

North Norfolk Local Plan 2016 - 2036



NORTH
NORFOLK
DISTRICT
COUNCIL

Newsletter

Spring 2019

The First Draft Local Plan is here!

Over the past couple of years, the Planning Policy Team have been drawing together all of the evidence, reviewing policies and identifying development sites in preparation of a new Local Plan. The **First Draft Local Plan** is the fruition of all this hard work and we are now asking you for your opinion on the draft document. We also want your views on the new **North Norfolk Design Guide** and **Landscape Character & Sensitivity Assessments** that are being consulted on alongside the Local Plan.

Please see the information on the back page of this newsletter for details of how you can get involved in the consultation.



What is the Local Plan for?

The purpose of the Plan is to provide the overarching strategic approach to development and to outline where development should take place, how it should be delivered (through suitable development policies), and to identify appropriate development sites to meet the District's needs. The Plan ensures that good quality, sustainable development takes place in suitable locations which respects the landscape, environment and heritage of North Norfolk.

What does the Draft Local Plan say?



The First Draft Local Plan consultation documents explain our preferred approaches to the following:

The distribution of development across North Norfolk based on the following **settlement hierarchy**:

- Large Growth Towns: **Cromer, Fakenham & North Walsham.**
- Small Growth Towns: **Holt, Hoveton, Sheringham, Stalham & Wells-next-the-Sea.**
- Large Growth Villages: **Blakeney, Briston & Melton Constable, Ludham & Mundesley.**

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What does the Draft Local Plan say? *CONTINUED*

- Small Growth Villages: **Aldborough, Badersfield, Bacton, Binham, Catfield, Corpusty & Saxthorpe, East Runton, Happisburgh, High Kelling, Horning, Langham, Little Snoring, Little Walsingham, Overstrand, Potter Heigham, Roughton, Sculthorpe, Southrepps, Sutton, Trunch, Walcott, West Runton, Weybourne.**
- Countryside: All other areas not within a defined settlement boundary of a selected settlement.

The delivery of 10,500 - 11,000 new homes over the 20 year plan period (4,500 homes on new allocated development sites), of which around 2,000 should be **affordable homes**.

Retention of 170 hectares of employment land and allocation of 50 hectares of **new employment land** to help support the economy.

Protection of 300 hectares of green spaces including play areas, sports grounds and other important areas of open land.

Continuation of a 'rural exceptions' policy which allows the delivery of affordable homes in the Countryside, and, acceptance of a proportion of normal market housing within such schemes.

New policies in relation to: accommodation needs of elderly people, affordable housing, housing construction standards, development viability, flooding, renewable energy developments, green infrastructure, coastal management, community-led development and more.

Alternative Options and supporting documents

As part of this consultation we will publish details of the **Alternative Options** that have been considered, along with the supporting documents that we have taken into account when preparing the Plan, including: **Interim Sustainability Appraisal (SA)** and the **Interim Habitats Regulations Assessment (HRA)**.

All documents that form the Plan's evidence base including background papers and studies can be found by visiting: www.north-norfolk.gov.uk/localplanconsultation

The Alternative Options document, SA and HRA are available for comment during the consultation.

What are the Design Guide and Landscape Assessment documents?

We have updated the North Norfolk **Design Guide** which is now a comprehensive on-line resource and has been prepared as a first point of call for all design matters. The Guide will be a Supplementary Planning Document (SPD) and is an integral part of the Local Plan. The guidance contained will be used to help determine planning decisions and will be given significant weight during planning application and appeal processes.

We have also produced new **Landscape Character & Sensitivity Assessments** which the Council intends to adopt as Supplementary Planning Documents (SPDs). These documents represent the most up to date and accurate assessment of the landscape characteristics in North Norfolk and have assessed the sensitivity of North Norfolk's landscape to various types of renewable and low carbon development.

We welcome comments on these draft guidance documents during the consultation.



Call for Sites in Villages

The Council is seeking to **identify available sites** which could be considered for small-scale housing growth in the **'Small Growth Village'** locations: Aldborough, Badersfield, Bacton, Binham, Catfield, East Runton, Happisburgh, High Kelling, Horning, Langham, Little Snoring, Little Walsingham, Overstrand, Potter Heigham, Roughton, Sculthorpe, Southrepps, Sutton, Trunch, Walcott, West Runton, Weybourne.

