

# Planning Policy & Built Heritage Working Party



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Friday, 7 October 2022

A meeting of the **Planning Policy & Built Heritage Working Party** of North Norfolk District Council will be held in the **Council Chamber - Council Offices** on **Monday, 17 October 2022** at **10.00 am**.

At the discretion of the Chairman, a short break will be taken after the meeting has been running for approximately one and a half hours

Members of the public who wish to ask a question or speak on an agenda item are requested to notify the committee clerk 24 hours in advance of the meeting and arrive at least 15 minutes before the start of the meeting. This is to allow time for the Committee Chair to rearrange the order of items on the agenda for the convenience of members of the public. Further information on the procedure for public speaking can be obtained from Democratic Services, Tel: 01263 516108, Email: [Lauren.Gregory@north-norfolk.gov.uk](mailto:Lauren.Gregory@north-norfolk.gov.uk).

Anyone attending this meeting may take photographs, film or audio-record the proceedings and report on the meeting. Anyone wishing to do so must inform the Chairman. If you are a member of the public and you wish to speak on an item on the agenda, please be aware that you may be filmed or photographed.

Please note that Committee members will be given priority to speak during the debate of agenda items

**Emma Denny**  
**Democratic Services Manager**

**To:** Mr A Brown, Mrs P Grove-Jones, Mr N Dixon, Mr P Fisher, Ms V Gay, Mr P Heinrich, Mr R Kershaw, Mr G Mancini-Boyle, Mr N Pearce, Mr J Punchard, Dr C Stockton and Mr J Toye

All other Members of the Council for information.

Members of the Management Team, appropriate Officers, Press and Public



**If you have any special requirements in order to attend this meeting, please let us know in advance**

If you would like any document in large print, audio, Braille, alternative format or in a different language please contact us

**Chief Executive: Steve Blatch**

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## A G E N D A

1. **APOLOGIES FOR ABSENCE**
2. **PUBLIC QUESTIONS**
3. **MINUTES** 1 - 6

To approve as a correct record the Minutes of a meeting of the Working Party held on Monday 15<sup>th</sup> August 2022.
4. **ITEMS OF URGENT BUSINESS**

To determine any other items of business which the Chairman decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act 1972.
5. **DECLARATIONS OF INTEREST** 7 - 12

Members are asked at this stage to declare any interests that they may have in any of the following items on the agenda. The Code of Conduct for Members requires that declarations include the nature of the interest and whether it is a disclosable pecuniary interest. Members are requested to refer to the attached guidance and flowchart.
6. **UPDATE ON MATTERS FROM THE PREVIOUS MEETING (IF ANY)**
7. **ANY OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**
8. **LOCAL PLAN AND NEIGHBOURHOOD PLAN UPDATE ( VERBAL)**
9. **INFRASTRUCTURE DELIVERY PLAN** 13 - 18
10. **ANNUAL MONITORING REPORT** 19 - 22
11. **EXCLUSION OF PRESS AND PUBLIC**

To pass the following resolution (if necessary):

“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A (as amended) to the Act.”
12. **TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA**
13. **ANY OTHER URGENT EXEMPT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**

## **PLANNING POLICY & BUILT HERITAGE WORKING PARTY**

**Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 15 August 2022 at the Council Chamber - Council Offices at 10.00 am**

### **Committee**

#### **Members Present:**

Cllr A Brown (Chairman)	Cllr N Dixon
Cllr P Fisher	Cllr V Gay
Cllr R Kershaw	Cllr G Mancini-Boyle
Cllr N Pearce	Cllr J Toye

#### **Substitute**

#### **Members Present:**

Cllr W Fredericks  
Cllr A Fitch-Tillett

#### **Officers in Attendance:**

Planning Policy Manager (PPM)  
Senior Conservation and Design Officer (SCDO)  
Democratic Services Officer - Regulatory

### **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received by Cllrs P Heinrich, P Grove-Jones and J Punchard, with Cllrs W Fredericks and A Fitch-Tillett present as substitutes for Cllrs P Grove-Jones and J Punchard respectively.

