

# North Norfolk Local Plan Examination: Matter 5 Agenda

Tuesday 13 February at 9.30 am

## Matter 5: Places & Housing Sites

Issue: Whether the housing allocations, settlement boundaries and policy designations in the plan are justified and consistent with national policy and whether the site-specific policies for the allocations are effective.

### General Issues

1. Is the methodology in the Norfolk Housing and Economic Land Availability Assessment (HELAA - Documents D13-D16) a justified approach to housing land assessment in general terms?
2. Approach to bringing forward existing unimplemented housing allocations.
3. How have site capacities been estimated, both for dwellings and units of elderly care accommodation, and are these reasonable?
4. How have the areas of public open space been calculated for each allocation?
5. Implications of a Minerals Safeguarding Area and Policy CS16 of the Norfolk Minerals and Waste Core Strategy.

### North Walsham

1. Introduction from the Council & any general discussion
2. Existing Allocations (2011 Allocations Plan):  
Land at Norwich Road/Nursery Drive NW01  
Land off Laundry Lane NW25  
North Walsham Football Club NW28a  
Paston College Lawns Site NW44  
Employment Land off Cornish Way E10  
Paston College Relocation ED1  
Vicarage Street Car Park (Retail) ROS8
3. Land at Norwich Road & Nursery Drive NW01/B  
Scheme Concept inc Retention of Employment Land  
Current Planning Status  
Constraints & Impacts inc Nutrient Neutrality  
Site Requirements listed in Policy inc Elderly Accommodation  
Site Capacity inc Elderly Accommodation & Public Open Space  
Ownership, Deliverability & Timescale
4. Employment Land East of Bradfield Road NW52  
Need, Viability & Ownership  
Access  
Impact on Countryside?

5. Land West of North Walsham NW62A

Scheme Concept

Ownership & Site Promotion

Planning Status inc Development Brief

Specification & function of Western Link Road – HGV movements - Cost - Phasing

Land North of Cromer Road & North of Railway Line

Employment Land – phasing & delivery

Education, Local Centre & Open Space

Constraints & Impacts inc Nutrient Neutrality

Connectivity with the town & off site highway improvements within town

Traffic Impacts out of town – Coltishall & Horstead - Mitigation & Revised Policy

Other site requirements listed in Policy inc Elderly Accommodation

Site Capacity

Scheme Viability

Deliverability & Timescale

Delivery overlap with NW/01B

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### Fakenham

1. Introduction from the Council & any general discussion
2. Settlement boundary at Hempton
3. Existing Allocations (2011 Allocations Plan):
  - Land North of Rudham Stile Lane F01
  - Land between Holt Rd & Greenway Lane F05
  - Land at Fakenham Town Centre (Retail) ROS6
4. Land North of Rudham Stile Lane F01/B
  - Scheme Concept
  - Planning status, progress & delivery timescale for site **East** of Water Moor Lane
  - Current Planning Status of F01/B
  - Constraints & Impacts inc Nutrient Neutrality
  - Site Requirements listed in Policy inc Elderly Accommodation
  - Site Capacity inc Elderly Accommodation & Public Open Space
  - Ownership (not just Trinity College), Deliverability & Timescale
  - Delivery overlap with site East of Water Moor Lane
5. Land adjacent to Petrol Filling Station, Wells Road F02
  - Scheme Concept
  - Current Planning Status
  - Constraints & Impacts inc Nutrient Neutrality
  - Site Requirements listed in Policy
  - Site Capacity inc Public Open Space
  - Ownership, Deliverability & Timescale
6. Land at Junction of A148 and B1146 F03
  - Scheme Concept
  - Current Planning Status
  - Constraints & Impacts inc Nutrient Neutrality
  - Site Requirements listed in Policy
  - Site Capacity inc Public Open Space
  - Ownership, Deliverability & Timescale

7. Land South of Barons Close F10  
 Scheme Concept  
 Current Planning Status  
 Constraints & Impacts inc Nutrient Neutrality  
 Site Requirements listed in Policy  
 Site Capacity inc Public Open Space  
 Ownership, Deliverability & Timescale

