

North Norfolk Local Plan 2016 - 2036



NORTH
NORFOLK
DISTRICT
COUNCIL

Newsletter

Autumn 2020



Local Plan on course for publication in 2021

Following last year's **Local Plan consultation**, the team have been working hard to update the draft Plan and further develop its policies and development site proposals, taking on board the feedback received during the consultation and subsequent changes in national policy. A **new timetable** has been agreed and the team is working towards publication of a **Final Draft Local Plan**, including a further round of public consultation, in early **Summer 2021**. For further information see: www.north-norfolk.gov.uk/lds

Despite the disruptions many have experienced around Covid-19, progress continues on the project and the Local Plan remains a key priority for the Council.



Consultation feedback

We wish to further express our thanks to those that participated in the Regulation 18 stage consultation last year and those who attended our road show events across the District. In summary:

- Approximately 900 responses were received, resulting in 1,341 individual comments
- 595 comments made by individuals
- 508 responses from statutory consultees, service providers and other organisations
- 86 comments submitted by Town and Parish Councils

The feedback from this consultation has been reviewed, and along with suggestions around further evidence which may be required, is helping the Council to prepare a revised version of the Plan for further consultation.



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Consultation feedback *CONTINUED*

Feedback was both supportive and critical, and included a number of new development site suggestions. The following is a brief summary of key issues raised, and actions the Council is taking in response:

Landscape, Geology & Built Heritage

Statutory consultees were generally supportive of the emerging Plan. They however encouraged greater recognition of the unique landscape, geology and heritage of the District in formulating policies and in the assessment of proposed development sites. As a result a **Heritage Impact Assessment** is underway and this will help to determine final policies.

Climate Change

Many commented that the Draft Plan was prepared prior to the declaration of a climate change emergency. Our aim is to place greater emphasis on climate change mitigation and adaptation within the Final Draft Plan in order to ensure this topic is considered in relation to each relevant planning proposal. In addition, we will be consolidating related policies into a new climate change section in the Plan.

Location of Development & Infrastructure

The principle of focussing the majority of new growth in and close to the larger settlements was generally supported, however the challenge was laid down to ensure that the Plan facilitates appropriate levels of growth in the correct locations alongside the necessary infrastructure. As a consequence, various policies that seek to address this requirement are being reviewed.

Development in Small Villages

In the Draft Plan we proposed that in a list of **Small Growth Villages** we would prepare a Part 2 Plan which would identify some new sites for small scale development. The Council no longer proposes to specifically identify development sites in these villages. Instead, we intend to consult on a new policy which would allow for small developments to take place in locations close to the built up areas of the identified villages. The policy will include criteria to ensure that each of these developments is small and there is a limit on the number in each village, but the Plan will not specifically identify sites.

Impact of Development on the Environment

Concerns were raised around the potential impact that new development would have on the character of the countryside and our settlements, and the requirement for further green infrastructure. An enhanced approach to the protection of European Sites and the need to ensure net biodiversity gains are also now being developed.

Housing Policies

There was general support for many of the housing policies, such as in relation to increased housing standards, the delivery of affordable housing and specialist accommodation for the aging population. The main concern was on the supply of housing at a price and tenure that addresses local need. The Government is continuing to review the methodology used to calculate housing requirements. As a result there remains uncertainty around the final housing target to be planned for at this stage. This element of the Plan is being kept under review.

A summary of the feedback is included in monthly topic-based reports which recommend how Local Plan policies and site proposals should be finalised ahead of further consultation. These reports are considered by the Planning

Policy & Built Heritage Working Party:

<https://modgov.north-norfolk.gov.uk/committees>

The consultation feedback remains available to view at:

<http://consult.north-norfolk.gov.uk>



Work programme

The following is a snapshot of some key areas with which the team is focussed:

Site Allocations

The assessment of sites is ongoing in order to refine site proposals ahead of publication in the next consultation version of the Local Plan. A **Heritage Impact Assessment** has been undertaken in order to establish the potential impacts of growth and to inform site allocations on the historic built environment. **Habitats Regulations Assessment** of sites and policies is underway. This considers the potential impacts of the Local Plan on protected European Sites. Where significant likely impacts are detected, an **Appropriate Assessment** will be carried out.

