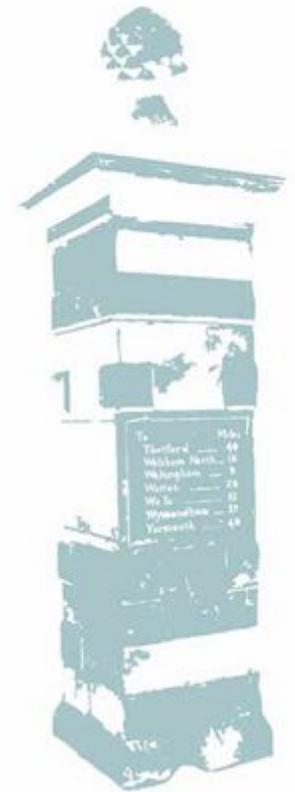
2.3.2 The Vision was something which had been originally identified by the Holt Planning Group – a group formed by the Town Council and other partners in the town. The key outcome was to provide a more coordinated and pro-active forum through which specific projects can be identified, promoted, consulted upon and, most importantly, delivered.

2.3.3 The brief for the work included the requirement to consult local residents, businesses and service organisations about options to:

- improve pedestrian and shopper access around key central areas
- ease traffic flows
- enable people to engage more easily with training and skills development opportunities
- bring job opportunities
- strengthen social cohesion
- enhance the built environment and the public realm.

2.3.4 Themed strategies were centred around a flourishing shopping and visitor centre, a strong and thriving community and enhancement of the public realm.

2.3.5 The progress of the Vision Study is now under the auspices of a small overarching group of expert local partners. Projects are being progressed through a widely represented Committee of the Town Council – The Vision Committee – and the projects not yet started are recorded in the Project List in section 14.



2.4 Process and Key Steps

2.4.1 Submitting Body

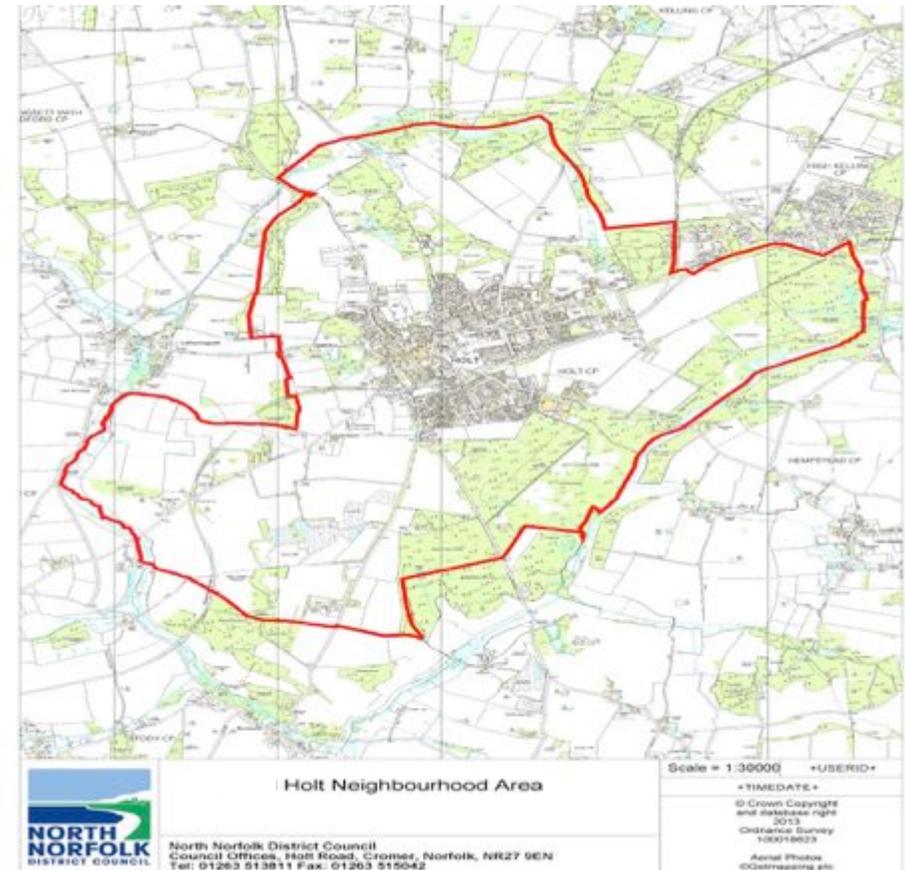
2.4.2 This document, named the Holt Neighbourhood Plan (HNP), will be submitted by Holt Town Council, which is recognised as the qualifying body for Holt, as defined by the Localism Act 2011.

2.4.3 The production of the HNP has been led by Holt Town Council, although the hard work and effort in guiding it through the processes has been undertaken by a Steering Group, established from members of the local community, Town Councillors and stakeholders, with support from consultants from ABZAG Ltd.

2.5 Neighbourhood Area

2.5.1 The HNP applies to the parish of Holt in the North Norfolk District of Norfolk and in accordance with Regulation 6 of the Town and Country Planning, Neighbourhood Planning (General) Regulations 2012 as amended.

2.5.2 North Norfolk District Council, the Local Planning Authority, publicised the application from Holt Town Council and advertised a six-week consultation period. North Norfolk District Council approved the application on 2nd December 2013 and the entire parish of Holt was designated as the Neighbourhood Area, as shown on Map 3.



Map 3: Holt Neighbourhood Area

2.5.3 Holt Town Council confirms that the HNP:

- relates only to the parish of Holt and to no other Neighbourhood Areas;
- is the only Neighbourhood Development Plan in the Designated Area. No other Neighbourhood Development Plan exists nor is in development for part or all of the Designated Area; and
- does not deal with excluded development.



2.5.4 Steering Group Membership

2.5.5 The Steering Group plays an important role in overseeing the development of the Holt Neighbourhood Plan and comprises twelve members including Town Councillors, the Town Council Clerk and residents representing a cross-section of the community.

Maggie Prior (Chair)

David Gardener

Stephen Hume

Bryan Payne

Duncan Baker

Kate Gardener

Ray Moore

Shaun Vincent

Steve Benson

Catherine Hume

Elaine Oliver (Secretary & Finance)

Susan Williams

2.5.6 The key steps in undertaking the HNP are summarised below:

2.6 Getting Started

2.6.1 In 2013 Holt Town Council decided to undertake a Neighbourhood Plan and, with the local community, started to draw together views and aspirations for the future of Holt.

2.6.2 On 12th August 2013, the Town Council submitted an application to North Norfolk District Council for designated area status for the Neighbourhood Plan. Following a six-week consultation, led by North Norfolk District Council, it was agreed that the designated Neighbourhood Area would follow the Parish boundary, see Map 3 on page 11.

2.7 Developing the Plan

2.7.1 On 16th October 2014 an all day community event (8am to 8pm) was held where residents and local businesses were asked about their views on Holt and how to make Holt a better place.



2.7.2 A community survey was undertaken, this involved a questionnaire being distributed to every household and business in Holt. 228 completed forms were returned. The survey was analysed by an external company and the results used to inform and develop the Mission Statement, Objectives and emerging policy statements.

2.7.3 The Steering Group took part in workshops led by consultations from Planning Aid on a number of specific topics including character assessment and developing a mission statement. Children from Holt Primary School shared their 'likes' and 'dislikes' on different types of buildings at a workshop.

2.7.4 Community events engaged the wider community to develop a better understanding of what local residents felt was important whilst gathering the evidence to support the HNP.



2.7.5 To ensure the consultation process was as inclusive as possible the Steering Group wrote to key stakeholders, published articles in the local magazine 'The Chronicle', delivered to every household and business in Holt. In addition to setting up a dedicated webpage on the Town Council's website <http://www.holttowncouncil.org> to provide information and encourage feedback.

2.7.6 The outcomes of the community survey, the Mission Statement and Objectives were shared at the Community Consultation event in June 2017, with the emerging policy statements being discussed and tested in consultation with local residents. The Steering Group categorised the policies by five key themes and drafted the Neighbourhood Plan to align with the desired outcomes to achieve the Mission Statement and Objectives.



2.7.7 The HNP structure sets out the:

- Mission Statement and Objectives for the future of Holt;
- Sustainable Development and Growth;
- Spatial Context and Strategic Policy Context; and
- Neighbourhood Plan Policies that provide guidance and a framework for new development to contribute to the Mission Statement and Objectives for the next twenty years.

2.7.8 A Sustainability Appraisal Scoping Report was prepared, which holds a range of information, statistics and baseline data to help identify sustainability issues for Holt. This document has been subject to a separate consultation with the Statutory Bodies and updated in the final report with their comments.



2.10 *Referendum and Adoption*

2.10.1 Following a successful outcome to the examination the HNP will proceed to a local referendum, likely to be in the summer of 2018, where the residents of Holt, who are registered voters, will be asked whether they want North Norfolk District Council to use the HNP to help it decide planning applications in the parish of Holt (the Neighbourhood Plan Area).

2.10.2 If a favourable response is received the HNP will become part of the statutory 'development plan' for the area and, together with the Local Plan documents, become the starting point for determining planning applications in Holt.



3 Mission Statement

- 3.1 Holt is an attractive market town in North Norfolk and its residents are proud of its appearance, sense of community and amenities. The community of Holt has been heavily involved in shaping the HNP, a summary of the process and key steps are set out in Section 3.
- 3.2 In June 2017 the Mission Statement for Holt and Objectives were shared with local residents and stakeholders at the community event.

3.3 ***Mission Statement for Holt***

As the gateway to the North Norfolk coast Holt will be recognised as an historic market town, based in a rural setting, with a vibrant town centre. Harnessing its growth potential, whilst retaining a strong local identity and distinctiveness.

4 Objectives

1. To preserve the character of Holt, including the spatial balance between the rural and built environment, historical assets, character and ethos whilst improving design based on styles in keeping with the locality.
2. To promote the integration of new housing development into the social and physical fabric of the Town. Ensuring infrastructure improvements are made to healthcare, education, roads, sewerage, broadband and mobile communications.
3. To support housing tailored to the needs and context of Holt, which is affordable and made available to 'local people' first, where development is sensitive; in keeping, whilst protecting and enriching the landscape and built setting.
4. To protect, enhance, strengthen and support economic and tourism activities. Seeking the development, growth and regeneration of employment sites for employment uses appropriate to Holt.
5. To develop and improve local community facilities, open green space, parking and services (such as recreation, education and medical) for all age groups.
6. To reduce the negative impact (speed, safety and volume) of traffic. Support enhanced public transport infrastructure and sustainable transport options.
7. To involve local people on an ongoing basis in the process of plan-making, monitoring and delivery of development.

5 Sustainable Growth and Development

5.1 The National Planning Policy Framework (NPPF) is about positive growth and development that is sustainable. This is measured and tested by three dimensions that define 'sustainable' in planning terms.

- **Economic** – contribute to building a strong, responsive and competitive economy.
- **Environmental** – contribute to protecting and enhancing our natural, built and historic environment.
- **Social** - supporting strong, vibrant and healthy communities.

5.2 Residents of Holt feel it is a great place to live, they appreciate the special qualities it has and want to protect the parish. Knowing that growth will come, there is great concern, that new development could erode the very qualities that make Holt special.



5.3 The HNP is not anti-development and the community understands the need to accommodate housing growth. It is accepted development will come and with it new people and businesses.

5.4 It is imperative that development is carefully managed in terms of its location, scale, design and integration. To achieve this, a more 'joined up' approach will be sought with more input from North Norfolk District Council Planning Officers, as well as working positively with landowners and developers to understand how Holt will change for the benefit of the whole community.

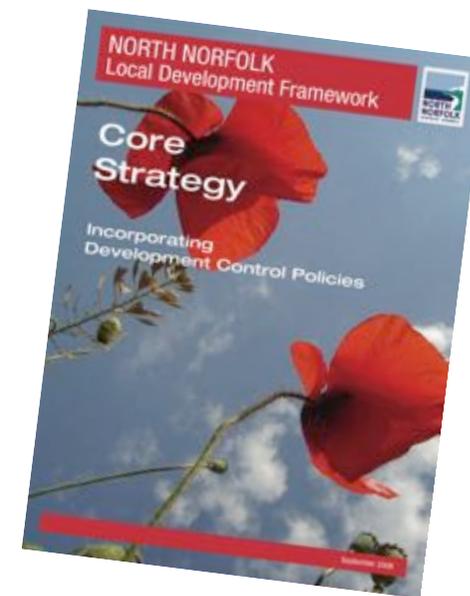
5.5 The HNP outlines the approach and on this basis will seek to positively engage with the statutory planning process to guide future development. As growth comes it must create developments of quality that contribute to the character and provide additional local benefit. It must be more than an exercise in meeting housing supply 'numbers' by the addition of characterless estates on the rural fringe of Holt. Our aim, therefore, is to enable the provision of a choice of new homes to meet the needs of all sections of the community in a manner that respects the character of the wider parish.

6 Wider Spatial Context and Strategic Policy Context

6.1 Local Development Framework

6.1.1 The adopted Local Development Framework for the Holt Neighbourhood Area currently comprises the:

- Core Strategy Incorporating Development Control Policies (September 2008) (Updated 2012)
- Site Allocations Development Plan Document (February 2011)



6.2 Core Strategy Settlement Hierarchy

6.2.1 The Core Strategy identifies Holt as a **Principal Settlement** with a **Small Town Centre**, as an employment area attracting people from the surrounding area to work in Holt. The Core Strategy seeks development of the town's industrial estate at Hempstead Road and a choice of possible development sites that may be beneficial to the local economy particularly for business-park style developments, which would enhance employment opportunities for the cluster of towns and villages in the central part of the District.

