

# North Norfolk Local Plan 2016 - 2036



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

Newsletter

Summer 2018

## It's all coming together!

The initial stages of preparing the Plan are drawing to a close and the **First Draft Local Plan** is now starting to take shape. Some key decisions have taken place regarding the **strategic policies** that the Plan will be based around, and the process of identifying suitable development sites ahead of consultation is well advanced.

We have **revised our timetable** so that it is up to date and provides a clear and actionable programme for those with an interest in the Local Plan.



## Timeline review

A new timetable has been published which provides a realistic timeline for delivery of the second major phase (document preparation, consultation and examination) of preparing the Local Plan. The next key stage will be to consult on our emerging proposals which we plan to commence in January / February 2019.

[www.north-norfolk.gov.uk/lds](http://www.north-norfolk.gov.uk/lds)

## Strategic direction of the Plan agreed

The Council has agreed the general direction of travel that the Local Plan should be based upon. This covers the key strategic (district-wide) issues such as the locations where future development will be permitted, the types of development that will be permitted (the Spatial Strategy), and the overall quantity of development required in those locations (Housing and Employment Strategies).

Of a number of potential options, the following preferred approaches are being used as a basis to form the content of the draft Plan:

- A distribution of development based on a five tier settlement hierarchy of **Large Growth Towns, Small Growth Towns, Service Villages, Villages** and **Countryside**.
- Delivery of **9,000 - 10,000 homes** over the 20-year plan period (3,500-4,500 on new allocated sites), of which around **2,000 should be affordable**.
- Specific policies to address the needs of elderly people and prescribed technical standards for construction.

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### Strategic direction of the Plan agreed *CONTINUED*

- Continued application of a rural exceptions policy for the delivery of affordable homes in out of town locations and acceptance of a proportion of market housing within such schemes.

All options and alternatives considered are subject to detailed Sustainability Appraisal and public consultation before the final approach for the Local Plan is published ahead of examination.

To read the full report on the emerging Spatial and Housing Strategies from 19 February 2018 and to follow progress please visit: [www.north-norfolk.gov.uk/ppworkingparty](http://www.north-norfolk.gov.uk/ppworkingparty)

### Identification of preferred development sites for consultation

A range of provisional housing sites have been selected across North Norfolk for inclusion in the draft Plan. This follows an intensive programme of assessment of all site options including sustainability appraisal. The preferred sites were shortlisted from those suggested by landowners, and those which correlate with the emerging Spatial Strategy.

Before agreeing the preferred sites for consultation, the Planning Policy & Built Heritage Working Party members were taken on a series of site visits alongside county council, parish / town and other local district members. These events provided positive early engagement, allowing local feedback into the selection process. We will continue to develop and refine the site specific policies prior to public consultation. These policies will set out the criteria that developers must conform to when seeking planning permission on allocated sites.

Further information on the site selection process can be viewed in the Working Party reports for 19 March, 23 April, 21 May and 18 June 2018: [www.north-norfolk.gov.uk/ppworkingparty](http://www.north-norfolk.gov.uk/ppworkingparty).

### Review of development management policies and other guidance

Development Management policies are the detailed policies the Council uses to inform decisions on planning applications. The current policies in the Core Strategy will be reviewed to ensure they are up to date and effective for use in the Local Plan. Work is expected to commence on this towards the end of the summer.

We are also taking the opportunity to update the Design Guide and Landscape Character Assessment documents which are important tools used in the decision making process. We will be seeking views on all of this in the first draft plan consultation period early next year.

### National policy changes

The Local Plan should conform with national policy and so the content of the Plan must be adapted as necessary when new guidance is published. This presents one of the key risks and challenges that can affect the timetable for producing the Plan.

In March 2018 the Government published a draft revised National Planning Policy Framework and a range of supporting guidance. This provides the detail and builds upon the content of the Housing White Paper - 'Fixing the broken housing market'. Headlines include higher housing targets, more support for low-cost homes, self-build housing and meeting the needs of ageing populations. It also includes a number of changes to the way in which Local Plans are prepared including new requirements under the Duty to Co-operate to ensure authorities work closely together on issues which cross local authority boundaries.

The expectation is that these national policy changes will be confirmed later in the year. [www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework](http://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework)





## Neighbourhood Planning update

**Corpusty & Saxthorpe Parish Council** have recently submitted their draft Neighbourhood Plan for examination. A six week consultation is now taking place on the draft plan, supporting documents and evidence base, commencing Monday 25 June and ending Monday 6 August 2018. All relevant information and documents are available at: [www.north-norfolk.gov.uk/corpustynp](http://www.north-norfolk.gov.uk/corpustynp)

**Holt Town Council** consulted on a pre-submission version of their Neighbourhood Plan in January. The Council gave detailed feedback to assist the steering group in finalising this plan ahead of submission for examination.