### **2 PUBLIC QUESTIONS**

None.

### **3 MINUTES**

Cllr P Fisher proposed an amendment to the Minutes of the 23<sup>rd</sup> May, his attendance had not been reflected in attendees listed. Cllr V Gay proposed a grammatical amendment to the Minutes of 23<sup>rd</sup> May, Item 8, line xiii, which should read "Conservation Officers" and not "Conservation Officer's". Subject to the two amendments, the Minutes of the 25<sup>th</sup> April 2022 and 23<sup>rd</sup> May 2022 were approved as a correct record.

### **4 ITEMS OF URGENT BUSINESS**

None.

### **5 DECLARATIONS OF INTEREST**

The Chairman declared a non-pecuniary interest for Agenda Item 7, he is the Local Ward Member for a substantial portion of the land subject to the Glaven Valley Conservation Area Appraisal.

### **6 UPDATE ON MATTERS FROM THE PREVIOUS MEETING (IF ANY)**

None.

## **7 THE GLAVEN VALLEY CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN 2022**

The SCDO presented Glaven Valley Conservation Area Appraisal and Management Plan report to Members and outlined policy context, benefits of the review, structure of the review and affirmed the Officer Recommendations. She advised that the review was much larger than prior Conservation Area Appraisals, and relayed the major changes proposed within the appraisal document at its current stage.

The SCDO, with reference to the Map located on P.137 of the Agenda Pack, advised that the land marked in orange was proposed for exclusion from the Conservation Area Boundary, including the Salt Marshes marked 'Q' which were considered to align better with a natural area designation rather than a built heritage designation, land parcel 'H', and land parcels 'K', 'L' & 'M' surrounding Holt which consisted of more modern buildings. Proposed areas for inclusion within the Conservation Area Boundary were marked in blue and included areas 'I', 'J', 'N' and 'G' which would bring in areas surrounding Edgefield to the Conservation Area. The SCDO affirmed that only 3 buildings were currently proposed for Local Listing which were considered to be fairly prominent.

The SCDO commented on the next stages of the Consultation, subject to Members approval and the approval by Cabinet, and reiterated process would look different to the former Conservation Area Appraisal's as it was on a larger scale.

- i. The Chairman reflected on the listed Villages detailed on P. 41 of the Agenda Pack, and expressed his surprise that Sharrington village had not been considered for inclusion within the boundary given prior discussion at the May meeting. He referenced a groundswell of opinion from residents that the Glaven Valley Conservation Area should encompass Sharrington and specifically Valley Farm. He asked the SCDO why Sharrington had been missed from the appraisal and management plan, and whether this was an oversight?
- ii. The SCDO advised that Sharrington was not considered by Purcell's to fall within the Glaven Valley, however if public opinion differed, the public could make their representation's known through the Consultation process, which would influence the final draft.
- iii. The Chairman considered that, as Sharrington had tributaries of the river Glaven, it was geographically linked with the Glaven Valley, which merited its consideration within the appraisal.
- iv. Cllr N Pearce expressed his full-hearted support for the representation made by the Chairman, and requested that Sharrington be placed within the Glaven Valley Conservation Area Boundary. He commented that he too was aware of the groundswell of opinion, and expressed his concerns that, should Sharrington not be included within the Conservation Area, it would become a prime area for development, something he considered could significantly destroy local history.
- v. Cllr J Toye thanked Officers for their detailed and informative report, and commented that the Glaven Valley should be protected for the sake of the Glaven Valley, not for other reasons. Referencing the description of the Glaven Valley as detailed on page 47, para 7, of the Agenda pack, he noted the picturesque postcard imagery being conveyed, and whilst he did not

dispute the accuracy or the current description, he considered it did not portray the depth of history of the Glaven Valley and its industrious heritage. Adding, this too was absent from Pages 65 and 120 of the Officers report. He reflected on the significance of the land during the medieval period, its busy harbour, and the many working mills which formed part of its history. He considered that the entire history of the land should be considered for preservation rather than its more recent history, and current vision. Cllr J Toye affirmed this was a matter for the Local Plan to determine, but expressed his concern about losing sight of the real history of the land. He considered that if a modern mill were to open within the Glaven Valley, which was environmentally innovative but in keeping with its setting, it shouldn't be seen unfavourably as it would be aligned with the lands heritage.