6.2.2 The Core Strategy recognises, as with the rest of North Norfolk, there is significant demand and need for new housing in Holt. As there are few, if any, significant opportunities for brownfield redevelopment it would be necessary to identify new greenfield development sites if substantial housebuilding were proposed. Although this must respect the scale and character of Holt and protect the surrounding Area of Outstanding Natural Beauty (AONB) and Glaven Valley Conservation Areas.

6.2.3 Policy SS9 of the Core Strategy specifically relates to Holt and states that: -

- Between 2001-2021 a total of between 650 and 700 dwellings will be built in Holt. This will include 250-300 dwellings on newly identified greenfield development sites which are well integrated with the established built-up area of the town and minimise the impact on the countryside, particularly the AONB and the Glaven Valley Conservation Area.

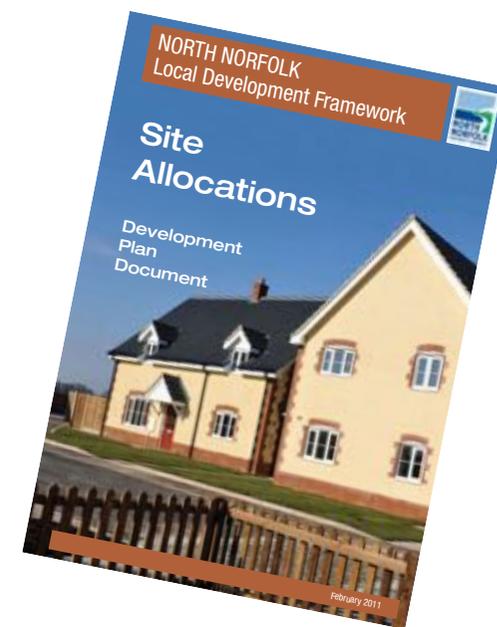
- Approximately 15 hectares of land will be identified for employment generating development comprising 10 hectares already in use or designated for this purpose and a further 5 hectares with suitable vehicular access onto the A148, focusing on business park style uses.
- Opportunities to improve the pedestrian environment of the town centre will be identified in the Site Specific Proposals document and the provision of additional car parking, with high quality pedestrian links to the town centre will be sought.
- A Public Realm designation is defined to co-ordinate the use of areas where pedestrian access, informal recreation and appearance are crucial to the town's attractiveness to residents and visitors.
- All major new development must demonstrate no adverse impact on the hydrology of Norfolk Valley Fens Special Area of Conservation (Holt Lowes), and developments within the groundwater catchment of this site must fully mitigate the impact of all-hard surfacing to minimise storm run-off.

6.3 Emerging Local Plan

6.3.1 North Norfolk District Council are currently undertaking the production of a new Local Plan that will provide the planning policy context for development across the whole of North Norfolk for the period 2016 - 2036. Although this work has not been completed at this time, it is expected that the new Local Plan will be adopted by North Norfolk District Council in December 2018, therefore, the HNP does need to be mindful for the outcomes and content of the new Local Plan.

6.4 Site Allocations

6.4.1 Holt, through Policy SS9 of the Core Strategy, has its housing allocation. The Site Allocation Development Plan Document identifies the growth policies and sites (HO1 and HO9).



6.4.2 **Policy H01: Land West of Woodfield Road**

6.4.3 This site is land amounting to 3.25 hectares allocated for residential development of approximately 100 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.

6.4.4 **Policy H09: Land at Heath Farm, Hempstead Road**

6.4.5 This site is land amounting to approximately 15 hectares allocated for a mixed use development including approximately 200 dwellings, not less than 5 hectares of land in employment generating uses of which not less than 3.5 hectares shall comprise serviced industrial land, public open space, and community facilities.

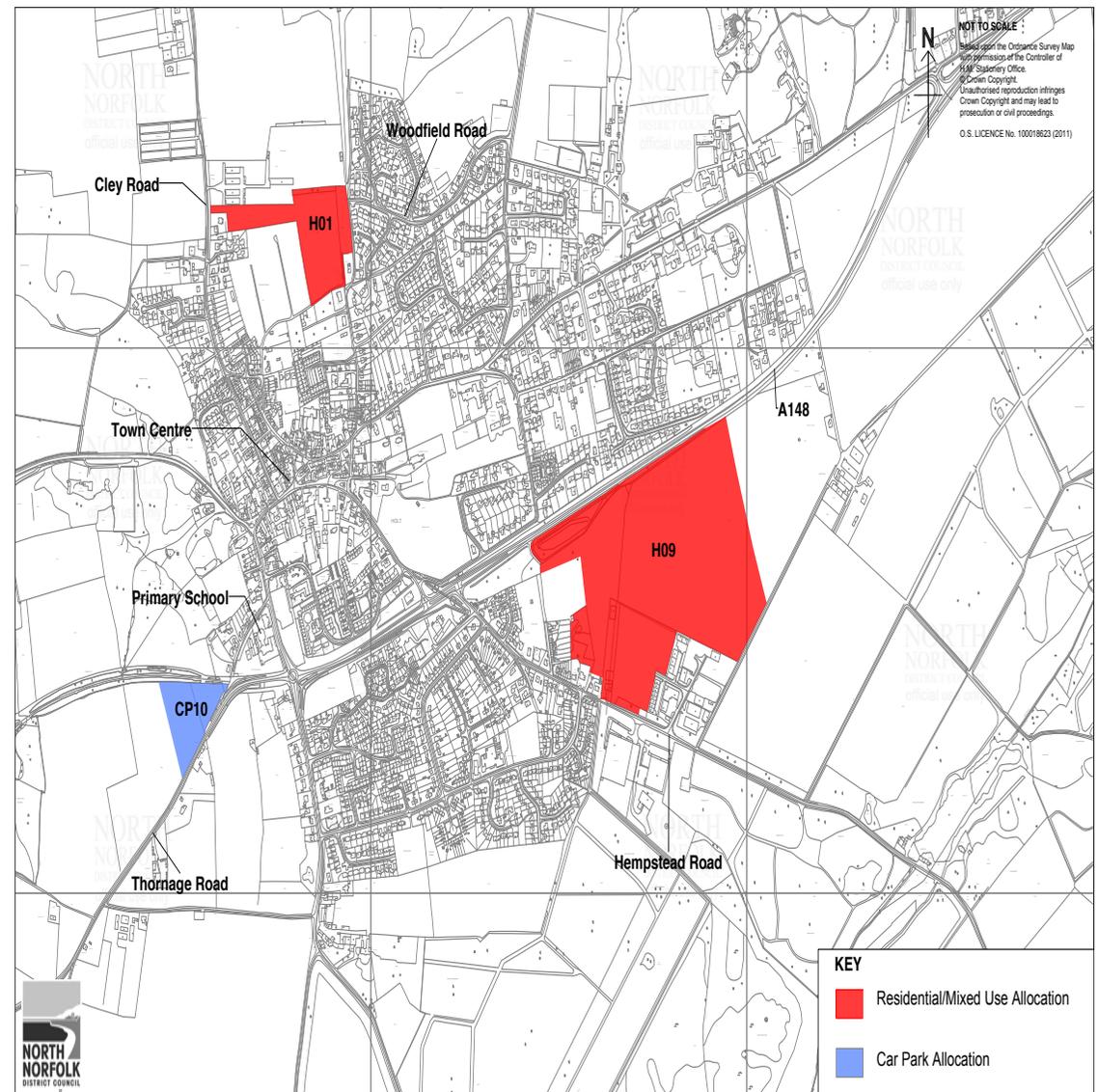
6.4.6 **Policy CP10: Car Park: Land at Thornage Road**

6.4.7 This site is land amounting to approximately 2 hectares allocated for a public car park. Development of the site will be subject to compliance with adopted Core Strategy policies and car parking standards.

6.4.8 An additional 'windfall' site of 153 dwellings on Cromer Road has been developed.

Map 4: Site Allocations DPD Map 6.1 Allocations for Holt

[Source: Site Allocations Document: Section 6 Major Growth Locations]



6.5 **Spatial Vision** Spatial Planning Aims and Objectives provide the framework to monitor the success of the plan. The Aims and Objectives as contained in the Core Strategy are set out below and each one has been considered in relationship to Holt.

Core Strategy Spatial Vision

In 2021 North Norfolk will be an area with strong local distinctiveness where the unique coastal and rural environment will be protected for its own sake. The District will have a diverse, high-value economy with attractive and vibrant towns and villages that act as employment and service centres for the surrounding rural hinterland. Residents will have a high quality of life, and there will be an increased range of housing and job opportunities for all, to help maintain socially-balanced and sustainable communities.

The Core Strategy specifically identifies Holt and sets out that Holt will thrive as a visitor destination based on its reputation as a 'niche' retail centre. The town's strategic location will be attractive to employers wishing to establish or expand on new serviced employment sites, meeting the employment needs of a wide catchment, including the towns of Cromer and Sheringham and a large part of the AONB. Additional housing will have been provided to help meet the needs of local people without compromising the setting of the town within the Glaven Valley Conservation Area and AONB.

Core Aim 1: To address the housing needs of the whole community

- To provide a variety of housing types in order to meet the needs of a range of households of different sizes, ages and incomes and contribute to a balanced housing market.
- To meet the needs of specific people including the elderly, the disabled and the Gypsy and Traveller community.

The strategic policy allocation for Holt HO1 and HO9 will bring considerable growth to the town, with at least 300 new dwellings (including much needed affordable housing), new employment allocation and new community facilities.

Although a Housing Needs Survey has not been undertaken specifically for Holt it is hoped that a number of the affordable homes will be made available to meet the local housing needs for Holt while contributing to the wider district requirements through an appropriate mix, size, type and tenure.

Core Aim 2: To provide for sustainable development and mitigate and adapt to climate change

- To concentrate development in the settlements that have the greatest potential to become more self-contained and to strengthen their roles as centres for employment, retailing and services.

To improve the availability of homes that are affordable for both local residents and those traveling to Holt to work in the employment centres, thereby reducing the need to travel to Holt.

Whilst tourism plays a key to the future of Holt it also brings with it issues of traffic and congestion. As Holt grows and becomes more successful at attracting visitors more will need to be done to mitigate against the

- In the rural area, to:
 - Retain and reinforce the role of selected villages that act as local centres for the surrounding areas;
 - Provide for housing in selected villages and provide for affordable housing in other locations; and
 - Promote economic activity which maintains and enhances the character and viability of the rural area.
- To mitigate and adapt to the effects of climate change and minimise demand for resources by:
 - Promoting sustainable design and construction in all new development ensuring new development is designed and located so as to be resilient to future climate change;
 - Encouraging renewable energy production; and
 - Ensuring new development encourages use of a choice of sustainable travel modes

negative impacts of traffic, to alleviate congestion and to ensure road safety.

Any new development should optimise how it makes use of the road network to take traffic away from the town centre of Holt. Improvements to footpaths, cycle networks and public transport will encourage greater use of sustainable transport modes. Possibly re-establishing rail links to Sheringham and on to the wider rail network.

The key characters of Holt - both in open space and built form - should be protected, maintained and supported in new developments.

To adapt to the impact of climate change and reduce the output of 'greenhouse' gases Holt will only support designs of the highest standard and have a sustainable approach, promoting zero and low carbon developments that utilise water and energy efficiency measures and technological advances.

Core Aim 3: To protect the built and natural environment and local distinctive identity of North Norfolk, and enable people's enjoyment of this resource

- To provide for the most efficient use of land without detriment to local character and distinctiveness;
- To ensure high quality design that reflects local distinctiveness To protect and enhance the built environment;
- To protect, restore and enhance North Norfolk's landscape, biodiversity and geodiversity and improve ecological connectivity; and
To improve river water quality and minimise air, land and water pollution.

The many designated and non-designated heritage assets underpin the distinctive feel and look of Holt; these need protecting and, where possible, their settings enhanced.

New developments will be expected to respect the setting of the listed buildings and preserve or enhance the character and appearance of the town whilst enhancing the green infrastructure with linkages between habitats.

Holt is surrounded by open space providing the natural environment, landscape and habitats needed to promote biodiversity and maintain the ecological balance.

Core Aim 4: To mitigate and adapt to impacts of coastal erosion and flooding

- To restrict new development in areas where it would expose people and property to the risks of coastal erosion and flooding;
- To establish a sustainable shoreline management policy which takes account of the consequences of the changing coast on the environment, communities, the economy and infrastructure; and
- To enable adaptation to future changes

As the gateway to the North Norfolk coast, Holt recognises the importance of protecting the existing coastline, minimising erosion and reducing the risk of flooding for residents of the coastal areas and for tourists visiting this beautiful area.

Core Aim 5: To develop a strong, high value economy to provide better job, career and training opportunities

- To ensure there is a range of sites and premises available for employment development and encourage the growth of key sectors;
- To improve education and training opportunities building on existing initiatives and institutions;
- To maximise the economic, environmental and social benefits of tourism and encourage all year round tourist attractions and activities; and
- To improve the commercial health of town centres and enhance their vitality and viability consistent with their role and character.

Economic growth is supported by the community of Holt, which would like to attract new and modern technologies and industries to the area.

Within the Core Strategy the need to improve, expand and enhance the provision of educational facilities has been identified to develop local skills to create additional employment opportunities, improving prosperity and wellbeing.

Holt has an acclaimed educational and sports facility in Gresham's public school. It is important that Local Authorities and Agencies work together to ensure the Holt Community Primary school also grows and/or a new high school in Holt to accommodate the expected growth and local requirement in a timely manner.

Core Aim 6: To improve access for all to jobs, services, leisure and cultural activities

- Protect and improve existing infrastructure, services and facilities;
- To improve access to key services by public transport and facilitate increased walking and cycling; and
- Ensure adequate provision to meet open space and recreation needs and encourage creation of a network of accessible greenspaces.