Policies

Over the next few months we will finalise the thematic planning policies which will underpin and guide development decisions in North Norfolk to 2036. These cover a range of topics categorised as employment, environment, housing and sustainable development.

Settlement Boundary Identification & Review

The team is currently working to review existing, and to identify a number of new settlement boundaries around the 'Small Growth Villages' identified in the First Draft Local Plan.

Open Space Assessment

This evidence document details existing open space provision and establishes the level of need. It contains a new standard for calculating open space requirements and will inform related Local Plan policies. It is now being used by officers to determine the open space requirements for planning proposals:

www.north-norfolk.gov.uk/openspace

Coastal Planning SPD

Work has commenced with partner coastal authorities on preparing a joint Coastal Supplementary Planning Document (SPD). This will provide detailed guidance to developers, landowners, and planners on the interpretation of relevant planning policies, through a whole coast approach: www.north-norfolk.gov.uk/coastalspd



North Walsham Sustainable Urban Extension

Work is ongoing to progress the allocation of a large-scale development to the **western side of North Walsham**. The site is expected to provide approximately 1800 new homes, a primary school, public open space and around 7 hectares of employment land. A key element of the project is the delivery of a link road to distribute traffic between Norwich Road in the south and Cromer Road to the north.

The work will set out the vision and guiding principles for the site in a Development Brief, and clarify the Council's development requirements (such as infrastructure) in more detail.

A **North Walsham Link Road Feasibility Study** is underway. The Study examines the existing highway conditions in the town and the potential traffic impacts as a result of the planned growth, and will inform the transport options available.

This is an exciting time for North Walsham and we are also working with colleagues, partners and local groups to integrate with and inform other initiatives in the town, including the **North Walsham Heritage Action Zone** and **Norfolk County Council Network Improvement Strategy**.

The Council aims to publish the Development Brief for consultation alongside the Final Draft Local Plan next summer. There will be increased communication over the coming months to promote awareness and engagement throughout its preparation.

www.north-norfolk.gov.uk/northwalshamdev



Planning for the future: Government White Paper

The government has recently consulted on proposals to reform the planning system in England with, the aim of streamlining and modernising the planning process.

While recognising there is scope to review and improve the planning system, the Council is concerned that the proposals will risk poorer quality developments, reduce the opportunities for community engagement and local decision making, fail to address issues such as the provision of affordable homes and second home ownership, and would mean that many development proposals would no longer require planning permission.

Alongside the White Paper, a consultation on 'Changes to the current planning system' included a revised, standard national method for calculating local housing need.

This method significantly increases the District's housing requirement and would have implications around the number and size of allocations being provided through the Local Plan.

North Norfolk District Council has responded in detail to the consultation.

www.north-norfolk.gov.uk/planningforthefuture



Neighbourhood Planning update

Congratulations to Ryburgh Parish Council for reaching the referendum stage of their Neighbourhood Plan. The Plan was examined by an independent inspector during June/July and was recommended to progress to public referendum, subject to a number of modifications. Due to temporary measures brought in by the Coronavirus Act 2020, the Plan is now a material consideration in the determination of planning applications in Ryburgh Parish, until such time as a referendum can be undertaken:

www.north-norfolk.gov.uk/neighbourhoodareas



Five year supply of housing

This document provides an up to date statement of the Councils housing land supply position. The statement for the period 2020-25 concludes that in North Norfolk there is a supply of deliverable housing land equivalent to 5.16 years. www.north-norfolk.gov.uk/fiveyearsupply

Keeping in Touch

If you would like further information, need to update your contact details, or wish to unsubscribe from future communications, please contact:

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