- vi. Cllr V Gay thanked Officers for their report, which she considered to be outstanding and offered interesting insight. She supported the comments made by Cllr J Toye, and stated that until recently, she was unaware of the prosperous and industrial medieval heritage of the area.
- vii. Cllr N Dixon reflected on Members discussion and considered that a balance must be struck. He agreed with Cllr J Toye that history was very important, and that the Working Party should not super-impose the recent history of the land on the area. He considered history to be dynamic and expressed the need for the land to reflect a raft of eras.
- viii. The Chairman acknowledged planning legislation and procedure, and the need to protect and enhance designated areas. He agreed that the appraisal and management plan was not an assessment of the where the land is at in its current history, and that great care was required to ensure the appraisal stood the test of time. With reference to Page 128, 7.3.8 – Boundary Review; The Chairman considered expanding certain areas, but acknowledged the document was a work in progress and would return to the Working Party for more detailed consideration after the consultation process and any subsequent revisions.
- ix. The SCDO clarified that if the document was agreed for approval to Cabinet, and supported by Cabinet, that the consultation would be launched later in the year.
- x. Cllr N Pearce stressed his belief that Sharrington be included within the Glaven Valley Conservation Area Boundary, and that, notwithstanding others comments, the discussion had shifted away from Sharrington and the opinion of residents.
- xi. The SCDO advised that Purcell's had exercised their professional judgement that Sharrington be excluded from the appraisal.
- xii. The PPM affirmed that the Public Consultation would enable individuals to make their representation, which may include opinion regarding Sharringtons designation. He reminded Members that they were not being asked to vote upon a final document, rather Members were asked to approve to Cabinet to initiate with public consultation of the appraisal, with responses from the consultation informing decision making. He considered it better to amend the report subject to the consultation, as opinion could be evidenced to Purcell's. The PPM advised that Conservation Area status designation must be granted for the right reasons and not as a means to dismiss large housing

development.

- xiii. Cllr N Pearce reiterated his concern regarding the exclusion of Sharrington and the groundswell of public opinion of its inclusion within the Glaven Valley Conservation Area.
- xiv. The Chairman, reflecting on Cllr N Pearce comments, expressed his disappointment that Sharrington had not been included within the appraisal at this stage, particularly given discussions at the May meeting, however acknowledged that this was a fluid consultation and was subject to change.
- xv. Cllr R Kershaw supported the comments raised by the PPM, and stated that the purpose of the consultation was to gather opinion.
- xvi. Cllr A Fitch-Tillett proposed acceptance of the Officers recommendation and additionally noted problems with determining Sharringtons status with the Glaven Valley Conservation Area based on its watercourse, noting that this argument could apply to many other villages also which may not be appropriate.
- xvii. Cllr V Gay seconded the Officers recommendation.

**UNANIMOUSLY RESOLVED** by 10 votes for.

**That the draft appraisal, as set out within the body of this report, be recommended to Cabinet for approval for public consultation.**

**That following consultation, the amended appraisal be brought back to Working Party for consideration and subsequent adoption by Cabinet.**

**8 ANY OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**

None.

**9 EXCLUSION OF PRESS AND PUBLIC**

None.

**10 TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA**

None.

**11 ANY OTHER URGENT EXEMPT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**

None.

The meeting ended at 10.49 am.

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Chairman

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## Registering interests

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Monitoring Officer the interests which fall within the categories set out in **Table 1 (Disclosable Pecuniary Interests)** which are as described in "The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012". You should also register details of your other personal interests which fall within the categories set out in **Table 2 (Other Registerable Interests)**.