Protecting and improving the access to open space and the recreational and sports facilities for all age groups will promote wellbeing while assisting with the integration between new and existing communities.

A key objective of the HNP is the enhancement of local facilities (such as educational, healthcare and recreational) and infrastructure provision through any new development, to bring benefit for local residents and to create a safe, healthy and sustainable community.

7 Neighbourhood Plan Policies

- 7.1 To achieve the Mission Statement and Objectives of the HNP a suite of planning policies have been drafted. The emerging policies have been developed during the preparation of the HNP from the consultation feedback and using evidence of local issues and characteristics. The policies have been written to ensure that new development enhances the setting and character of Holt, to promote a sense of community and provide for the social and economic needs of the residents. Decision-makers and applicants must read the policies as a **whole** when judging if any development proposal would be acceptable.
- 7.2 In line with the results of the consultation, during the preparation of the HNP, from evidence of local issues and characteristics the policies are grouped into five themes that came forward out of the consultation events.



- 7.3 To aid interpretation, the themes and policies are supported by contextual narrative, the local community's views on that subject together with evidence, plans and strategies that support their approach.
- 7.4 Each of the policies has been framed in the context of the National Planning policy Framework (NPPF) and the Core Strategy.
- 7.5 Whilst the HNP is first and foremost a land-use document, the local community has, during consultation events, identified a number of issues falling outside the remit of the planning system. These potential projects have been recorded in Section 14 to prevent the ideas and thoughts from being lost whilst enabling their consideration and implementation as, and when, funding becomes available.

8 Design & Character

- 8.1 As well as providing the homes and jobs we need, well-designed new development can add positively to existing places and create attractive new communities. This can be achieved through good design creating new green spaces and habitats, along with improved access to local services and sustainable transport networks. Good design is therefore essential to ensuring that Holt continues to be an attractive place to live.
- 8.2 The importance of good design in new development is recognised throughout the NPPF, and section 7 is titled *Requiring good design*. The Government “attaches great importance to the design of the built environment...good design...is indivisible from good planning and should contribute positively to making places better for people” (paragraph 56).
- 8.3 In the context of a changing world where the pressure of global climate change and its dramatic impacts are likely to affect us all, it is essential that communities take action in their locality and wherever possible seek local solutions and implement, what may sometimes be seen as small steps to encourage developments to be more energy efficient. Making use of modern technologies and maximising opportunities to use fewer natural resources for energy and harvesting water for use.
- 8.4 Holt already has a rich variety of architectural styles and distinctiveness that helps to create a rural market town feel – servicing small villages around. New development should consider carefully its form and character.
- 8.5 The mix and type of housing built in the future is paramount to the sustainable future and community of Holt. At the consultation events, residents expressed concern at the difficulty in finding appropriate homes for the older generation wishing to downsize whilst being able to stay within



the local community. Concern was also expressed for the younger generation seeking to rent or purchase their first homes.

8.6 Integration between new and existing communities is also important and can be helped through improved connectivity, as well as allowing for the establishment of 'a strong sense of place'.

8.7 To drive good design, developers will be encouraged to follow the principles of '**Building for Life**'. This is an industry standard quality assessment for well-designed homes and neighbourhoods endorsed by Government.



8.8 Now in its third edition, **Building for Life** is about guiding better planning of new development through urban design that is safe and provides everything that should be expected for a new community.



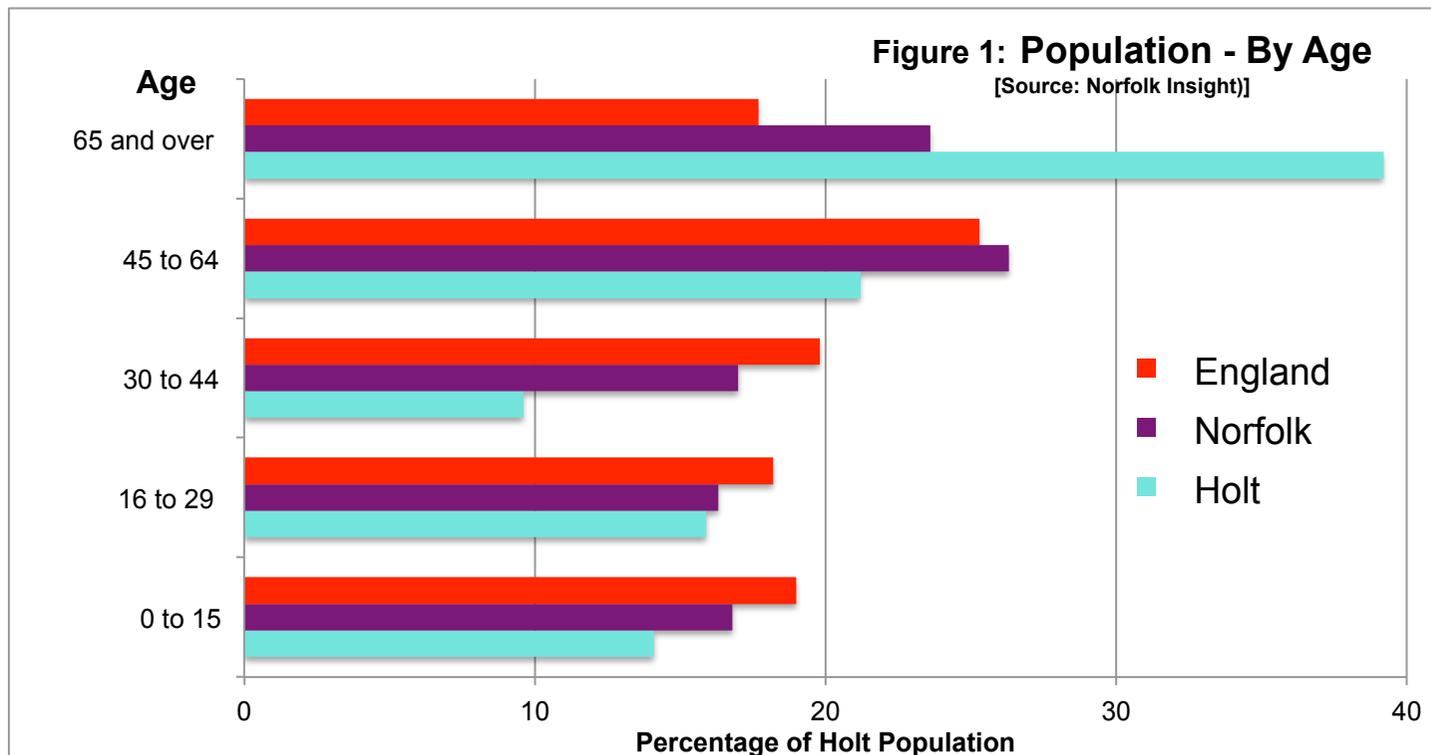
8.9 Design criteria, under 12-points and a question and answer checklist is used to measure the quality of new development. All 12 design criteria should be readily achievable and would enable a developer to be accredited with the Building for Life quality mark.

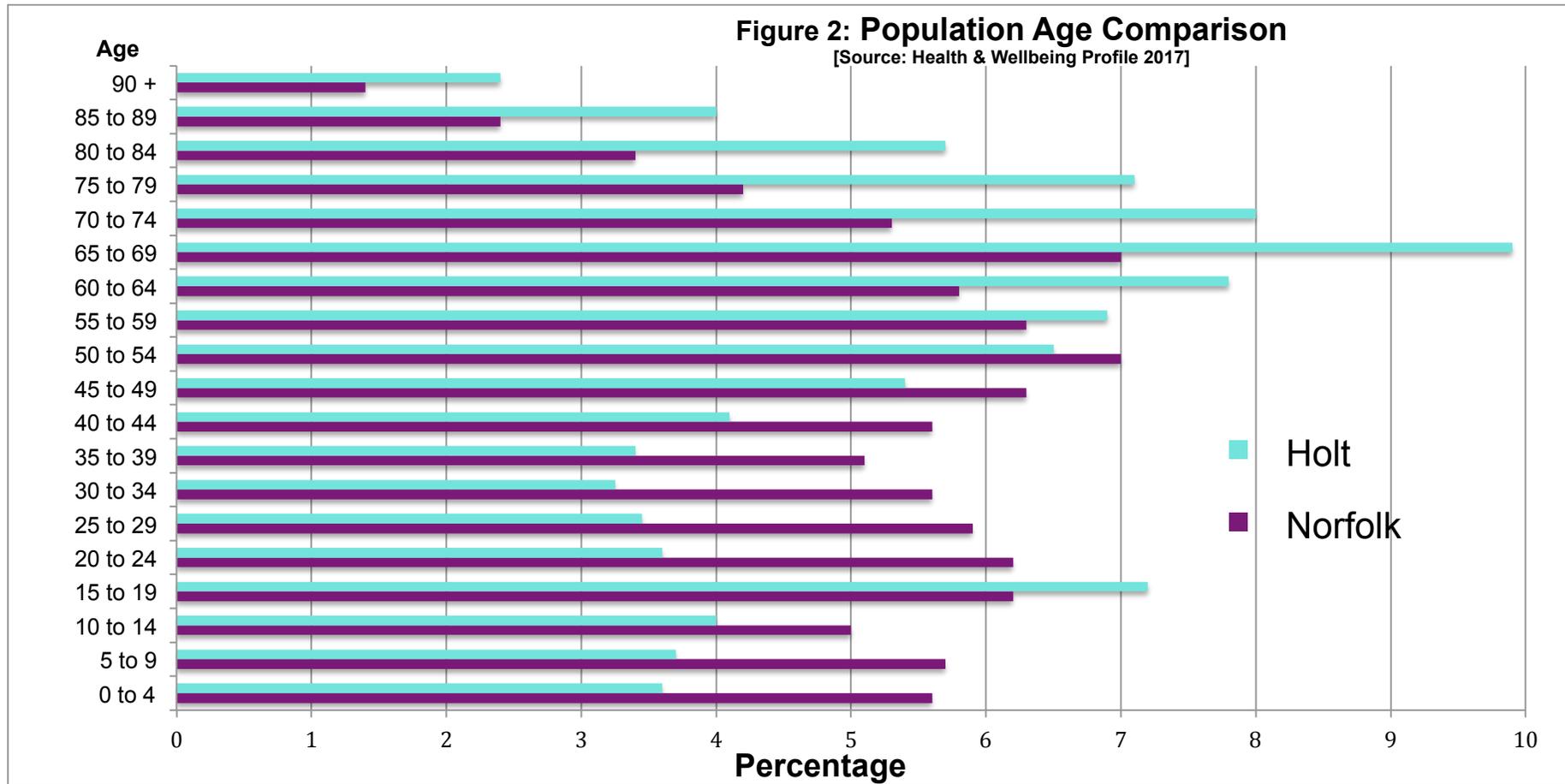
8.10 The quality of any new development is scored using a simple 'traffic light' system:

- **Red – to be avoided. Should be seen as unacceptable and not to be accepted as of planning approval quality;**
- **Amber – minimise the number of 'amber' achieved. Seen as partial success with room for improvement or mitigating circumstances; and**
- **Green – secure as many of the 12 criteria as 'green' as possible. Seen as excellent and/or exemplary.**



- 8.11 Using 'Building for Life' principles, developers should be able to demonstrate how, through good design, any proposed development will follow key design principles to respect scale, form, material finishes and the vernacular character of existing buildings, recognising the historic importance and individuality of the town.
- 8.12 Nationally it is recognised that there is a rapidly ageing population. Locally the picture is more dramatic with the age structure of the population of Holt significantly older than comparatives for Norfolk as a whole, with 38% of the population aged 65 and over compared with 24% in Norfolk and only 19% for England. As illustrated in Figure 1 (Population – By Age) and Figure 2 (population Age Comparison). This has significant implications for planning and plan-making.





8.13 Local authorities across Norfolk are working hard to try to reduce pressure on the social care and hospital budgets through a range of measures, called ‘early help’, and key amongst them is a desire to help keep people at home for as long as possible before moving into residential care accommodation.

8.14 There is also increasing demand for specialist retirement-type accommodation, sometimes called ‘extra-care’. This accommodation includes an element of care that helps people to ‘down-size’ more easily to more appropriate and desired accommodation. The NPPF, and the Housing White Paper, make clear that planning for older people’s housing needs is very important.

8.15 With such an ageing population there is going to be need for more housing with care or sheltered accommodation to be provided in the future. Support will be given to residential care accommodation (use class C2¹), which is normally best placed where it is well related to local services, particularly a doctor's surgery, shops and public transport to enable staff, residents and visitors to have good access.

8.16 Baseline data collected for the Sustainability Appraisal Scoping Report, which sits alongside the HNP, identifies that by 2030 there is predicted to be an increase of over 86% in people across Norfolk suffering from dementia².

8.17 Holt has been designated as a dementia friendly town, for any new development that comes to Holt this is an opportunity for those developments to lead the way by incorporating simple but effective principles into their designs to deliver dementia friendly communities.

8.18 **'At a Glance: a Checklist for Developing Dementia Friendly Communities'** is a document that offers useful checks and guidance on designing dementia friendly communities. It summarises some of the key design points set out in the Housing LIN Viewpoint *Breaking New Ground: The Quest for Dementia Friendly Communities*, by Dr Lynne Mitchell at the University of Warwick (Viewpoint No.25, Housing LIN, 2012).

8.19 Recognising how people and their lifestyles change over time, including the need for their homes to be able to adapt with them, it is felt that implementing this simple principle could have a significant impact on health and wellbeing of residents.

