

Parish & Town Councils Local Plan Update



NORTH
NORFOLK
DISTRICT
COUNCIL

Tuesday 30 October & Thursday 01 November, 2018 @ 6pm

north-norfolk.gov.uk

Content

Type of Plan

Key Issues

Housing Targets Explained

Distribution of Growth

Development Sites

Housing Construction Standards

Some Other Policy Highlights

Evidence

Public Consultation Arrangements



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

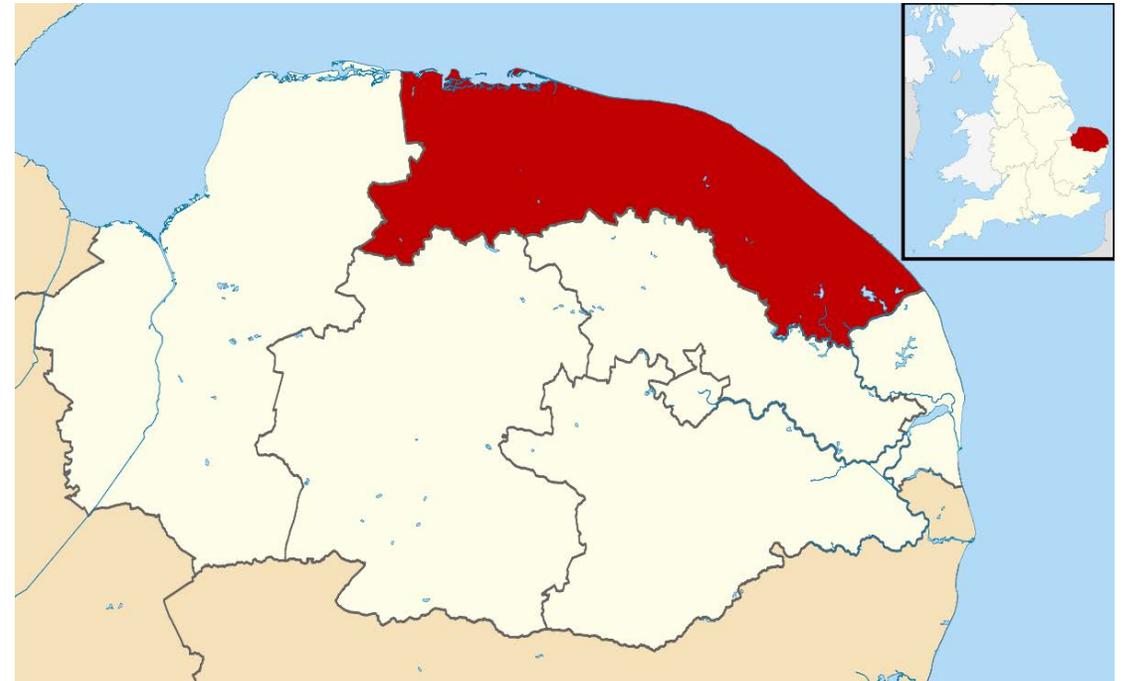
Type of Plan

The **North Norfolk Local Plan** will be a single local plan covering the entire district of North Norfolk except for the Broads Authority area. It will cover the period 2016-2036 and include both policies which are applied when reaching decisions on planning applications and identify new development sites (allocations).

The Plan is likely to be prepared in two parts:

Part 1 – Strategic policies and larger site allocations (mainly towns).

Part 2 – Smaller development sites in villages and detailed development management policies.



Some Issues, Facts & Figures

- Climate change – *location of development, flooding, coastal erosion, electric charging points, renewable energy, water efficiency*
- Providing sufficient homes including affordable homes. Set delivery targets, identify sites, maintain five year supply.
- Impacts of aging population – types of homes, health care
- Changing town centres – smaller town centres, more flexible uses, less pressure for out of town retail.
- Supporting infrastructure – identify requirements, plan provision but not typically a provider.
- Environmental constraints AONB, Conservation Areas, Flooding, Coastal Erosion, Drainage, intrinsic character of countryside
- Low wage economy – low and declining activity rates, low average pay

	2016	2036
Population	103,600	112,100 (up 9,500)
Number of dwellings	53,000	64,000 (up 11,000)?
Above 65 years old	33,200	44,700 (up 11,500)
Average household income (lower quartile)	£18,200	?
Proportion economically active	Less than 40%	Jobs only forecast to grow at about 200 per year.
Dwelling Affordability	8.75 x income required to buy starter home.	?

Housing Target

The plan **must** provide for sufficient homes.

Sufficient is determined by a standard national formula which takes account of population growth and dwelling affordability to produce a minimum requirement referred to as OAN.

The results of this process produce a minimum requirement in North Norfolk of **540** dwellings per year.

Current Plan aims to deliver **400** per year.

Have built average of **450** per year over last 3 years.

540 dwellings x
20yrs = **10,800**
dwellings

Housing Target

To achieve a target of **10,800** dwellings the new plan will need to specifically allocate development sites suitable for around **4,900** homes.

This is because around half of the dwellings required are either built, in our existing plan, have planning permission or will be delivered via windfall developments over rest of plan period.

Of the 10,800 new dwellings the evidence suggests that around **2,000** will need to be provided as affordable homes (approx. 20%).