**"Disclosable Pecuniary Interest"** means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

**"Partner"** means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Monitoring Officer.
2. A 'sensitive interest' is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.
3. Where you have a 'sensitive interest' you must notify the Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Monitoring Officer agrees they will withhold the interest from the public register.

## Non participation in case of disclosable pecuniary interest

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.
5. Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it

## Disclosure of Other Registerable Interests

6. Where a matter arises at a meeting which **directly relates** to one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

## Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in Table 1) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.
8. Where a matter arises at a meeting which **affects** –
  - a. your own financial interest or well-being;
  - b. a financial interest or well-being of a relative, close associate; or
  - c. a body included in those you need to disclose under Other Registrable Interests as set out in **Table 2**

you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied

9. Where a matter **affects** your financial interest or well-being:
  - a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
  - b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

10. Where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must make sure that any written statement of that decision records the existence and nature of your interest.

**Table 1: Disclosable Pecuniary Interests**

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#).

<b>Subject</b>	<b>Description</b>
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
<b>Sponsorship</b>	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
<b>Contracts</b>	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the

	<p>councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council —</p> <p>(a) under which goods or services are to be provided or works are to be executed; and</p> <p>(b) which has not been fully discharged.</p>
<b>Land and Property</b>	<p>Any beneficial interest in land which is within the area of the council.</p> <p>'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (alone or jointly with another) a right to occupy or to receive income.</p>
<b>Licenses</b>	<p>Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer</p>
<b>Corporate tenancies</b>	<p>Any tenancy where (to the councillor's knowledge)—</p> <p>(a) the landlord is the council; and</p> <p>(b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.</p>
<b>Securities</b>	<p>Any beneficial interest in securities* of a body where—</p> <p>(a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and</p> <p>(b) either—</p> <p>(i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or</p> <p>(ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were</p>