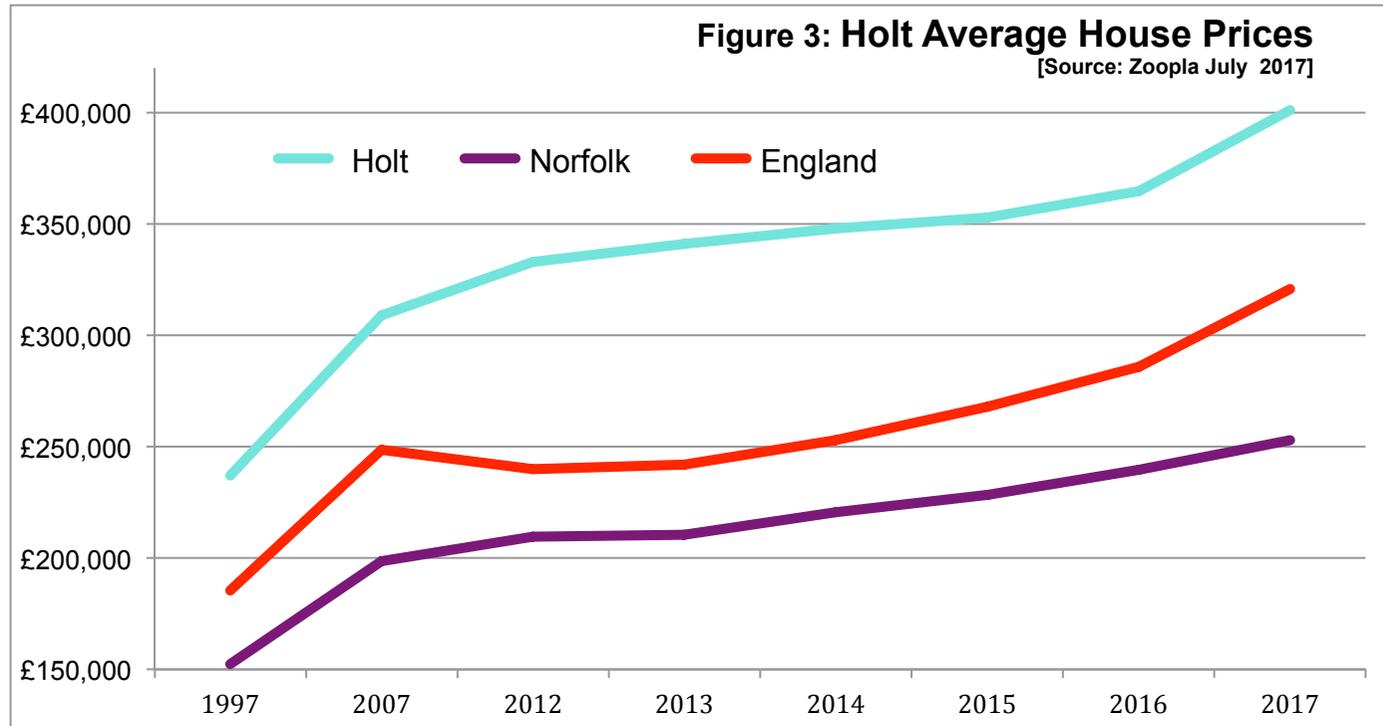
8.20 Using this guidance, and as the building industry better understands how to apply the relatively simple principles identified (a number of which are already elements of 'Building for Life'), the HNP encourages the use of these principles within the design of new developments in Holt.



¹ Planning Use class C2

² Source: NCC Health and Wellbeing Profile July 2012: estimate based on 2011 figures – from POPPI dementia estimates (as at June 2012)

8.21 Affordability of local houses is a significant issue. With the median salary for North Norfolk, £18,008 and the average house price in Holt at £401,137. see Figure 3.



8.22 This results in an average house price to income ratio of 1:22. Significantly higher than the ratio for Norfolk North and for England at 1:9 and 1:7 respectfully. [Source: Annual Survey of Hours and Earnings Office for National Statistics].

8.23 The amount of affordable housing secured on a market-housing site is determined by North Norfolk District Council, as the Local Planning Authority, through the application of Development plan policies and is secured through Section 106 agreements.

- 8.24 Affordable housing on a mixed development should be 'tenure-blind', this means that it should be very difficult to tell the affordable housing from external appearance of the building. The 'pepper-potting' of affordable houses is a preferred approach (i.e. mixing affordable houses with market houses). It is recognised that for Registered Providers (companies managing affordable houses) there can be economies of scale in the locating small clusters of affordable houses together. This is seen as acceptable provided that not all of the affordable housing, for a development, is located together in one part of the site.
- 8.25 A balance in favour of small clusters of affordable dwellings rather than individual affordable dwellings is acceptable. Overall this approach is to avoid the danger of affordable housing (particularly affordable rented) being located away from the main body of market housing, thus risking the creation of unmixed and unbalanced local communities.



- 8.26 There is a requirement within the Core Strategy to provide 45% affordable houses within any new development. The Town Council, through a 'local lettings policy', seeks to support individuals in housing need with a local connection to have priority in accessing some of these dwellings.
- 8.27 The Central Norfolk Strategic Housing Market Assessment Report identifies the Objectively Assessed Need (OAN) for Norfolk and the individual Districts, for North Norfolk a total of 10,067 dwellings have been identified as the OAN.
- 8.28 As at August 2017 there were 817 applicants on the housing list requiring housing in Holt of which 76 are on the Housing Register (high level of need and meet the reasonable preference criteria), 76 are on the Transfer Register (specifically wish to transfer to the Holt area) and 649 on the Housing Options Register (lower levels of need and may not meet one or more of the reasonable preference criteria)

8.29 The demographics of Holt and the 'baseline data' for Holt, contained within the Sustainability Appraisal Scoping Report, supports action to be taken to enable younger people to be able to remain within the community they have grown up in. This means that priority for a proportion of affordable housing, up to 25%, on all new developments will be given to local people where there is an identified need.

8.30 When a property is allocated under the 'Local Lettings' policy the cascade is used to allocate the property to households on North Norfolk District Council's housing register. Therefore, someone on the housing list who has a local connection (as defined within the cascade criteria in Policy 4) would be prioritised above someone who does not have a local connection for these particular homes even if their identified need is higher on the housing register list. The remaining 75% of affordable homes would be allocated based on need criteria.



8.31 Not all affordable housing can be allocated with a 'Local Lettings' policy because North Norfolk District Council has a statutory duty to house some people and requires new affordable housing to meet these duties.

8.32 The 'Local Lettings' policy will apply to the first let of affordable housing and subsequent lets based on local need and connection. This will be managed by North Norfolk District Council, as is already the case for affordable housing on 'exception sites'. Should there be no local need identified, properties will be offered to meet the general District-wide housing need (i.e. will be offered to the household in highest housing need on the housing register).

8.33 The 'Local Lettings' policy only applies to Affordable Rent Tenure (rents are set at 80% of the local market rent). The 'Local Lettings' policy will not apply to intermediate tenure options such as shared ownership (part buy and part rent) or discounted market housing (sold at a percentage of open market price). Although any developer will be encouraged to advertise these properties locally first to encourage local people to purchase.



- 8.34 The appearance and location of high quality design that is sensitive to its surroundings and is in keeping should be considered early in the design process to ensure that new homes are well integrated into development proposals and form part of a cohesive and visually appealing environment.
- 8.35 Issues relating to wastewater disposal have the potential to constrain further large-scale growth in Holt due to its proximity to internationally designated wildlife habitats. Residents see wastewater management as a serious matter for concern after becoming aware of recent developments in Norfolk where homes were occupied without being connected to a fully operational sewerage system. This resulted in the developer using tanker lorries to take away sewage and wastewater from residential properties for treatment. This is seen as an unacceptable practice, unpleasant for new homeowners and existing residents, and increases HGV traffic movements in the area.
- 8.36 Anglian Water has a pre-planning service, which includes a capacity check to determine the impact of sewerage from a proposed development. To ensure wastewater is managed appropriately throughout Holt it is expected that new homes be connected to the sewerage system prior to being occupied.



8.37 **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ❖ Building styles and types characteristic of Holt should be reflected in all new development: **86% strongly agree or agree, 9% unsure and 5% strongly disagree or disagree.**
- ❖ More affordable social housing should be provided specifically for local people: **92% strongly agree or agree and 8% strongly disagree or disagree.**
- ❖ New developments should provide a mix of housing types and sizes (smaller properties for older residents to downsize): **94% strongly agree or agree, 3% unsure, whilst 3% disagree.**
- ❖ All new development roads should be wide enough and built to Highways adoptable standards): **95% strongly agree or agree, with 5% unsure.**
- ❖ Housing design layouts should include storage provision for cycles, wheelie bins, etc): **100% strongly agree or agree.**

8.38 **The following documents, plans and strategies support Policies 1, 2, 3 and 4:**

- National Planning Policy Framework
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- Site Allocations (February 2011)
- The North Norfolk Design Guide, Supplementary Planning Document (2008)
- The North Norfolk Landscape Character Assessment, SPD (2009)
- Holt Conservation Area Character Appraisal and Management Proposals (February 2010)
- Holt Neighbourhood Plan Sustainability Appraisal Scoping Report (September 2017)
- Holt Emerging Policy Statement Discussion Document (July 2017)
- The Holt Vision (February 2012)
- Holt Local Plan Workshop Feedback Summary (June 2016)
- Building for Life 12 (2015)
- 'At a Glance: a Checklist for Developing Dementia Friendly Communities' (Viewpoint No.25, Housing LIN 2012)
- Central Norfolk Strategic Housing Market Assessment (updated 2017)

8.39 **Intent Statement for Policy 1:** This policy seeks to ensure any new development is designed to a high standard and to promote a town and community that are vibrant and diverse.

POLICY 1	<p>Design & Character</p> <p>New development will be expected to deliver high quality design, will be encouraged to use the Building for Life principles, and meet the following criteria:-</p> <ul style="list-style-type: none">• respect and be sensitive to the local character and natural assets of the surrounding area, taking every opportunity through design and materials to reinforce a strong sense of place through individuality and local distinctiveness;• preserve or enhance the character or appearance of the Holt Conservation Area and to protect the setting of listed buildings;• provide a mix of types to include one and two bedroom dwellings and to meet local needs identified by the Central Norfolk Strategic Housing Market Assessment (2017) or the most up to date objective assessment of housing need;• water drainage solutions (including new homes being connected to the mains sewerage system) to be implemented prior to first occupation;• demonstrate how new development will integrate into and enhance the existing town and community, any affordable homes on mixed development should be 'tenure-blind';• recognising and reinforcing the distinct local character in relation to height, scale, density, spacing, layout orientation, features and materials of buildings;• any commuted funds for affordable homes provision should be stipulated for delivery in Holt parish;• where a garage is being provided for a dwelling it should be located within the curtilage of each dwelling;
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- provide adequate external storage space for refuse and recycling within the curtilage of each dwelling;
- access of rear gardens by a homeowner should be by external means (i.e not only through the home); and
- designing and building of new roads must be to Norfolk County Council Highways Authority adoptable standard.

8.40 Policy 1 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aims 1, 2, 3 and 4. Contributing to support HNP Objectives 1, 2, 3 and 7.

8.41 **Intent Statement for Policy 2:** This policy seeks through the application and implementation of good design principles to facilitate development that is designed to be dementia friendly.

POLICY 2

Dementia Friendly Communities

Planning applications incorporating the principles of dementia friendly communities will be encouraged where they comply with the requirements and policies of the Holt Neighbourhood Plan and other Development Plan policies.

8.42 Policy 2 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aims 1 and 2. Contributing to support HNP Objectives 2, 3 and 7.

8.43 **Intent Statement for Policy 3:** This policy seeks accommodation to be developed that meet the needs of an ageing population.

POLICY 3	<p>Residential Care Accommodation</p> <p>Planning applications relating to the expansion of existing and/or new residential care accommodation ('care' and 'extra-care' housing, and retirement housing facilities), including use class C2 will be supported where they meet an identified local need and comply with the requirements and policies of the Holt Neighbourhood Plan and other Development Plan policies.</p>
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8.44 Policy 3 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aim 1. Contributing to support HNP Objectives 2, 3, 5 and 7.



8.45 **Intent Statement for Policy 4:** This policy seeks to create the opportunity for Holt residents or those with connections to Holt, who are on the housing register, to have the ability to access affordable housing in Holt.

POLICY 4	<p>Affordable Housing for the Local Community (Local Lettings)</p> <p>Any new developments that incorporate an element of affordable housing to include, within the section 106 Agreement, up to 25% of the affordable housing will be made available to people on North Norfolk District Council's Housing Register with a local connection to Holt, in perpetuity, using the following cascade criteria:</p> <ul style="list-style-type: none">(i) Residents of Holt parish.(ii) Households who need to move to Holt parish to give or receive support from or to an immediate relative who are residents of Holt.(iii) People who work in the parish of Holt.(iv) Former residents of Holt parish.(v) Residents of the adjacent parishes.(vi) Residents of North Norfolk District.
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8.46 Policy 4 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aim 1. Contributing to support HNP Objectives 2, 3 and 7.

9 Environment

- 9.1 Holt is sited three miles (five kilometres) from the North Norfolk coast. It is at the western end of the Cromer Ridge, a glacial moraine of sandy soil running parallel to the sea, a region that is recognised today as an Area of Outstanding Natural Beauty (AONB).
- 9.2 The landscape forms an intrinsic part of the character and setting of Holt and provides both informal and formal recreational opportunities for the community and visitors alike. The National Planning Policy Framework, paragraph 109, states that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes. Public engagement in the preparation of the HNP has shown that the landscape around Holt is highly valued and is identified as one of its unique characteristics.
- 9.3 Holt enjoys a particularly attractive rural setting. To the north, the Ridge slopes down towards the coastal villages at the edge of the saltmarsh, Cley next the Sea, Kelling and Salthouse. On the west side is the picturesque Glaven Valley.
- 9.4 There is a good deal of woodland around Holt, particularly on the south side, This includes areas of older woodland and more recent plantations of pine trees, which make use of areas of poor acidic soil. The plantations on the east side are broken up by Gresham's School and Kelling Hospital; both of which have large grounds.
- 9.5 The south side of Holt is separated from the town centre by the A148 road, which separates Holt from the woods to the south and an important local amenity, Holt Country Park.