## **Cromer**

1. Introduction from the Council & any general discussion inc AONB. cf Runton Road/Clifton Park?
2. Existing Allocations (2011 Allocations Plan):  
 Land adjacent East Coast Motors C01  
 Land rear of Sutherland House, Overstrand Road C04  
 Land at Jubilee Lane/Cromer High Station C07  
 Land West of Roughton Road C14  
 Railway Triangle, Norwich Road C17  
 Cromer Football Club, Mill Road (Education) ED2  
 Land between Loudon Road & Church Street (Retail) ROS3  
 Land South of Loudon Road (Retail)
3. Land at Cromer High Station, Norwich Road C07/2  
 Scheme Concept  
 Current Planning Status  
 Constraints & Impacts  
 Site Requirements listed in Policy  
 Site Capacity inc Public Open Space  
 Ownership, Deliverability & Timescale
4. Former Golf Practice Ground, Overstrand Road C16  
 Scheme Concept  
 Current Planning Status  
 Constraints & Impacts  
 Site Requirements listed in Policy inc Elderly Accommodation  
 Site Capacity inc Elderly Accommodation & Public Open Space  
 Ownership, Deliverability & Timescale
5. Land West of Pine Tree Farm C22/2  
 Scheme Concept  
 Suggested changes to site boundary  
 Current Planning Status  
 Constraints & Impacts  
 Pedestrian/Cycling links into town  
 Other Site Requirements listed in Policy inc Elderly Accommodation  
 Site Capacity inc Elderly Accommodation & Public Open Space  
 Ownership, Deliverability & Timescale

## Holt

1. Introduction from the Council & any general discussion
2. Existing Allocations (2011 Allocations Plan):
  - Land West of Woodfield Road H01
  - Land at Heath Farm/Hempstead Road H09
  - Land at Thornage Road (Car Parking) CP10
3. Land North of Valley Lane H17
  - Scheme Concept
  - Current Planning Status
  - Constraints & Impacts
  - Site Requirements listed in Policy
  - Site Capacity inc Public Open Space
  - Ownership, Deliverability & Timescale
4. Land at Heath Farm H20
  - Scheme Concept
  - Current Planning Status
  - Constraints & Impacts
  - Site Requirements listed in Policy inc Elderly Accommodation
  - Site Capacity inc Elderly Accommodation & Public Open Space
  - Ownership, Deliverability & Timescale
5. Land at Heath Farm (Employment) H27/1
  - Discussed under Matter 8

# North Norfolk Local Plan Examination: Matter 5 Agenda

Thursday 15 February at 9.30 am

## Matter 5: Places & Housing Sites

Issue: Whether the housing allocations, settlement boundaries and policy designations in the plan are justified and consistent with national policy and whether the site-specific policies for the allocations are effective.

### Ludham

1. Introduction from the Council & any general discussion
2. Existing Allocations (2011 Allocations Plan):  
Land South of School Road LUD01  
Land at Eastern End of Grange Close LUD06
3. Land South of School Road LUD01/A  
Scheme Concept  
Current Planning Status  
Constraints & Impacts  
Site Requirements listed in Policy  
Site Capacity inc Public Open Space  
Ownership, Deliverability & Timescale
4. Land at Eastern End of Grange Road LUD06/A  
Scheme Concept  
Current Planning Status  
Constraints & Impacts  
Site Requirements listed in Policy  
Site Capacity inc Public Open Space  
Ownership, Deliverability & Timescale

### Hoveton

1. Introduction from the Council & any general discussion
2. Existing Allocations (2011 Allocations Plan):  
Land adjacent to Doctors Surgery, Stalham Road HV03
3. Land East of Tunstead Road HV01/B  
Scheme Concept  
Suggested larger site  
Current Planning Status  
Constraints & Impacts  
Site Requirements listed in Policy inc Elderly Accommodation  
Site Capacity inc Elderly Accommodation & Public Open Space  
Ownership, Deliverability & Timescale