	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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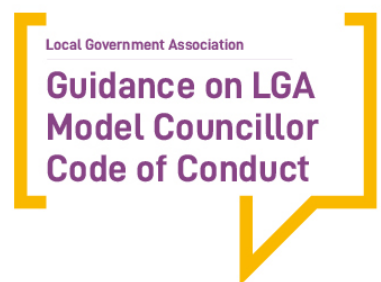
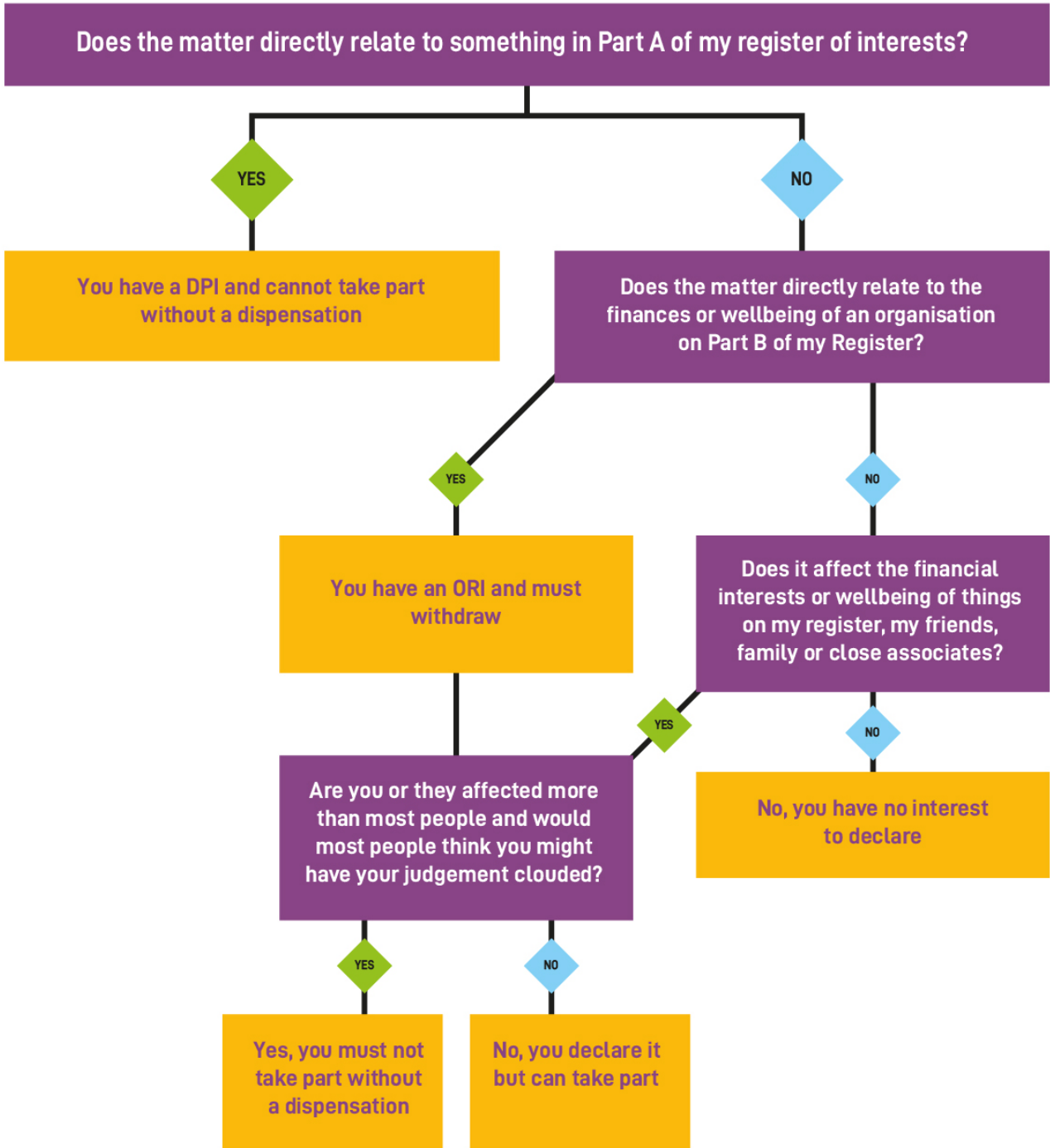
\* 'director' includes a member of the committee of management of an industrial and provident society.

\* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

**Table 2: Other Registrable Interests**

You have a personal interest in any business of your authority where it relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority
- b) any body
  - (i) exercising functions of a public nature
  - (ii) any body directed to charitable purposes or
  - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)



## INFRASTRUCTURE DELIVERY PLAN & SCHEDULE

**Summary:** The Infrastructure Delivery Schedule sets out the proposed infrastructure projects related to the proposed growth of the Local Plan, mostly in relation to site-specific infrastructure requirements. It is an appendix to the Infrastructure Delivery Plan, IDP which is an evidence document currently being updated to support the emerging Local Plan. The IDP is an over-arching document which provides more detail on the existing infrastructure and investment required across North Norfolk to support the projected population growth and planned increase in new homes and jobs in the District to 2036.

**Conclusions:** The IDP will help ensure that any infrastructure that is required to deliver sustainable development through the Local Plan is identified and delivered in a timely, co-ordinated and sustainable way. It is also a key piece of evidence that will provide a robust basis on which the Council will seek to influence public, private and agency funding and priorities in order to deliver the Local Plan.