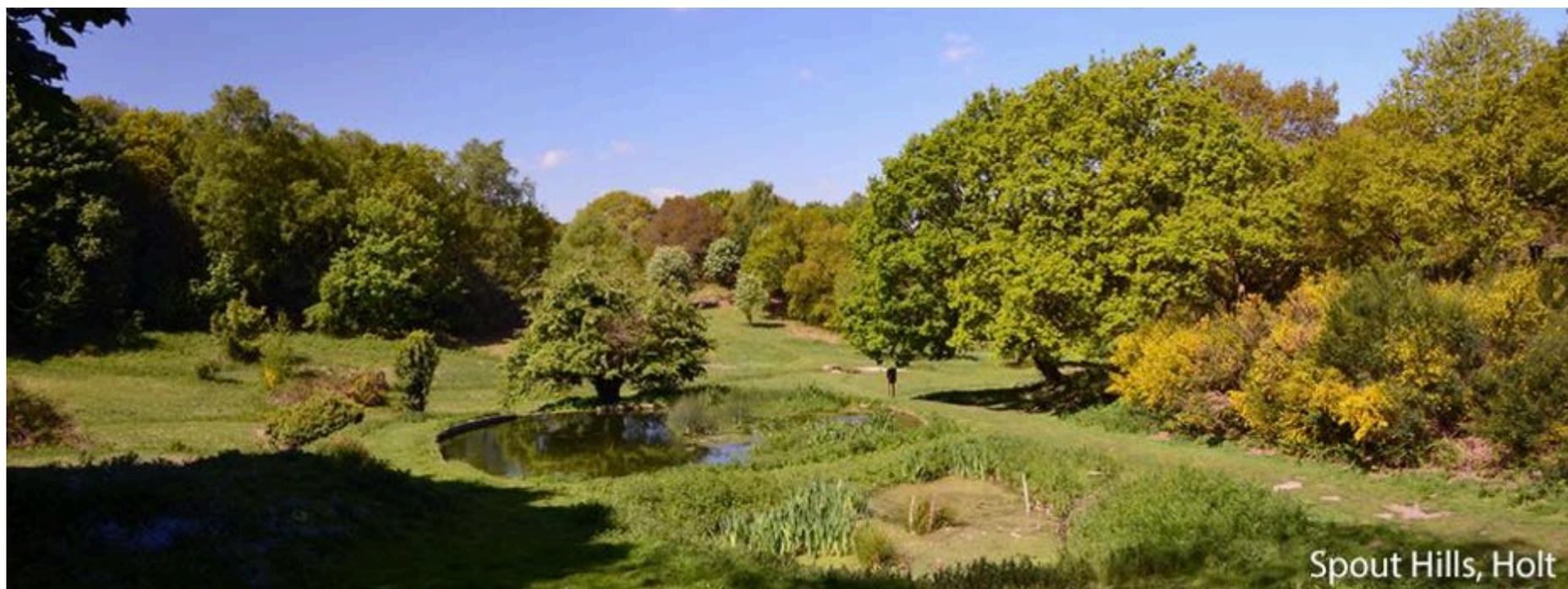


- 9.6 Holt Country Park is a short walk from the town. It has had a chequered history, including a horseracing course, heath, farmland, forestry and woodland garden. It has now been established as a tranquil woodland dominated with Scots pine native broadleaves. Its rich ground flora supports an abundant display of wildlife including deer.



- 9.7 The park has achieved a Green Flag Award every year since 2005. The park is very popular with school and families where they join in environmental and arts events throughout the year, with 'way-marked' routes suitable for walkers, wheelchairs and pushchair users. There are also orienteering posts in the park for groups to use. The park is free to the public with a small charge for parking.
- 9.8 The Holt Lowes is an area of heathland to the south of Holt that is open to the public and has long been recognised as an area for wildlife. It was designated as a Site of Special Scientific Interest (SSSI) in 1954 and for a while managed as a nature reserve by Norfolk Wildlife Trust, which continues to act as managing agents for the trustees.

- 9.9 Spout Hills is a large area of open green space, which historically provided the town of Holt with all of its water needs, enabling it to grow and flourish. An old reservoir still exists but the pumping station was dismantled in the 1950's. Work has been undertaken in more recent years to restore and conserve the hills for future generations by removing scrub, keeping the pastures clear and maintaining the woodlands which have grown up.



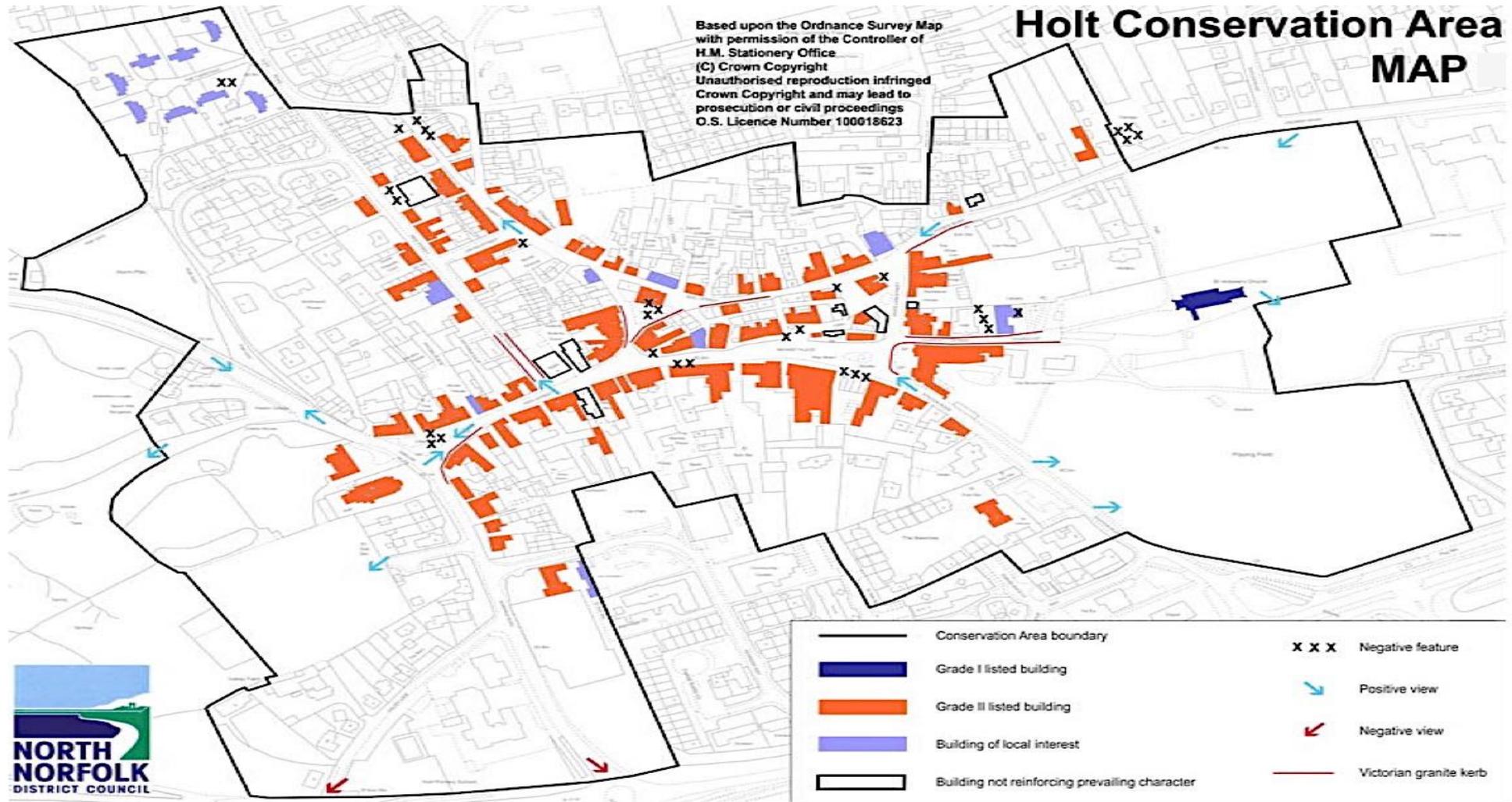
- 9.10 The landscape forms an intrinsic part of the character and setting of Holt and provides both informal and formal recreational opportunities for the community and visitors alike.
- 9.11 Connectivity and access to the countryside around Holt and beyond to the north Norfolk coastline is seen as very important. Through the consultation events local residents expressed strong views about improving accessibility generally and specifically, that any new footpath and cycleway should be linked to the existing network to aid wildlife movement and using the opportunity to enhance flora, fauna and habitat.

- 9.12 The National Planning Policy Framework, paragraph 109, states that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes.
- 9.13 It is clear from the consultations that the community values the rural setting and market town character. There are a number of green spaces within the settlement boundary, which are important for their visual recreation and/or wildlife value. The landscape around Holt is highly valued and is identified as one of its unique characteristics by residents.
- 9.14 Holt is a historic market town full of character. Most of the medieval town was destroyed in 1708 in the great fire of Holt. Although the Norman parish church was repaired whilst the town centre was rebuilt which now has abundance of important Georgian and some early Victorian buildings. A noticeable survivor of the fire is the Listed Grade II Byfords building (1–3 Shirehall Plain) which is thought to be the oldest house in Holt (the cellar dates back to the 15th century). The premises traded as a hardware shop or ironmonger's for over 100 years under the ownership of the Byford family. Byford's is now run as a café, delicatessen and bed & breakfast.
- 9.15 The centre of Holt was designated a Conservation Area in December 1974, covering the historic centre of Holt and includes primarily early-mid Victorian housing to the north and green spaces bordering the town on the east and west sides.
- 9.16 Holt has a wealth of designated and non-designated heritage assets. In all, there are 118 listed buildings, two Grade II*; the Old Rectory and the Parish Church of St. Andrew the Apostle, with the remaining 116 Grade II listed.



9.17 The historic core of the town is rectangular in plan, bordered by Market Place, Bull Street, White Lion Street and Shire hall Plain. The High Street extends away to the west from this, encouraging more linear development. The Conservation Area is enclosed on the northern, southern and western sides by 20th century development.

Map 5: Holt Conservation Area



- 9.18 North of the town is Holt Hall, Grade II Listed, built in the 1840s and extended in the 1860s. The Hall is located in an 86-acre (35 ha) estate made up of ancient woodlands, lawns, lakes and gardens. Currently used as a Field Study Centre run by Norfolk County Council.
- 9.19 The pineapple-topped Obelisk at Holt is one of a pair of gateposts from Melton Constable Park, the other having been given to the town of Dereham in 1757. Each gatepost records distances, to various places from Holt and Dereham respectively, carved into the stone. At the start of World War II, to avoid assisting the enemy in the event of invasion, the townspeople of Dereham dumped their obelisk down a deep well, where it remains to this day. The people of Holt whitewashed their obelisk at the start of World War II and it remains in good condition and a cause of great interest.



9.20 Blind Sam is the name given locally to the Queen Victoria Jubilee Lantern located in Obelisk Plain. Dating from 1887, the year of Queen Victoria's Golden Jubilee, it stood until 1921 in the Market Place, where it served two functions; to provide light to the Market Place and provide drinking water from two fountains at the bottom. The light was powered by the town's gas supply, which at times was sporadic and unreliable, hence the nickname "Blind Sam". It was moved to Obelisk Plain in 1921 to make way for the war memorial.

9.21 As with many historic market towns, the environmental setting of the heritage in Holt is seen as its defining asset and local residents are proud and protective of these features that give the town its character and individuality.

9.22 Open spaces within the built-up area help create the character and identity of Holt but are also of great importance to the wellbeing of the community by providing opportunities for formal and for informal recreation.



9.23 At the consultation events residents were keen to see the provision of more open space and enhanced green spaces for recreation and encouraging healthy lifestyles. Concern was expressed about possible loss of open spaces and that loss of any of these open spaces would be detrimental to the appearance, character and amenity value of Holt. See Table 1.

9.24 **Table 1: Important Open Space**

	Name	Location	Use
1	Holt Country Park	Norwich Road	Informal open space
2	Kelling Road Sports Club	Kelling Road	Social Club and sports pitches
3	Little Hills	Letheringsett Hill	Informal open space
4	Peacocks play field (also known as George V play area)	Peacock Lane	Playing fields
5	Play area	Behind the Police Station on Neil Avenue	Play area
6	Spouts Common	Letheringsett Hill	Informal open space
7	Memorial Gardens	Albert Street	Formal gardens for relaxation
8	Allotments	Mill Street	Allotments

9.25 The National Planning Policy Framework, paragraph 28, states that local plans should "...promote the retention and development of local services and community facilities....".

9.26 The community wishes to see these spaces protected for future generations and accordingly they should be afforded protection from new development unless this is associated or ancillary to the current use and demonstrated to be of community benefit.