Source of homes 2016 - 2036	Approximate number of dwellings
Expected to be built by plan adoption date in 2020	2,000
With planning permission on plan adoption date	1,500 -1,900
Allowance for windfall development over plan period	2,000
Remainder to be allocated	4,900
Totals	10,000 – 10,800

Distribution of Development

Settlement 'type'	Place	Development likely to be proposed	New housing allocations (approx.)
Large Growth Town	Cromer, North Walsham, Fakenham	<ul style="list-style-type: none"> All types of development including larger scale housing allocations. 	North Walsham – 2150 Fakenham – 660 Cromer – 600
Small Growth Town	Holt, Sheringham, Wells, Stalham and Hoveton	<ul style="list-style-type: none"> All types of development including medium scale housing allocations. 	Wells – 70 Sheringham -130 Stalham – 150 Hoveton – 120-150 Holt - 400
Large Village	Mundesley, Briston, Blakeney, Ludham	<ul style="list-style-type: none"> Medium housing allocations of 30-50 dwellings. Infill with a defined boundary? Rural exceptions housing. 	Briston - 80 Blakeney – 30-40 Ludham - 30 Mundesley - 50
Small Village	As yet to be defined selection of villages.	<ul style="list-style-type: none"> Small housing allocations of 10-20 dwellings. Infill with a defined boundary? Rural exceptions housing. 	400 -500 in total spread across 20-30 villages
Countryside	All other non-selected settlements and countryside	<ul style="list-style-type: none"> Rural exceptions Brownfield? 	Not much
Total			4,895

Dwelling Affordability

- 2,000 affordable homes required
- Two main delivery mechanisms – developers required to provide set % of development as affordable homes (subject to viability testing).
- Registered affordable housing providers can secure permission on exception sites to build affordable homes (can now include some market dwellings).

- **What's affordable?**

1. Only available to those who can not afford to buy or rent (occupancy control - means test)

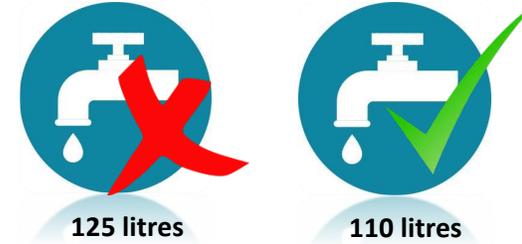
2. Available at below open market value (price controls on rent or purchase cost).

Can include social rent (60% of market rent), affordable rent (80% of market rent), house purchase where price is at least 20% below market value. All larger schemes *must* now include some low cost purchase.



Housing Construction Standards

- Most construction standards are now included within the National Building Regulations and are mandatory.
- Optional technical standards may be introduced in relation to water efficiency, enhanced accessibility, and larger floor areas.
- NNDC intends to introduce the enhanced technical standards.



Less water use

Improved access

Larger floor areas

Other Policies

- Sub-division of homes allowed
- Self-build plots to be made available
- More permissive barn conversions
- Better design quality particularly on larger estates. Design Guide
- Second Homes controls???
- Electric charging points
- Elderly persons accommodation needs
- Mixed use developments to help deliver employment opportunities

Viability

- Plan must be **deliverable** meaning that development sites should be **suitable, available** and **viable**.
- Council has prepared a District wide viability assessment which tests the delivery of growth taking account of costs and values having regard to *all* policy requirements.
- Development costs are increasing faster than finished development values. Can probably support 15%-45% affordable homes depending on which part of district (east/west split)

15% - 45% Affordable homes,
enhanced technical standards, plus
Section 106 (per dwelling) contributions

17.5% developer profit

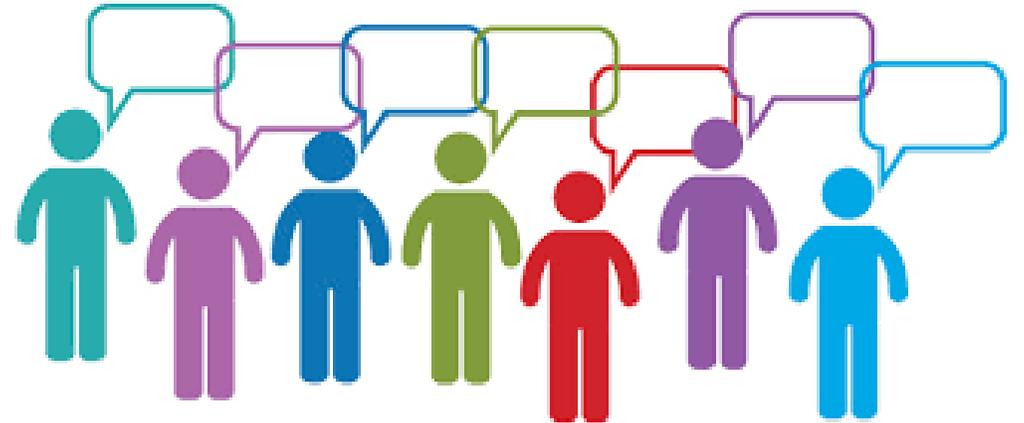
Reasonable return to land owner

Consultation

The first phase of Public consultation will come in two parts:

- **Part 1 (Strategic Plan)** Feb 2019 for six weeks.
- **Part 2 (Villages)** mid / late 2019

(Probably combined second stage on both together late 2019).



Consultation

First phases of consultation (Reg 18) includes details of the Draft Plan and all options considered. We will invite comments on proposals, discounted options and supporting evidence. Also intend to consult on a new Design Guide and Landscape Assessments at the same time.

Comments made at this stage are addressed by NNDC which then produces a revised plan.

Second phase of consultation (Reg 19) is on the final Submission Plan (not the options). Comments at this stage mainly considered by an independent inspector although the Council may suggest further modifications.

Aiming for Plan Examination and Adoption in 2020.



Questions