**Recommendations: For Information Only**

Cabinet Member(s)	Ward(s) affected
Cllr A Brown	All Wards
Contact Officer, telephone number and email:	
Matthew Gutteridge, Senior Planning Officer <a href="mailto:Matthew.Gutteridge@north-norfolk.gov.uk">Matthew.Gutteridge@north-norfolk.gov.uk</a> Tel: +441263 516224	

### 1. Introduction

1.1. Paragraph 20 of the National Planning Policy Framework (NPPF) requires that local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- Housing (including affordable housing), employment, retail leisure and other commercial development;
- infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- community facilities (such as health, education and cultural infrastructure); and

- conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 1.2. In order to ensure new development delivers sustainable communities, the infrastructure, facilities and service needs of these population must be properly planned for. The Infrastructure Delivery Plan (IDP) is designed to inform the development of the North Norfolk Local Plan 2016-2036, and provide evidence to support preparation of strategic policies to deliver:
- The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, the provision of health, security, community and cultural infrastructure and other local facilities; and,
  - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 1.3. The North Norfolk Infrastructure Delivery Plan, IDP builds on the previous Infrastructure Position Statement, IPS, Published at Regulation 18 stage and aims to:
- Identify the District's Infrastructure needs for the plan period (up to 2036), in particular, those needs arising from new development;
  - Set out the costs, funding sources and delivery mechanisms associated with these infrastructure needs;
  - Improve lines of communication between key delivery agencies and the Local Planning Authority, including identifying opportunities for integrated and more efficient service delivery and better use of assets;
- 1.4. This IDP provides a baseline position of the infrastructure requirements in the North Norfolk plan area and it is intended to be a live and iterative document. North Norfolk District Council, through the policy team will continue to work closely with relevant partners and infrastructure providers throughout the preparation of the Plan and Plan period to ensure that the IDP reflects the most up to date position and incorporates infrastructure delivery as well as changing needs, circumstances priorities and costs. Throughout this process, the IDP, along with the Local Plan (once adopted) will aid the Council and relevant partners to prioritise spending on infrastructure and address funding gaps as well as helping to inform service and spatial planning decisions up to 2036 and beyond.

## **2. What is Infrastructure?**

- 2.1 Infrastructure, in planning terms, can be defined as 'any facility, service or physical structure that supports or enables proposed development, whether privately or publically funded'. The Town and Country Planning Act 2008 defines 'infrastructure' and including, but not limited to, the following:
- Roads, cycle ways and other transport facilities;
  - flood defences;
  - schools and other educational facilities;
  - medical facilities;



- sporting and recreational facilities; and
- open spaces.

2.2 The IDP separates infrastructure into three different categories:

<b>Physical infrastructure</b>	e.g. utilities (i.e. water supply and waste water, gas, electricity, telecommunications and digital communications) and transport infrastructure and transport services;
<b>Environmental and Green infrastructure</b>	e.g. flood protection, coastal management, public realm, public open space, green space, parks and play space, and waste management;
<b>Social infrastructure</b>	e.g. education, health, social care, the emergency services, community facilities, arts and culture, sport and recreational facilities, and community facilities.

2.3 The IDP then provides more detail on each of these categories and the sub-categories mentioned within the above table.

### **Infrastructure Delivery Schedule, IDS**

2.2 The Infrastructure Delivery Schedule (IDS) is a series of tables that set out the infrastructure requirements individually for each settlement where growth is planned as set out in the Local Plan.

2.3 The IDS identifies schemes by their type of infrastructure and only includes projects within the North Norfolk plan area. The different types of infrastructure included within the IDS are:

- **Environment and Green Infrastructure** – Projects associated with enhancing the natural environment within or beyond a site’s boundary, improving access to existing areas of open space and providing new areas of open space.
- **Social Infrastructure** – Projects associated with providing new or improving existing community facilities such as providing elderly persons accommodation or improving existing facilities, such as a football club.
- **Transport Infrastructure** – Projects associated with necessary improvements to existing road networks to accommodate new growth. This could mean, providing new junction/access points, widening roads/footpaths or implementing new traffic calming measures. This also includes improvements to connectivity between new sites and existing services and facilities, or providing entirely new relief roads.
- **Utilities: Water and Energy Infrastructure** – Projects associated with improvements to existing utility infrastructure such as water treatment plants to accommodate the required levels of growth set out in the Local Plan.