9.27 **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ❖ Recreational facilities, open green spaces should be protected and wildlife encouraged: **100% strongly agree or agree.**
- ❖ Secure wildlife corridors and access to the countryside: **100% strongly agree or agree.**
- ❖ Provide more green open space, footpaths and cycleways, which are easily accessed and safe to travel: **100% strongly agree or agree.**
- ❖ The historic and built heritage of Holt should be protected: **100% strongly agree or agree.**

9.28 **The following documents, plans and strategies support Policies 5, 6 and 7:**

- National Planning Policy Framework
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- Site Allocations (February 2011)
- The North Norfolk Design Guide, Supplementary Planning Document (2008)
- The North Norfolk Landscape Character Assessment, SPD (2009)
- Holt Conservation Area Character Appraisal and Management Proposals (February 2010)
- Holt Neighbourhood Plan Sustainability Appraisal Scoping Report (September 2017)
- Holt Emerging Policy Statement Discussion Document (July 2017)
- The Holt Vision (February 2012)
- Holt Local Plan Workshop Feedback Summary (June 2016)



9.29 **Intent Statement for Policy 5:** This policy seeks to ensure opportunities are taken to enhance flora and habitats for wildlife, improve access to the countryside and promote wellbeing through the encouragement of healthy lifestyles.

POLICY 5	<p>Biodiversity</p> <p>Where green infrastructure is provided as part of any new development it should aim to improve biodiversity and linkages with existing open spaces in and around Holt. All new development should maximise opportunities to enhance connectivity and encourage the use of existing footpath and cycleway links to the wider parish and countryside</p>
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9.30 Policy 5 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aims 2, 3 and 6. Contributing to support HNP Objectives 1, 2, 3, 5, 6 and 7.

9.31 **Intent Statement for Policy 6:** This policy seeks to recognise the importance of these areas to the town and as areas of recreational and visual value.

POLICY 6	<p>Open Space Protection</p> <p>Proposals for development, which would result in the loss of part or all of an Important Open Space, as defined in Table 1 will not be permitted unless it can be demonstrated that the benefit to the local community outweighs the loss.</p>
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9.32 Policy 6 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aims 2, 3 and 6. Contributing to support HNP Objectives 1, 3, and 7.

9.33 **Intent Statement For Policy 7:** This policy seeks to recognise the importance of Holt's heritage, aims to protect and enhance our heritage for future generations. It seeks to prevent development negatively impacting on these heritage assets and their settings.

POLICY 7

Heritage Protection

Development proposals should preserve the local heritage of listed buildings and their setting or any features of special architectural or historic interest, which they possess.

Where appropriate these listed buildings should be enhanced and their setting preserved as part of any adjacent or associated development.

9.34 Policy 7 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aims 2 and 3. Contributing to support HNP Objectives 1, 3, 4, and 7.



10 Tourism and Employment

- 10.1 Holt is one of a cluster of three towns, together with Cromer and Sheringham, which are identified as performing complementary roles. Holt is already recognised as an employment hub for the area. Drawing workers from the surrounding areas, including Sheringham and Cromer. A thriving local economy is seen as a key element to achieving a sustainable and balanced community.



- 10.2 Tourism is a key element of the local economy with many tourists being drawn to Holt, the fine 18th century Georgian buildings make the town, with its small market town character, one of the most attractive in north Norfolk. This character is derived not only from the historic town centre, with many period buildings, but also from the attractive countryside, which surrounds the town and its proximity to the North Norfolk coast.

- 10.3 Tourism is seen as a growth sector both for day and overnight visits. Promoting tourism is one of the HNP Objectives and links to achieving part of the Mission Statement of ... “As the gateway to the North Norfolk coast ...”.
- 10.4 A key aspect to achieving this is the development of permanent accommodation including hotels, hostels and holiday homes within or adjoining existing settlements. It is the intention of Policy 9 to facilitate development that supports existing facilities, maximises accessibility for visitors whilst offering protection to the special landscape character of the area.



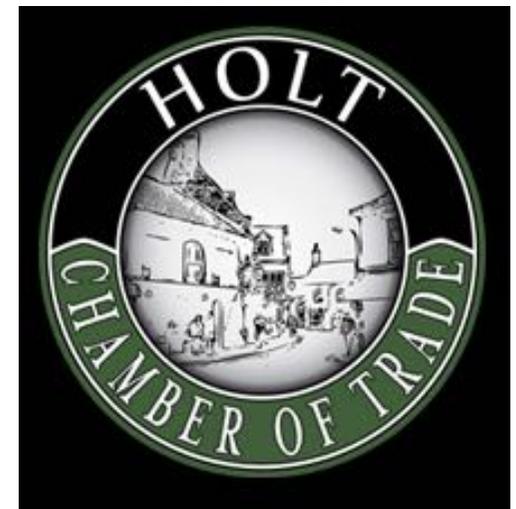
- 10.5 In terms of floor space, Holt has the fourth largest retail provision in the District. The town centre has a relatively high number of 'comparison goods' shops, has a relatively low shop vacancy rate and appears to be trading healthily.
- 10.6 Holt has an established niche-shopping role with a range of shops and services that serve the local population and visitors. Most of shops are small independent outlets, but there is a selection of high-end national stores. A key issue identified from the Neighbourhood Plan consultation and Resident's Survey is pressure on car parking in the town centre to meet the needs of customers.

- 10.7 The Town Council strongly supports the growth and development of small businesses and would like to see the regeneration of employment sites to provide greater local employment opportunities.
- 10.8 Increased car parking provision at Thornage Road is allocated through the existing Local Plan and the Town Council has secured additional long-term parking on Cley Road through s106 contributions from residential development on land west of Woodfield Road.



- 10.9 NNDC North Norfolk Retail and Main Town Centres Uses Study, conducted by North Norfolk District Council, identifies Holt as the most obvious area of qualitative deficiency in food store provision in North Norfolk District. The proposed Aldi store would have helped to address this deficiency and reduce 'expenditure leakage' to surrounding towns but Aldi's proposal did not come forward.

- 10.10 There is limited potential to accommodate growth within vacant shop units and there are limited development opportunities within the historic core.
- 10.11 The National Planning Policy Framework, paragraph 23, outlines that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.
- 10.12 The National Planning Policy Framework, paragraph 28, in supporting a prosperous rural economy, states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Highlighting that neighbourhood plans should promote the retention and development of local services and community facilities such as local shops, meeting places and public houses.
- 10.13 Holt town centre is a compact focal point for the local community and tourists. It is a social meeting point and a retail centre with a variety of shops. The majority of the 200 shops and business services are independently owned, this generates a 'sense of pride' within Holt's close-knit community. The yards and alleyways that lead off the vibrant Market Place and High Street have a surprising number of speciality shops such as antiques, books and art galleries.
- 10.14 There is an active Holt Chamber of Trade and Commerce representing the business interests and provides a forum for the exchange of views. As an independent organisation, open to all businesses in the town and surrounding area, it seeks to promote and support business interests.
- 10.15 New employment development in the countryside will be supported where it can be demonstrated it would make a positive contribution to the conservation area, AONB and designated SSSI area. This is intended to allow for development linked to outdoor recreation. Any such development would be considered against criteria set for the protection of the character and appearance Holt including natural and built environment whilst recognising the cultural heritage and ecological interests. To provide the balance between sustainable development and protection for the landscape.



10.16 Just outside the centre of Holt is the North Norfolk Railway station. This is the Poppy Line running steam and diesel train services to Weybourne and Sheringham. A bus runs from the station to Holt market place.

10.17 At the consultation events residents were keen to see the creation of a 'Farmers Market' or 'Street Market' to promote local produce. This would encourage the local economy as well as being an attraction for tourists. This has been added to the Project List in section 14.

10.18 **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:



- ❖ Support the development of more employment opportunities and apprenticeships: **100% strongly agree or agree.**
- ❖ Support creation of a 'Farmers Market or Street Market' to promote local produce: **79% strongly agree or agree, 3% unsure and 18% strongly disagree or disagree.**
- ❖ Support shops, which offer a wider retail choice and reflect local residents' needs: **94% strongly agree or agree, 3% unsure, whilst 3% disagree.**
- ❖ Support development in tourism and provision of tourist accommodation: **88% strongly agree or agree, 4% unsure and 8% strongly disagree or disagree.**

10.19 **The following documents, plans and strategies support Policies 8 and 9:**

- National Planning Policy Framework
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- Site Allocations (February 2011)
- The North Norfolk Design Guide, Supplementary Planning Document (2008)
- The North Norfolk Landscape Character Assessment, SPD (2009)
- Holt Neighbourhood Plan Sustainability Appraisal Scoping Report (September 2017)
- Holt Emerging Policy Statement Discussion Document (July 2017)
- The Holt Vision (February 2012)
- Holt Local Plan Workshop Feedback Summary (June 2016)

10.20 **Intent Statement for Policy 8:** This policy seeks to encourage the creation of local employment that is appropriate and will strengthen the local economy and improve the sustainability of market town life. To see the continuation of a thriving local community, supporting local business and employment throughout the market town of Holt.

POLICY 8	<p>Employment Growth</p> <p>Planning applications for development, which brings additional or new employment to Holt, other than new build tourism and overnight business accommodation, will be encouraged and supported where they comply with the other policies within the Holt Neighbourhood Plan, the requirements of other Development Plan policies and meet the following criteria:</p> <ul style="list-style-type: none">• Their size and design respect the immediate surroundings in which they are to be located;• They are appropriate to a market town and do not have a negative effect on the town centre;• They do not have an unacceptable impact on the local environment and the amenities of adjacent residential properties or other land uses; and• Only in the open countryside<ul style="list-style-type: none">a) Where associated with a farm diversification scheme or an existing employment site of a small scale; orb) Otherwise, on isolated sites, only where the development can be shown to be making a positive contribution to its setting in the open countryside.
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10.21 Policy 8 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aims 3, 5 and 6. Contributing to support HNP Objectives 1, 4 and 7.

10.22 **Intent Statement for Policy 9:** This policy seeks to encourage the creation of additional overnight accommodation for tourism and businesses.

POLICY 9

New Build Tourism and Overnight Business Accommodation

The construction of new permanent buildings for overnight tourist and overnight business accommodation will only be supported in locations within or adjoining existing settlements where they comply with the requirements of other policies in the Holt Neighbourhood Plan and the requirements of other Development Plan policies.

10.23 Policy 9 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aims 5 and 6. Contributing to support HNP Objectives 4 and 7.



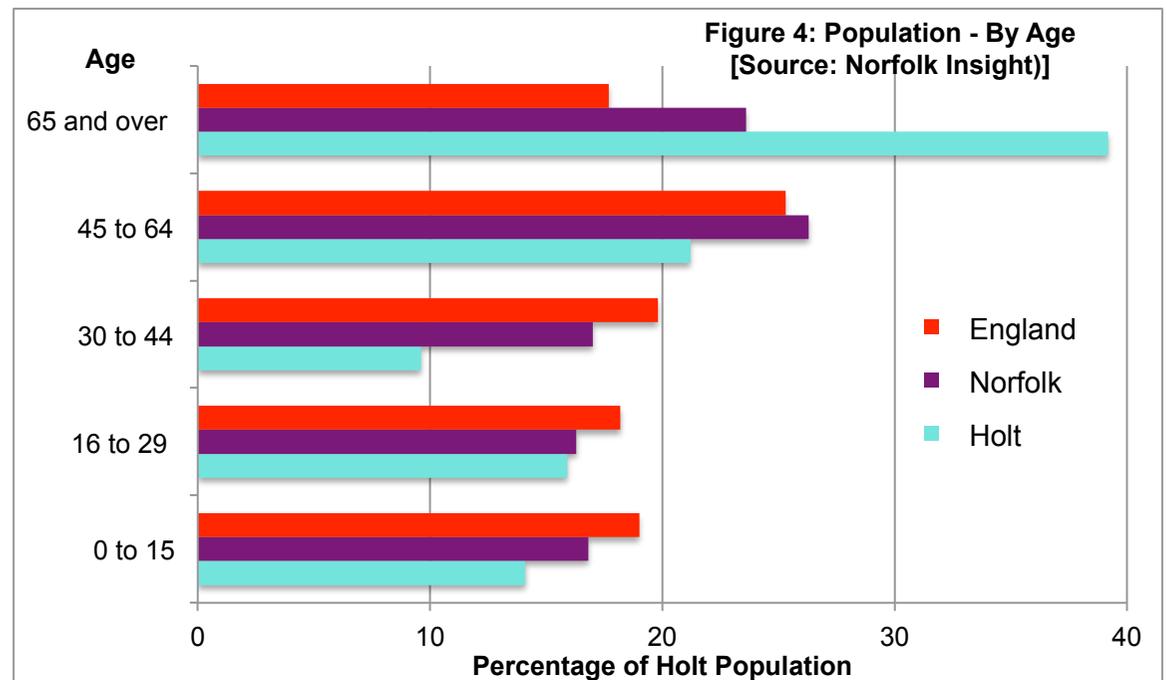
11 Leisure and Culture

11.1 Holt has a small market town character, derived not only from the historic town centre with an abundance of Georgian buildings, but also from the attractive countryside, which surrounds the town. It is situated in an Area of Outstanding Natural Beauty (AONB) on the western side of the Glaven Valley, which is an area of Special Scientific Interest. Holt Country Park with its 100 acres of woodland is only a short walk away and Holt Lowes, an area of heathland covering 120 acres between Holt Country Park and the River Glaven, lies to the south.

11.2 Community facilities are an important focus for the town to encourage social cohesion and wellbeing. There are a large number of well-supported clubs and societies running across Holt, although it is expected that existing facilities will come under increasing pressure to meet the increasing demands from a growing and ageing population. Proposals for high quality community facilities that encourage daily social interaction or community-based events will be supported.

11.3 The age structure of Holt's population is significantly older than Norfolk as a whole, with 38% aged 65 and over, compared with 24% for Norfolk and only 19% for England. See Figure 4.

