

Examination Library Document Reference - C12

North Norfolk District Council

Background Paper 12

Strategic Policies Identification

Identifies North Norfolk District Council's strategic priorities, and the policies to address these through the North Norfolk Local Plan.

Submission Stage
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Background Paper 12	Strategic Policies Identification
National Legislation and Guidance	Planning and Compulsory Purchase Act 2004 (as amended) National Planning Policy Framework (NPPF) (July 2021) National Planning Policy Guidance (PPG)
Related Evidence	Neighbourhood Planning Guidance NPG2 - Conformity Advice: Basic Condition and Strategic Policies (NNDC, November 2019)

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1. Purpose & Background

- 1.1 The Council, as the Local Planning Authority, is required by the Planning & Compulsory Purchase Act 2004 (as amended)¹ to identify its strategic priorities and to have policies to address these in its development plan documents (taken as a whole)².
- 1.2 In line with this requirement, Paragraph 20 of the National Planning Policy Framework 2021 (the Framework) sets out in more detail what strategic policies should do. i.e.:-
- 1.3 **(A)** set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision (in line with the presumption in favour of sustainable development) for:
 - (a)** housing (including affordable housing), employment, retail, leisure and other commercial development;
 - (b)** infrastructure for transport, telecommunications, security, waste management and the provision of minerals and energy (including heat);
 - (c)** community facilities (such as health, education and cultural infrastructure); and
 - (d)** conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change and adaptation.
- 1.4 Paragraph 21 of the Framework says that plans should make explicit which policies are strategic - (if a single local plan is prepared, as is the case for North Norfolk, the non-strategic policies should be clearly distinguished from the strategic policies). The strategic policies should be limited to those necessary to address the strategic priorities of the area, to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.
- 1.5 In short, strategic policies address the priorities for an area and non-strategic policies deal with more detailed matters.
- 1.6 The national Planning Practice Guidance (PPG), within its section on design³, advises that “[a] plan’s vision and objectives can be used to set out the types of place(s) which the plan aims to achieve, how this will contribute to the sustainable development of the area and how this translates into the expectations for development and investment, including design.” The PPG elaborates further by advising that “[w]here a plan contains strategic policies, they can be used to set out these design expectations at a broad level – for example in relation to the future character and role of town centres, areas requiring regeneration or suburban areas facing more incremental change. Strategic policies can also be used to set key design requirements for strategic site allocations and explain how future masterplanning and design work is expected to be taken forward for these sites.”

¹ Section 19(1B) – (1E)

² Planning Practice Guidance Paragraph: 001 Reference ID: 61-001-20190315; Revision date: 15 03 2019

³ Paragraph: 003 Reference ID: 26-003-20191001; Revision date: 01 10 2019

1.7 The Framework sets out that neighbourhood plans should support the delivery of strategic policies contained in local plans. The PPG relating to the neighbourhood planning system⁴ advises that strategic policies will be different in each area and that when reaching a view on whether or not a policy is a strategic policy, it provides the following useful considerations:

1. whether the policy sets out an overarching direction or objective
2. whether the policy seeks to shape the broad characteristics of development
3. the scale at which the policy is intended to operate
4. whether the policy sets a framework for decisions on how competing priorities should be balanced
5. whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the local plan or spatial development strategy
6. in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the local plan or spatial development strategy.

1.8 These considerations have helped inform the identification of the strategic policies of the North Norfolk Local Plan.

1.9 The Local Plan identifies the Council's strategic aims and objectives broadly as:

- Delivering climate resilient sustainable development
- Protecting character
- Meeting accommodation needs
- Enabling economic growth
- Delivering healthy communities

1.10 These aims and objectives will, through the application of the policies of the Local Plan, deliver the Vision for North Norfolk. They are based on an understanding of the nature of the District and the key development issues which the area faces over the plan period. The plan is largely comprised of strategic policies, which together set the overall strategy for the pattern, scale and quality of development. Where necessary, hybrid policies (part strategic, part non-strategic) and non-strategic policies are also included in the Plan.