## **Wells**

1. Introduction from the Council & any general discussion inc AONB
2. Existing Allocations (2011 Allocations Plan):  
Land at Market Lane W01  
Land North of Freeman Street (Car Parking) CP2
3. Land South of Ashburton Close W01/1  
Scheme Concept  
Current Planning Status  
Constraints & Impacts  
Site Requirements listed in Policy  
Site Capacity inc Public Open Space  
Ownership, Deliverability & Timescale
4. Land adjacent to Holkham Road W07/1  
Scheme Concept  
Current Planning Status  
Constraints & Impacts  
Suggested change to site boundary to include access  
Site Requirements listed in Policy  
Site Capacity inc Public Open Space  
Ownership, Deliverability & Timescale

## **Blakeney**

1. Introduction from the Council & any general discussion inc AONB
2. Existing Allocations (2011 Allocations Plan):  
Land West of Langham Road BLA03
3. Land East of Langham Road BLA04/A  
Scheme Concept  
Current Planning Status  
Constraints & Impacts  
Site Requirements listed in Policy  
Site Capacity inc Public Open Space  
Ownership, Deliverability & Timescale

## **Sheringham**

1. Introduction from the Council & any general discussion inc AONB
2. Existing Allocations (2011 Allocations Plan):  
Land adjoining Seaview Crescent SH04  
Land adjoining Morley Hill SH05  
Land rear of Sheringham House SH06  
Land at Holway Road, opposite Hazel Avenue SH14  
Site adjacent Clock Tower (Retail) ROS5

3. Land Adjoining Seaview Crescent SH04  
 Scheme Concept  
 Current Planning Status  
 Constraints & Impacts  
 Site Requirements listed in Policy  
 Site Capacity inc Public Open Space  
 Ownership, Deliverability & Timescale
  
4. Former Allotments, Weybourne Road, Adjacent to The Reef SH07  
 Permitted Scheme?  
 Constraints & Impacts  
 Continued need for Policy?  
 Site Capacity inc Public Open Space  
 Ownership, Deliverability & Timescale Double counted as a commitment?
  
5. Land South of Butts Lane SH18/1B  
 Scheme Concept  
 Current Planning Status  
 Constraints & Impacts  
 Site Requirements listed in Policy  
 Site Capacity inc Public Open Space  
 Ownership, Deliverability & Timescale

## **Stalham**

1. Introduction from the Council & any general discussion
  
2. Existing Allocations (2011 Allocations Plan):  
 Land adjacent to Church Farm, Ingham Road ST01  
 Land south of Weavers Way, adjacent to A149 (Employment) E12
  
3. Land Adjacent to Ingham Road ST19/A  
 Scheme Concept  
 Current Planning Status  
 Constraints & Impacts  
 Site Requirements listed in Policy  
 Site Capacity inc Public Open Space  
 Ownership, Deliverability & Timescale
  
4. Land North of Yarmouth Road, East of Broadbeach Gardens ST23/2  
 Scheme Concept  
 Suggested addition to site  
 Current Planning Status  
 Constraints & Impacts  
 Site Requirements listed in Policy  
 Site Capacity inc Public Open Space  
 Ownership, Deliverability & Timescale



## **Briston**

1. Introduction from the Council & any general discussion
2. Existing Allocations (2011 Allocations Plan):  
Land West of Ashley Primary School BRI02  
Land rear of Holly House BRI24  
Land at Church Street BRI27
3. Land East of Astley Primary School BRI01  
Scheme Concept  
Current Planning Status  
Constraints & Impacts  
Site Requirements listed in Policy inc car parking area  
Site Capacity inc Public Open Space  
Ownership, Deliverability & Timescale
4. Land West of Astley Primary School BRI02  
Scheme Concept  
Current Planning Status  
Constraints & Impacts  
Site Requirements listed in Policy inc car parking area  
Site Capacity inc Public Open Space  
Ownership, Deliverability & Timescale

## **Mundesley**

1. Introduction from the Council & any general discussion
2. Existing Allocations (2011 Allocations Plan):  
Land at Grange Cottage/Water Lane MUN06  
Land South of Trunch Road MUN07
3. Land off Cromer Road & Church Lane MUN03/B  
Scheme Concept  
Current Planning Status  
Constraints & Impacts  
Site Requirements listed in Policy inc Pedestrian/Cycle Route along embankment  
Site Capacity inc Public Open Space  
Ownership, Deliverability & Timescale