11.4 The National Planning Policy Framework, paragraph 17, has as a core planning principle that planning should “take account of and support local strategies to



improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.” Whilst paragraph 50 identifies the requirement to “create sustainable, inclusive and mixed communities” and with Section 8 “promoting healthy communities”.

11.5 New housing and other development will be expected to contribute towards improving local services, infrastructure and facilities, including the funding of new infrastructure including open space (both informal and formal) through planning obligations and via a S106 agreement / S278 agreement or use of a planning conditions.



11.6 Allotments are situated just off Mill Street in Holt. The land was made available at the end of the Second World War. There are currently around 80 members at the Holt Allotments, the plots are various sizes and measured in rods.

11.7 Aside from all the crops, which are harvested, the allotments also have a social side as members chat, exchange plants and expert advice. Listening to the birds singing, or watching the busy bumble bees... it's a very peaceful place to be and holds many therapeutic qualities.



11.8 Having an allotment is very popular for residents to grow their own (and be organic), hence there is a waiting list and local residents would welcome further provision of allotments.

11.9 Objective 5 of the HNP seeks to see new and improved open green space available for all age groups to facilitate the growth of a vibrant and healthy community that gives people a high quality of life and encourages wellbeing.

- 11.10 Culture comes into many aspects of planning. It is of particular significance in Holt, both due to the current breadth and depth of the cultural offering available and the potential for culture to play an increasing role as the community grows.
- 11.11 Holt is well known for its annual Holt Festival, which runs for the last week of July every summer. Throughout the week-long event, the town's streets and venues brim with street performers, musicians, poets, actors, dancers, artists and comedians.
- 11.12 The National Planning Policy Framework, paragraph 17, states that planning should support strategies to improve "... social and cultural wellbeing for all, and deliver sufficient community and cultural facilities to meet local needs." Many of the uses that could be classified as 'cultural facilities' are also classified as 'Town Centre Uses' in the National Planning Policy Framework.
- 11.13 Core Aim 6 of the Core Strategy seeks to see "cultural activities" improved. Culture can also perform a function in terms of building and maintaining community identity. The HNP seeks to focus on the protection, enhancement and provision of facilities – including cultural activities such as theatres, cinemas, concert venues, galleries, museums and other venues or spaces that are used for cultural events.
- 11.14 Concerns have been raised through the consultation process about 'management companies' having restrictive practices, failing to maintain areas correctly and in some cases companies ceasing to trade after only a few years and leaving nobody responsible for ongoing management. Where this happens, this results in the burden of management falling to local residents, the Town Council or North Norfolk District Council without future funding to cover costs.
- 11.15 The Town Council is keen to ensure all open space is managed appropriately and sustainably. It is preferred that the future management of open space is undertaken through the transfer of ownership to Holt Town Council with the associated funding to support future maintenance.



11.16 Holt has a Playing Field on Kelling Road where football teams and a Bowls Club play. There is also a Playing Field on Peacock Lane. This site was refurbished in 2013 and has play equipment specifically for children up to 12 years old and also five-a-side football goal posts. There are also play areas at the Holt Country Park on Norwich Road.



11.17 Recreational space, both formal and informal, was raised through the consultation as being important for residents to encourage healthy lifestyles and wellbeing.

11.18 In the centre of town there is a garden, known as the Methodist Memorial Garden. It is open during the day and is a quiet area to relax. To the west of the town centre, off Letheringsett Hill, is Spouts Common. This is a 16-acre area of common land for everyone to enjoy.

11.19 **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ❖ Recreational facilities, open green spaces should be protected and wildlife encouraged: **100% strongly agree or agree.**
- ❖ New developments should demonstrate how 'open space' areas are to be managed & maintained in a sustainable way: **100% strongly agree or agree.**

- ❖ New development should provide new community facilities and services: **84% strongly agree or agree, 4% unsure and 12% strongly disagree or disagree.**

11.20 **The following documents, plans and strategies support Policies 10 and 11:**

- National Planning Policy Framework
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- Site Allocations (February 2011)
- Holt Neighbourhood Plan Sustainability Appraisal Scoping Report (September 2017)
- Holt Emerging Policy Statement Discussion Document (July 2017)
- The Holt Vision (February 2012)
- Holt Local Plan Workshop Feedback Summary (June 2016)

11.21 **Intent Statement For Policy 10:** This policy seeks the provision of additional recreation facilities and amenities that support and encourage wellbeing for residents and visitors to Holt of all ages.

POLICY 10	<p style="text-align: center;">Additional Community Facilities</p> <p>In seeking to ensure that provision of additional local facilities meets the growing local community needs, support will be given to development proposals relating to the provision of community facilities, recreational space (formal and informal), sports facilities, cultural activities, and additional car parking near the town centre where these comply with the requirements of other policies in the Holt Neighbourhood Plan and the requirements of other Development Plan policies.</p>
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11.22 Policy 10 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aims 2, 3 and 6. Contributing to support HNP Objectives 2, 5, and 7.

11.23 **Intent Statement For Policy 11:** This policy seeks to ensure appropriate steps are taken to ensure open spaces (such as play areas) are managed and maintained in a sustainable way. The Town Council's preference is for the option (a) of Policy 11 subject to the individual Open Space.

POLICY 11	<p>Management of Open Space</p> <p>Where new developments provide elements of green infrastructure (such as open space, natural green space and recreational areas) the Developer will be required to demonstrate an effective and sustainable management programme for them by having:</p> <ul style="list-style-type: none">a) an effective transition to Holt Town Council ownership with suitable funding to cover projected future upkeep costs for at least the next ten years; orb) an effective transition to the Local Authority ownership; orc) an appropriate legally binding arrangement for management by an established management company with a viable and sustainable business case and operating model.
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11.24 Policy 11 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aim 6. Contributing to support HNP Objectives 5 and 7.

12 Infrastructure

- 12.1 The HNP seeks to ensure that additional provision of local facilities, services and infrastructure meets the growing local community needs.
- 12.2 Housing and other development will be expected to contribute towards improving local services and infrastructure, including the funding of new infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc.) through planning obligations and via a S106 agreement / S278 agreement); or use of a planning conditions.
- 12.3 The National Planning Policy Framework recognises and identifies the need to address the lack of infrastructure provision in delivering sustainable development.
- 12.4 North Norfolk District Council does not currently operate a Community Infrastructure Levy (CIL) charging mechanism. If North Norfolk District Council introduces CIL in the future then CIL would be used to fund new or improved infrastructure.
- 12.5 National Planning Policy Framework, paragraph 42, identifies that the development of high-speed broadband technology and other communications networks play a vital role in enhancing the provision of local facilities and services.
- 12.6 A thriving local economy is seen as a key element to achieving a sustainable and balanced community, having high quality communications is essential to support this.
- 12.7 Norfolk County Council is leading on a project, 'Better Broadband for Norfolk (BBfN)' to bring 'superfast broadband' – 24Mbps – to c95% of homes in Norfolk by March 2018.



- 12.8 Residents have raised issues and concerns through the consultation events that broadband internet connections are slow in some of the town and outlying areas, with mobile connections in places very poor and limited mobile signal coverage. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a key means of communication in a rural area.
- 12.9 High-speed broadband would help to address these issues and bring with it a range of new opportunities, such as improved home working, access to more on-line services and reduced isolation.
- 12.10 At a time when the internet and digital media continue to grow as an important means of communication, the provision of high-speed broadband is key to attracting new businesses into the area in addition to improving the wellbeing of its residents.
- 12.11 The ultimate goal would be the delivery of fibre optic broadband to every home and business to achieve 80 Mbps. This, however, is not realistic, as the current infrastructure from the exchanges will not deliver this.
- 12.12 The Core Strategy, through Policy CT4, highlights support for the improvement of the telecommunications infrastructure, specifically regarding technological advances and modern communications.

12.13 Holt has an issue with traffic in the centre of Town. As a thriving market town and retail centre people access Holt for employment, shopping and tourism, which generates additional vehicle movements, parking problems and road safety concerns. Much of the current road network is very narrow and not designed to facilitate the movement of high volumes of traffic and, in places, struggles to cope with traffic volumes.



12.14 Cars, both parked and moving, dominate Shirehall Plain, in the town centre. The central island of pavement has been “nibbled away” to create parking spaces. If the parking areas were to be relocated, spaces that currently little more than traffic islands could be visually enhanced with seating, less signage and planting.

12.15 New development will bring with it more cars, which could result in an increase in congestion and road safety issues. Through the consultation events local residents raised concerns relating to speeding, higher volumes of traffic, and increasing numbers of HGVs in and around Holt.

12.16 The limitations of infrastructure and the need for its improvement, aligned to growth, have been identified within the sustainability issues for Holt (traffic congestion, facilities and services). As the area is popular with tourists, their dependency on the car means it is important to improve alternatives such as public transport, cycleways and footpaths. Any new development should take the opportunity to enhance and encourage the use of sustainable transport modes through the provision of footpaths, cycleways and public transport improvements.

12.17 There are two dental practices in Holt. A third is at Kelling Hospital (just outside the parish) and this is where Holt Medical Practice is also located when residents want to access a doctor or related healthcare services. Expansion of all types of local healthcare provision is recognised as a necessary part of the future sustainability of Holt to meet the growing needs of the town's ageing population and to promote healthy lifestyles and wellbeing.

12.18 Where infrastructure projects have been identified during the preparation of the HNP, they have been recorded in Section 14 to prevent them from being lost and to enable their consideration and implementation as, and when, funding becomes available.

12.19 **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ❖ Increase pressure for higher speed broadband and improved mobile signals: **100% strongly agree or agree.**
- ❖ Improve traffic flow and ensure greater safety on existing road network: **90% strongly agree or agree and 10% strongly disagree or disagree.**
- ❖ Improve footpaths and cycleways to connect different areas of Holt: **94% strongly agree or agree, with 6% unsure.**
- ❖ Support the provision of a Sheltered Care Housing scheme (with medical facilities) in Holt: **92% strongly agree or agree, 4% unsure and 4% strongly disagree or disagree.**



- ❖ New development proposals must show how they will NOT adversely affect traffic on existing roads (congestion, speed and road safety): **94% strongly agree or agree, 3% unsure and 3% strongly disagree or disagree.**

12.20 **The following documents, plans and strategies support Policies 12, 13 and 14:**

- National Planning Policy Framework
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- Site Allocations (February 2011)
- The North Norfolk Design Guide, Supplementary Planning Document (2008)
- Holt Neighbourhood Plan Sustainability Appraisal Scoping Report (September 2017)
- Holt Emerging Policy Statement Discussion Document (July 2017)
- The Holt Vision (February 2012)
- Holt Local Plan Workshop Feedback Summary (June 2016)

12.21 **Intent for Policy 12:** This policy seeks to enable greater access to online services and facilitate the improvement of modern communications.

POLICY 12	<p style="text-align: center;">Broadband and Mobile Communications</p> <p style="text-align: center;">Enhancement of mobile communications and implementation of new ‘superfast broadband’ infrastructure that serves the town and wider parish will be supported.</p>
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12.22 Policy 12 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aims 5 and 6. Contributing to support HNP Objectives 2, 4 and 7.

12.23 **Intent for Policy 13:** This policy seeks to maintain road safety, improve the connectivity of the town, ensure new footpaths and cycleways link with existing networks, encourage sustainable transport modes and improve parking facilities. Where potential additional traffic levels are identified then measures are to be implemented to mitigate any likely impact.

POLICY 13	<p>Sustainable Transport</p> <p>New development (residential of eleven and more dwellings and all commercial) proposals will be expected to quantify the level of traffic movements they are likely to generate and its cumulative effect with other developments in Holt and surrounding parishes.</p> <p>They will also be expected to assess the potential impact of this traffic and include appropriate and proportionate measures to mitigate any negative impacts on road safety, pedestrians, safe road crossings, cyclists, parking and congestion within Holt.</p> <p>All new development should create opportunities to enhance and encourage the use of sustainable transport modes through the provision of footpaths, cycleways and public transport improvements.</p> <p>Sustainable transport modes will provide access, connectivity and linkages to existing networks and, in particular and where practicable, to the town centre, community facilities, recreational spaces and schools.</p>
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12.24 Policy 13 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aims 2, 5 and 6. Contributing to support HNP Objectives 1, 2, 4, 6 and 7.

12.25 **Intent for Policy 14** This policy seeks the provision of additional healthcare facilities and services that will support the wellbeing of the Holt community.

POLICY 14	<p>Healthcare Facilities</p> <p>The Holt Neighbourhood Plan seeks to ensure that additional provision of local medical facilities is made to meet the growing needs of the local community, planning applications relating to the expansion of existing and/or new healthcare facilities will be permitted where they comply with the requirements and policies of the Holt Neighbourhood Plan and other Development Plan policies.</p>
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12.26 Policy 14 contributes to Core Strategy Spatial Vision and the Core Spatial Planning Core Aims 2 and 6. Contributing to support HNP Objectives 2, 5 and 7.

13 Delivery, Implementation and Monitoring

- 13.1 The HNP covers the period 2018 to 2038. It provides direction for change, through its Mission Statement and Objectives. The success of the HNP will depend on the coordinated activities of a number of statutory bodies and agencies.
- 13.2 Stakeholders and partners will deliver the HNP over a twenty-year period. Development will take place during this time, both in Holt and in the adjoining area, which will have an impact on the community as well as on the physical fabric of the town. Each new development will influence what happens next and as such it is important that these developments are monitored and reviewed against the HNP's objectives and against the policies designed to implement them.
- 13.3 The HNP is, however, a response to the needs and aspirations of the local community as understood today and recognised that current challenges and concerns are likely to change over the plan period. Holt Town Council, as the Qualifying Body, will be responsible for maintaining and periodically revisiting the HNP to ensure relevance and to monitor delivery.
- 13.4 The Town Council recognises that there will be a need for flexibility as new challenges and opportunities arise over the plan period and in this respect the HNP will be reviewed every five years and, where appropriate, revised.
- 13.5 Housing and other development will be expected to contribute towards improving local services and infrastructure planning obligations (via a s106 agreement / s278 agreement) or through the use of planning conditions. It is essential that necessary infrastructure be provided in a timely manner related to the needs of new development and the growth of the area.
- 13.6 North Norfolk District Council will determine planning applications in the HNP Neighbourhood Area and is responsible for monitoring delivery of the development framework.
- 13.7 The Town Council will also monitor the delivery of policies in the HNP, maintaining a record of how each policy has performed by influencing planning permissions and supporting the Mission Statement and Objectives. This will provide a key input to each future review of the HNP.