1.11 The following table provides a comprehensive list of the policies of the Local Plan, indicating which are strategic, hybrid, and non-strategic. The table identifies the connections between the policies, the Plan's strategic aims and the considerations set out in both the Framework and PPG.

⁴ At Paragraph: 076 Reference ID: 41-076-20190509 - Revision date: 09 05 2019

2. Strategic Policies Identification

Policy	Subject	Strategic Aim(s)	Framework Guidance	PPG Guidance	Identity (Strategic / Hybrid / Non-Strategic)
Delivering Climate Resilient Sustainable Growth					
CC 1	Delivering Climate Resilient Sustainable Growth	All (Delivering climate resilient sustainable development (SD), Protecting Character (PC), Meeting Accommodation Needs (AN), Enabling Economic Growth (EG), Delivering Healthy Communities (HC))	All (A, a, b, c, d)	1 - 5	Strategic
CC 2	Renewable & Low Carbon Energy	SD, PC, EG, HC	All	1 - 3, 5	Strategic
CC 3	Sustainable Construction, Energy Efficiency & Carbon Reduction	SD, AN, EG, HC	All	1 - 3, 5	Strategic
CC 4	Water Efficiency	SD, PC, AN, HC	All	1 - 3, 5	Strategic
CC 5	Coastal Change Management	All	All	1, 3 - 5	Strategic
CC 6	Coastal Change Adaptation	All	All	1 - 3, 5	Strategic
CC 7	Flood Risk & Surface Water Drainage	All	All	1 - 3, 5	Strategic
CC 8	Electric Vehicle Charging	SD, AN, HC	b, d	2	Hybrid (Forms part of an overarching objective, the requirements of which should be met as a minimum. Potential to add local distinctiveness and additional requirements, such as design layout, subject to appropriate

					evidence and general conformity to strategic elements.)
CC 9	Sustainable Transport	SD, AN, HC	A, b, d	1 - 3, 5	Strategic
CC 10	Biodiversity Net Gain	SD, PC, HC	A, d	1 - 3, 5	Strategic
CC 11	Green Infrastructure	SD, PC, HC	A, b, d	2, 3, 5	Strategic
CC 12	Trees, Hedgerows & Woodland	SD, PC, HC	d	2, 5	Hybrid (Forms part of an overarching objective, the requirements of which should be met as a minimum. Potential to add local distinctiveness, such as design masterplanning and the identification and inclusion of any specific locally important trees / hedgerows and / or species that are relevant to the neighbourhood plan area, subject to appropriate evidence and general conformity to strategic elements.)
CC 13	Protecting Environmental Quality	All	A, d	1 - 5	Strategic
Spatial Strategy					
SS 1	Spatial Strategy	All	All	1 - 3, 5, 6	Strategic
SS 2	Development in the Countryside	All	All	1 - 3, 5	Strategic
SS 3	Community-Led Development	SD, AN, EG, HC	A, a, c	1, 3,	Strategic
Delivering Well Connected, Healthy Communities					

HC 1	Health & Wellbeing	AN, HC	A, a, c	2, 3, 5	Strategic
HC 2	Provision & Retention of Open Spaces	PC, AN, HC	A, a, c, d	2 - 5	Strategic
HC 3	Provision & Retention of Local facilities	SD, EG, HC	A, a, c	1 - 4	Strategic
HC 4	Infrastructure Provision, Developer Contributions & Viability	All	All	1 - 5	Strategic
HC 5	Fibre to the Premises (FTTP)	SD, AN, EG, HC	A, a - c	2, 3	Strategic
HC 6	Telecommunications Infrastructure	SD, AN, EG	A, b	1 - 5	Strategic
HC 7	Parking Provision	PC, HC	a	2	Non-Strategic (Policy that local distinctiveness could be added to, such as specific design, layout and character criteria at neighbourhood and / or area level, subject to appropriate evidence and alignment with national policies.)
HC 8	Safeguarding Land for Sustainable Transport	SD, EG	A, b	1	Hybrid (Forms part of an overarching objective, the requirements of which should be met as a minimum. Potential to add local distinctiveness through the identification and designation of further suitable land and Green Infrastructure schemes, subject to appropriate evidence and general conformity to strategic elements.)