**Blakeney Parish** has recently been designated as a Neighbourhood Planning Area.

The Council encourages the take up of professional policy officer support and plan review for those undertaking a Neighbourhood Plan. A number of guidance notes are published on the Council's website and it is recommended that groups maintain a dialogue with officers throughout the process. This approach will help to ensure the structure and layout of Plans and the reasoned justification and wording of policies are sound, that the plan is in conformity with the current and emerging Local Plan and that it is best placed to meet the legislative requirements and basic conditions test ahead of examination. [www.north-norfolk.gov.uk/neighbourhoodplans](http://www.north-norfolk.gov.uk/neighbourhoodplans)



## Evidence Base update

All published studies can be found in the Document Library [www.north-norfolk.gov.uk/documentlibrary](http://www.north-norfolk.gov.uk/documentlibrary)

## Norfolk Strategic Planning Framework agreed

This document contains the county-wide vision and objectives for future development and around 30 separate agreements which will inform Local Plan preparation. The document also forms part of the process to demonstrate compliance with the Duty to Cooperate, a requirement of the Localism Act 2011. [www.norfolk.gov.uk/nsf](http://www.norfolk.gov.uk/nsf)

## New Strategic Flood Risk Assessment (SFRA) published

This study provides the latest available evidence in relation to flood risk taking account of river, sea and surface water flooding including appropriate allowances for the impacts of climate change. The study therefore sets out the flood risk constraints to help inform the Local Plan, Neighbourhood Planning, and the determination of planning applications in North Norfolk.

## Amenity Green Space Topic Paper

This background paper will inform the Local Plan policy approach that applies to the provision of new and protection of existing green spaces of various types. The paper includes a review of existing designated Open Land Areas, Education and Formal Recreation Areas and potential new Local Green Spaces. The document is an evidence document and does not determine which green spaces might be protected in the new Local Plan or what policies might apply. The First Draft Local Plan consultation will allow interested parties to comment on proposed designations.

## Village Assessment and Settlement Profiles Topic Paper

This document provides statistical information to inform the Local Plan and those undertaking Neighbourhood Planning. It assesses the level of facilities and services in settlements that meet certain criteria and provides part of the evidence that determines the locations for directing future growth (the 'Settlement Hierarchy'). Those settlements offering the fullest range of services have been profiled in order to provide more detail on the demographic make-up of the settlement.

## Housing and Economic Land Availability Assessment (HELAA) Part 2 - Assessment of Economic Land

This provides information on the range and extent of land which could meet the identified development needs for employment and economic purposes in North Norfolk. It also provides an updated baseline figure for the amount of land in employment use throughout the District.

### Further studies that are expected to be completed this year:

EMERGING EVIDENCE	
Design Guide	Provides detailed advice to applicants in relation to the design of development and will replace the current Design Guide as formal Supplementary Planning Guidance.
Habitats Regulation Appraisal (Appropriate Assessment)	Technical assessment of the effects of Local Plan policies on European designated sites.
Infrastructure Position Statement	Establishes the baseline position in relation to key infrastructure such as schools, health, water, roads and other essential infrastructure.
Landscape Character Assessment and Landscape Sensitivity Study	Appraises and categorises landscapes into types and describes their sensitivity to change as a result of development. Will inform policy development particularly in relation to renewable energy.
Technical Housing Standards Topic Paper	Provides the evidence to support the use of prescribed national standards for residential space, lower water consumption measures, and adaptable and accessible properties.
Viability Study	Considers the cumulative impact of the Council's emerging policies including whether development is able to fund affordable homes and other essential supporting infrastructure.

### Next stages

Over the next few months we intend to:

- Prepare a **First Draft Local Plan** for public consultation in **early 2019**, based upon the emerging Spatial Strategy, including preferred site options and policies, and, providing information on the **alternative approaches** which have been considered.
- Complete our review of the existing **development management policies** which are used on a daily basis as part of the assessment of planning applications.
- Prepare **Design Guide** and **Landscape Character Assessment** documents for consultation.
- Complete **Topic Papers** for Open Space Requirements, Technical Housing Standards, Coastal Policy, and Infrastructure.

Consultation is now expected to take place in early 2019 and we will write to you in advance of this.

### Other activities of the Planning Policy Team

#### Five-year supply of housing land

It is important that the Council can demonstrate a five-year supply of available housing land. The absence of sufficient future supply can result in the grant of planning permission for unplanned development and in locations considered unsuitable by the Council. Early indications are that despite increasingly higher housing targets the Council will nevertheless demonstrate that a five-year supply of housing land is available.

An interim five-year supply position statement has now been published. A further **Annual Monitoring Report** will be published later in the year. [www.north-norfolk.gov.uk/fiveyearsupply](http://www.north-norfolk.gov.uk/fiveyearsupply)

#### Brownfield Land Register

As reported in our last newsletter, the Council is required to maintain a register of previously developed land which is considered suitable for residential development. This is available to view at: [www.north-norfolk.gov.uk/brownfieldregister](http://www.north-norfolk.gov.uk/brownfieldregister)



### Getting Involved

If you would like further information or wish to unsubscribe from future communications please contact:

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