13.8 The Town Council will also focus on ensuring that the objectives and benefits for the community are achieved through considered and effective use of planning obligations and S106 payments.

13.9 In terms of the key action areas the Town Council's approach to delivery and implementation is to:

13.10 **Design & Character:**

Proactively work with Developers and North Norfolk District Council to influence incremental growth that is aligned to the local community's needs. Seeking high standards of development to provide better homes for people to live in.

13.11 **Environment:**

Act to ensure the beauty, natural open spaces, wildlife, built and natural form within Holt are protected whilst seeking to enhance the surrounding countryside.

13.12 **Tourism & Employment:**

Encourage new and existing businesses to improve local employment opportunities, seek to continue to strengthen tourism, the local economy and town centre.

13.13 **Leisure & Culture:**

Work with key stakeholders to guide delivery and service improvements to meet the future needs and desires of local residents.

13.14 **Infrastructure:**

Seek solutions and the timely provision of improvements to Holt's infrastructure. Practical steps to improve road safety and reduce the negative impacts of traffic. Challenge those seeking to increase traffic levels, through new development, to understand the wider impacts on the local community.

13.15 Funding to support the delivery of the HNP will be sought from North Norfolk District Council, through a combination of money from s106 / s278 agreements and through planning obligations, and from other sources as maybe available (such as, grant funding, New Homes Bonus, precept funding, and loans [Public Works Loan Board]).



14 Project List

Through the preparation of the HNP a number of projects have been identified. These are listed below to prevent them being lost and will be for the Town Council to prioritise and, where appropriate, implement delivery.

Community Projects Identified Through the Neighbourhood Planning Process	
Number	Project Description
1	Improve disabled access in round Holt Town centre.
2	Footpath to Country Park along the Norwich Road.
3	Support introduction of the Norfolk Orbital Railway.
4	Install a cycle rack at Fish Hill.
5	Develop and improve public transport links (bus and train).
6	Facilitate the creation of a 'Farmers Market or Street Market' to promote local produce.
7	Enhance Holt's three retail loops.
8	Shop front improvements.
9	Making small improvements: a) Replace red paving. b) Improve A148 roundabout. c) Remove unnecessary shop signage. d) Remove unnecessary street furniture.
10	Raise profile and quality of Lees Yard.
11	New pedestrian crossing on High Street.
12	Improve bus stops.
13	Provide more cycle parking in town centre.
14	Establish new primary retail space at Chapel Yard.
15	Establish Community Interest Company for holiday accommodation (Holt Hall Cottages).
16	Promote Holt Hall as centre for excellence for environmental technologies and training.

15 Glossary

Term	Description
Affordable Housing	Housing provided for sale, rent or shared equity at prices permanently below the current market rate. Usually provided to meet a specific housing need, which cannot be met by the housing available on the open market.
Allocation	An area of land identified for development in a development plan. The allocation will specify the type of development that will be permitted on the land.
Amenity	Those qualities of life enjoyed by people, which can be influenced by the surrounding environment in which they live or work. "Residential amenity" includes, for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.
Area Action Plan (AAP)	Should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAP's will be the focus on implementation.
Basic Conditions	<p>The 5 criteria that all neighbourhood plans must conform to. These are:-</p> <ul style="list-style-type: none"> • having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan; • the making of the neighbourhood development plan contributes to the achievement of sustainable development; • the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); • the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and • prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.
Biodiversity	The variety of life on earth or any given part of it.
Broadband	<p>Levels defined through speed achieved, these are:-</p> <ul style="list-style-type: none"> • Basic Broadband - speed of 2Mbps to 24Mbps • Superfast Broadband - speed of over 24Mbps • Next Generation Access (NGA) broadband infrastructure: is a 'wired' technology consisting wholly or partially of fibre optic elements

Term	Description
'Brownfield Land' or Previously Developed Land	Any land which is (or was) occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration.
Built Environment	Surroundings, which are generally built up in character. The collection of buildings, spaces and links between them, which form such an area.
C2 Class Use (Residential institutions)	Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)). Use as a hospital or nursing home. Use as a residential school, college or training centre.
Central Norfolk Strategic Housing Market Assessment (SHMA)	Provides details, evidence and identifies the development needs across the area and Local Authority boundaries for Norfolk.
Character	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Climate Change	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Community	(As used in this context) All of those living and working in the Parish of Holt. This includes the general public, Town Council, businesses, community groups, voluntary organisations, developers, statutory agencies, etc....
Community Facilities	Services available to provide for health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. This includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.
Community Infrastructure Levy (CIL)	A tariff-based charge paid by developers and collected by local authorities to pay for infrastructure, (eg. roads, education, etc...). The amount charged is set locally, so varies according to local land values, and works in conjunction with fewer section 106 obligations being paid by the developer. North Norfolk District Council is not currently operating a Community Infrastructure Levy charging schedule.
Conservation Area	An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance it is desirable to preserve and enhance. There are special rules on some development in conservation areas.
Core Strategy	This strategy sets out the key elements of the planning framework for North Norfolk District Council. It comprises a long-term spatial vision, core aims and strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. A Development Plan document, and one with which all other Development Plan documents must conform.

Term	Description
County Wildlife Site (CWS)	A site of important nature conservation value within a County context but which is not protected under the Wildlife and Countryside Act.
Curtilage	The area of land, usually enclosed, immediately surrounding a home.
Development	Defined in planning law as "the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land" (see also Permitted Development) and includes both residential and commercial development.
Development Management	The process whereby a Local Planning Authority manages, shapes, and considers the merits of a planning application and whether it should be given permission with regard to the Development Plan.
Development Plan (DP)	This includes adopted Local Plans, and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
Development Plan Documents (DPD)	Development Plan Documents: These are planning documents forming part of the local development framework and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example Core Strategy, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Proposals Map, which will be varied as successive DPDs are adopted.
Dwelling	A self-contained building or part of a building used as a residential accommodation. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.
Examination	An independent examiner will be appointed to test the Holt Neighbourhood Plan against the Basic Conditions, as set out in the Neighbourhood Planning (General) Regulations 2012. If the examiner agrees that the Plan meets the Basic Conditions it may then proceed to a referendum.
Exception sites (rural)	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Flood Risk	<p>Zone 2 (Medium Probability): Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.</p> <p>Zone 3a (High Probability): Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.</p> <p>Zone 3b (The Functional Floodplain): This zone comprises land where water has to flow or be stored in times of flood.</p>

Term	Description
Green Corridors	Avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features, which connect green spaces together.
Green Infrastructure (including Green Space)	Comprises green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wide countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made green spaces such as areas used for outdoor sport and recreation including public and private open spaces, allotments, urban parks and designed historic landscapes as well as their many interconnections (footpaths, cycleways and waterways).
Greenfield Land	Land, which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.
General Conformity	All planning policy documents must align with the expectations of the National Planning Policy Framework. This is known as general conformity.
Housing Needs Survey	Used to identify the local housing needs, current and predicted, for the Parish.
Infrastructure	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply, telephones, sewerage, etc...) and also includes networks of roads, public transport routes, footpaths etc.
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II or II* with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures. English Heritage is responsible for designating buildings for listing in England. Alteration, demolition or extension of such a Listed Building requires special consent.
Local Development Framework (LDF)	The old-style portfolio or folder of Development Plan Documents and Area Action Plans which collectively set out the Spatial Planning Strategy for a Local Planning Authority area. Local Plans have now replaced the Local Development Framework.
Local Plan	The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other Planning Policies, which under the regulations would be considered to be Development Plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
(The) Localism Act 2011	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.

Term	Description
Material Consideration	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.
Mixed Use (or Mixed Use Development)	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
National Planning Policy Framework (NPPF)	Published in March 2012, the document consolidated Government guidance on how the land-use planning system should work in England. It must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decision.
National Planning Practice Guidance (PPG)	The national PPG is online guidance that should be read in conjunction with the NPPF.
Nationally Significant Infrastructure Project (NSIP)	The administrative and legal process set-up by Central Government for determining planning applications to major infrastructure schemes, like roads, ports, and power stations.
Neighbourhood Plan	Introduced by the Localism Act 2011, also referred to as a Neighbourhood Development Plan. The purpose of the Neighbourhood Plan is to give local people greater ownership of the plans and policies that affect their area. It is a legal planning document against which planning applications in the Parish will be determined.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas. Not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
Permitted Development	Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Protected Species	Plants and animal species afforded protection under certain Acts of Law and Regulations.
Ramsar Site	Area identified under the internationally agreed Convention on Wetlands of International Importance (signed at Ramsar in Iran), focusing on the ecological importance of wetlands generally.
Referendum	(As used in this context) A local referendum, organised by North Norfolk District Council, where residents of the Parish of Holt (who are on the electoral register) will be asked to vote on the Neighbourhood Plan.
Renewable Energy	In its widest definition, energy generated from sources, which are infinite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.

Term	Description
Section 106 Agreement (S106)	A legal agreement under section 106 (or S106) of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Section 278 Agreement (S278)	Section 278 (or S278) is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the Highways Authority to make alterations or improvements to a public highway, as part of a planning application.
Sequential Approach / Sequential Test	A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, ensuring land with no flood risk is developed before land with flood risk.
Settlement Boundary	These are areas (which could be subject to variations through the adoption of supplementary planning guidance) where development appropriate to the settlement in question will usually be permitted.
Site Allocations DPD	Identifies or allocates areas of land for specific types of development (eg. housing, employment, community facilities, etc.) Linked to the requirements of the Core Strategy. It also includes the definition of development boundaries or settlement boundaries.
Site of Special Scientific Interest (SSSI)	Sites of Special Scientific Interest (SSSIs) are protected by law to conserve their wildlife or geology. Identified by Natural England as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.
Special Area of Conservation (SAC).	Special Areas of Conservation are defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. They are defined to protect the 220 habitats and approximately 1,000 species listed in Annex I and II of the Directive which are considered to be of European interest following criteria given in the Directive.
Special Protection Area (SPA)	Special Protection Areas are strictly protected sites in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979. They are classified for rare and vulnerable birds (listed on Appendix I of the Directive), and for regularly occurring migratory species.
Stakeholder	(As used in this context) Any individual or organisation that has an interest in development matters relating to part or all of the Parish of Holt.
Statutory Body	A government-appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include: Environment Agency, Health & Safety Executive, Historic England, Natural England and Sport England.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Term	Description
Supplementary Planning Document (SPD)	A document which is intended to expand on policies set out in a Development Plan Document or provide additional detail. For example: Parking Standards, Affordable Housing, Design Guides, Area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.
Sustainable Development	Meeting people's needs now, socially, environmentally and economically, without jeopardising the needs of future generations. There are three dimensions to sustainable development as seen in paragraph 7 of the NPPF: economic- contributing to a strong, competitive economy; social-supporting strong, vibrant and healthy communities and environmental-contributing to protecting and enhancing the natural, built and historic environment.
Sustainability Appraisal (SA)	Sustainability Appraisal: Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
Sustainable Drainage Systems (SuDS)	Efficient drainage systems which seeks to minimise wastage of water, including the use of appropriate ground cover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.
Traffic Impact Assessment (TIA)	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.
Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Tree Preservation Order (TPO)	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.
Windfall Sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available

Appendix 1:

Pre-Submission Consultation Response Form Holt Neighbourhood Plan



Please return your completed form by **5pm Friday 23rd February 2018**

To: Town Clerk, Holt Town Council, Community Centre, Kerridge Way, Holt, Norfolk.
NR25 6DN or email it to holttowncouncil@gmail.com

Name:

Address:

Email Address:

Design & Character Policies

Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below. Please state what change(s) would help to resolve your concerns.
1	Yes/ No	
2	Yes/ No	
3	Yes/ No	
4	Yes/ No	

Environment Policies

Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below. Please state what change(s) would help to resolve your concerns.
5	Yes/ No	
6	Yes/ No	
7	Yes/ No	

Tourism & Employment Policies

Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below. Please state what change(s) would help to resolve your concerns.
8	Yes/ No	
9	Yes/ No	

Leisure & Culture Policies		
Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below. Please state what change(s) would help to resolve your concerns.
10	Yes/ No	
11	Yes/ No	

Infrastructure Policies		
Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below. Please state what change(s) would help to resolve your concerns.
12	Yes/No	
13	Yes/No	
14	Yes/ No	

Overall, do you agree with the Neighbourhood Plan ?	Yes/ No	In your view are there any omissions from the draft Plan? Please specify and, if necessary, please attached additional pages.
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Do you agree with the Sustainability Appraisal ?	Yes/ No	In your view are there any omissions from the draft Plan? Please specify and, if necessary, please attached additional pages.
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Thank you for your comments

Signature: Date:

<p>DATA PROTECTION NOTICE: Information given on this form will be used to help prepare the Submission Draft of the Holt Neighbourhood Plan. Please be aware that your comments, including personal details, may be made publicly available.</p>
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Holt Neighbourhood Plan

Town Clerk
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Community Centre
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Holt Norfolk.
NR25 6DN

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