Environment					
ENV 1	Norfolk Coast Area of Outstanding Natural Beauty & The Broads	SD, PC, HC	A, d	1 - 5	Strategic
ENV 2	Protection & Enhancement of Landscape & Settlement Character	SD, PC, HC	A, d	1 - 3	Strategic
ENV 3	Heritage & Undeveloped Coast	All	A, a - d	1 - 3	Strategic
ENV 4	Biodiversity & Geodiversity	SD, PC, HC	A, d	1 3, 5	Strategic
ENV 5	Impacts on International & European sites: Recreational Impact Avoidance & Mitigation Strategy	SD, PC	A, d	1 - 5	Strategic
ENV 6	Protection of Amenity	PC, HC	A	1, 2	Strategic
ENV 7	Protecting & Enhancing the Historic Environment	PC	A, d	1, 2, 3	Strategic
ENV 8	High Quality Design	SD, PC, AN, HC	A, d	1 - 3, 5	Strategic
Housing					
HOU 1	Delivering Sufficient Homes	SD, PC, AN, HC	A, a, d	1 - 3, 5, 6	Strategic
HOU 2	Delivering the Right Mix of Homes	SD, PD, AN, HC	A, a, d	1 - 3, 5	Strategic
HOU 3	Affordable Homes in the Countryside (Rural Exceptions Housing)	SD, PC, AN, HC	a, d	3, 4	Hybrid (Forms part of an overarching objective, the requirements of which should be met as a minimum. Potential to add local distinctiveness, such as allocating specific sites solely

					for identified additional local needs, subject to appropriate evidence and alignment with national policies.)
HOU 4	Essential Rural Worker Accommodation	AN	a	4	Non-strategic (Policy that local distinctiveness could be added to, such as widening the definition of essential rural workers and further clarity on landscape & design considerations, subject to appropriate evidence and alignment with national policies.)
HOU 5	Gypsy, Traveller & Travelling Showpeople's Accommodation	SD, PC, AN, HC	A, a	1 - 5	Strategic
HOU 6	Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation	PC, AN	d	2	Non-strategic (Policy that local distinctiveness could be added to, such as by adding further defining criteria in relation to size and position, subject to appropriate evidence and alignment with national policies.)
HOU 7	Re-Use of Rural Buildings in the Countryside	All	A, a, d	1 - 3	Strategic
HOU 8	Accessible & Adaptable Homes	SD, AN, HC	A, a	1 - 5	Strategic
HOU 9	Minimum Space Standards	SD, AN, HC	A, a	1 - 3, 5	Strategic
Economy					
E 1	Employment Land	SD, EG	A, a, b	1, 3, 5, 6	Strategic

E 2	Employment Areas, Enterprise Zones & Former Airbases	SD, PC, EG, HC	A, a, b	All	Strategic
E 3	Employment Development Outside of Employment Areas	SD, PC, EG, HC	A, a, b,	1 - 4, 6	Strategic
E 4	Retail & Town Centre Development	SD, PC, EG, HC	A, a, c, d	1 - 5	Strategic
E 5	Signage & Shopfronts	PC	d	2	Non-Strategic (Policy that local distinctiveness could be added to, such as requiring the use of specific styles and materials relevant to the neighbourhood area, subject to appropriate evidence and alignment with national policies.)
E 6	New Tourist Accommodation, Static Caravans & Holiday Lodges, & Extensions to Existing Sites	SD, PC, EG	A, a	1, 2	Hybrid (Forms part of an overarching objective, the requirements of which should be met as a minimum. Potential to add local distinctiveness, such as by adding further detail to part 3 of the policy, subject to appropriate evidence and general conformity to strategic elements.)
E 7	Touring Caravan & Camping Sites	SD, PC, EG	a, d	2	Hybrid (Forms part of an overarching objective, the requirements of which should be met as a minimum. Potential to add local distinctiveness, such as design criteria and scale, subject to appropriate evidence and general conformity to strategic elements.)