We are looking for small sites (of between 0.25 and 1 hectare in size) in these village locations which can be submitted to the Council during the period **Tuesday 7 May to Wednesday 19 June**.

Proposals should be submitted using the **Site Registration Form** available from www.north-norfolk.gov.uk/localplanconsultation which provides further guidance on the process and what is required to support a submission. The identification of small sites will inform the **Part 2 Plan** which will outline our approach to development in the identified village locations.

We are **not asking for sites** to be submitted in Corpusty & Saxthorpe as the approach taken in relation to sites is outlined in the recently adopted **Corpusty & Saxthorpe Neighbourhood Plan**.

What are the Next steps?

Design Guide and Landscape Character & Sensitivity Assessments: These documents will be finalised following consideration of the feedback from the consultation. Adoption of the documents is likely to be in Summer 2019.

Local Plan (Part 2): Later in the year we will consult on a **Part 2 Plan** which will suggest potential development sites in the identified villages as drawn out from the 'Call for Sites' process. We anticipate that this consultation will take place in Autumn 2019.

Final Draft Local Plan: Following these consultations, the Council will make necessary amendments to the Plan before consulting again on a Final Draft Local Plan. We estimate that this could take place towards the end of 2019.

Examination: Following the consultation on the Final Draft Plan it will be submitted to Government for examination by an independent inspector, followed by a series of examination hearings. This process is expected to start in 2020 and take around a year to complete.

The next stages of the Local Plan preparation can be followed on our website www.north-norfolk.gov.uk/localplan where you can also sign up for future updates on the Local Plan and other Planning Policy matters.

Corpusty & Saxthorpe Neighbourhood Plan

The **Corpusty and Saxthorpe Neighbourhood Plan** has been brought into legal force and forms part of the statutory Development Plan for the District, in relation to the parish of Corpusty and Saxthorpe. This is the first Neighbourhood Plan in North Norfolk to be formally 'made' - i.e. adopted.

The adopted Plan can be found on our website <https://www.north-norfolk.gov.uk/corputynp>



Come and talk to us

Those who have questions about the consultation documents will be able to come and discuss these with planning officers at a number of drop-in events during the consultation period. The events will be open between **2.30pm to 7.30pm** at the following locations:



| Where | | When |
|-------------------------------------|--------------------------------------|-------------------------|
| Sheringham | Community Centre (Room 5 and 6) | Tuesday 7 May |
| Cromer | Parish Hall | Wednesday 8 May |
| Briston and Melton Constable | Briston Pavilion | Thursday 9 May |
| Holt | Community Centre (The Lounge) | Wednesday 15 May |
| North Walsham | Community Centre | Thursday 16 May |
| Mundesley | Coronation Hall | Friday 17 May |
| Ludham | Village Hall | Monday 20 May |
| Stalham | Town Hall | Tuesday 21 May |
| Hoveton | Broadland Youth and Community Centre | Thursday 23 May |
| Fakenham | Community Centre | Friday 24 May |
| Blakeney | Village Hall | Wednesday 29 May |
| Wells-next-the-Sea | The Maltings | Friday 31 May |

How can I view and comment on the Local Plan and other documents?

From **Tuesday 7 May** please visit www.north-norfolk.gov.uk/localplanconsultation to view the documents and submit your comments.

During this time the consultation documents will also be available to view during normal opening hours at the **Council Offices**, Holt Road, Cromer; at **Fakenham Connect**, Oak Street, Fakenham, and at local **libraries** in North Norfolk. Council opening hours can be seen at www.north-norfolk.gov.uk/contact-us

Please note that comments made outside of the advertised consultation period Tuesday 7 May to Wednesday 19 June cannot be accepted.

Will my opinion matter?

Yes! The local knowledge of residents and the expertise of local businesses and organisations will help to make the Plan better. Whether you object to or support an element of the Plan, or wish to make some broader comments, we are keen to have your feedback.

Keeping in Touch

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

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🌐 www.north-norfolk.gov.uk/localplan