E 8	New Tourist Attractions & Extensions	SD, PC, EG	a, d	2	Hybrid (Forms part of an overarching objective, the requirements of which should be met as a minimum. Potential to add local distinctiveness, such as design criteria and scale, subject to appropriate evidence and general conformity to strategic elements.)
E 9	Retaining an Adequate Supply & Mix of Tourist Accommodation	SD, EG	A, a	1, 2, 4, 5	Strategic

Policy	Subject	Strategic Aim(s)	Framework Guidance	PPG Guidance	Identity (Strategic / Hybrid / Non-Strategic)
DS 1	Development Site Allocations	All	All	1 – 3, 5, 6	Strategic
Cromer					
C07/2	Land at Cromer High Station, Norwich Road (Residential)	SD, PC, AN, HC	a, b, d	2, 5, 6	Strategic
C16	Former Golf Practice Ground, Overstrand Road (Residential)	All	a - d	2, 4 - 6	Strategic
C22/2	Land West of Pine Tree farm, Norwich Road (Mixed-Use)	All	a - d	2, 4 - 6	Strategic
Fakenham					

F01/B	Land North of Rudham Stile Lane (Residential)	All	a - d	2, 5, 6	Strategic
F02	Land Adjacent to Petrol Filling Station, Wells Road (Residential)	SD, PC, AN, HC	a, b, d	2, 5, 6	Strategic
F03	Land at Junction of A148 and B1146, Opposite Petrol Filling Station (Residential)	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic
F10	Land South of Barons Close (Residential)	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic
Holt					
H17	Land North of Valley Lane (Residential)	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic
H20	Land at Heath Farm (Residential)	All	a - d	2, 4 - 6	Strategic
H27/1	Land at Heath Farm (Employment)	SD, PC, EG	a, b, d	2, 4 - 6	Strategic
Hoveton					
HV01/B	Land East of Tunstead Road (Residential)	All	a - d	2, 4 - 6	Strategic
North Walsham					
NW01/B	Land at Norwich Road & Nursery Drive (Mixed-use)	All	a - d	2, 5, 6	Strategic
NW52	Land East of Bradfield Road (Employment)	SD, PC, EG	a, b, d	2, 5, 6	Strategic

NW62/A	Land West of North Walsham (Mixed-Use)	All	All	All	Strategic
Sheringham					
SH04	Land Adjoining Seaview Crescent (Residential)	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic
SH07	Former Allotments, Weybourne Road, Adjacent to The Reef (Residential)	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic
SH18/1B	Land South of Butts Lane (Residential)	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic
Stalham					
ST19/A	Land Adjacent Ingham Road (Residential)	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic
ST23/2	Land North of Yarmouth Road, East of Broadbeach Gardens (Mixed-Use)	All	a, b, d	2, 4 - 6	Strategic
Wells-Next-The-Sea					
W01/1	Land South of Ashburton Close (Residential)	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic
W07/1	Land Adjacent Holkham Road (Residential)	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic
Blakeney					
BLA04/A	Land East of Langham Road (Residential)	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic

Briston					
BRI01	Land East of Astley Primary School (Residential)	SD, PC, AN, HC	a, b, d	2, 5, 6	Strategic
BRI02	Land West of Astley Primary School (Residential)	SD, PC, AN, HC	a, b, d	2, 5, 6	Strategic
Ludham					
LUD01/A	Land South of School Road (Residential)	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic
LUD06/A	Land at Eastern End of Grange Road (Residential)	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic
Mundesley					
MUN03/B	Land off Cromer Road & Church Lane	SD, PC, AN, HC	a, b, d	2, 4 - 6	Strategic
Tattersett					
E7	Land at Tattersett Business Park (Employment)	SD, PC, EG	a, b, d	2, 5, 6	Strategic