- 2.4 Each infrastructure project associated with the above typologies is separated into three categories, depending on the projects necessity in helping to deliver growth, or in the regard to site-specific infrastructure projects, their necessity in helping to deliver the site. The Red, Yellow and Green colouring in each table is to show the difference between the three, red (Critical) being the most important of projects that must be implemented to enable development, yellow (Essential) for the sustainability of the development, and green (Desirable) being less important but still required to ensure policy compliancy with the Local Plan and site-specific requirements. As shown in the table below:

<b>Critical</b>	Is required for sustainable growth of the development and is required to ensure development is policy compliant. These requirements are needed to unlock development and mitigate Physical constraints to growth; development cannot come forward without it.
<b>Essential</b>	Is required for sustainable growth of the development and is required to ensure development is policy compliant. These are requirements that are necessary to support and mitigate development, and ensure policy objectives are met.
<b>Desirable</b>	Items of infrastructure considered not essential for the delivery and implementation of the plan, but which never the less support plan objectives and will support the wider objectives of sustainable development

- 2.5 All infrastructure projects identified within the Local Plan have been categorised based on the above table. The Infrastructure Delivery Schedule (IDS) provides a list of all infrastructure projects that are required to facilitate the Council's planned growth needs within the plan period. The IDS also provides an estimated time scale for each project's expected delivery, aligned with the Local Plan trajectory and seeks to provide appropriate costs and potential funding sources. These time scales and costs will be updated when updated information is available and where proposals come forward
- 2.6 The IDS identifies the potential delivery partners – those who will be providing the required infrastructure and developing each project, and the expected sources of funding for the majority of projects, the key funding source is expected to be through developer contributions. The Council does not currently implement a community Infrastructure Levy, CIL, therefore it is not listed within the IDS as source of funding.
- 2.7 The majority of the projects listed within the IDS are site-specific requirements related to the Council's proposed site allocations, which are detailed in Chapter 9 of the Local Plan, proposed submission version January 2022 to see the full site-specific requirements for each site allocation. It includes large scale infrastructure requirements such as the North Walsham Link Road.
- 2.8 The IDS and the IDP do not describe any infrastructure requirements at a local level unless they are specified within the site-specific policy requirements in the Local Plan. Neither document includes any infrastructure

requirements identified through adopted or emerging Neighbourhood Plans, to date none have identified any specific local requirements or site allocations. The IDS is broken down into two tables – Plan wide requirements and then settlement specific. These documents only show the strategic level requirements that are necessary for the Local Plan to achieve the necessary growth that must be delivered within the plan period.

- 2.9 The emerging Draft IDS will be presented at the working party for discussion.

### **3. Conclusion / Recommendations**

- 3.1 The IDP and IDS identify a number of projects that are required for the sustainability of growth that is planned for the future, this includes the critical projects such as the North Walsham Link Road and the Fakenham highway improvements to the A148/A1065 and that which is required to unlock sites and facilitate growth.
- 3.2 The IDP and the IDS at this time are drafts and work in progress. Once finalised they should both be seen as ‘living’ documents which will assist in supporting the Local Plan examination and inform future development and wider investment in the District. They are reported for information and discussion at this stage, not least to ensure the working party remain informed and have the opportunity to comment on this emerging background work that is currently being undertaken.

### **4. Legal Implications and Risks**

- 4.1 The Council must produce a Local Plan which complies with various regulatory and legal requirements and in determining its policy approaches must be justified and underpinned by up to date and proportionate evidence, be informed by appropriate sustainability appraisals and take account of and demonstrate how public feedback, national policy & guidance have been used to inform the production through the application of a consistent methodology.
- 4.2 The statutory process requires plan production to accord to the statutory requirements as set out in The Town and Country Planning (Local Planning), (England) Regulations 2012 (as amended). Failure to undertake plan preparation in accordance with the regulations and NPPF is likely to render the plan ‘unsound’ at examination and result in the need to return to earlier stages. Substantial additional costs would be incurred.
- 4.3 There remains a residual risk of planning reform which, could undermine the production of the Plan to date. This includes further changes to the National Planning Policy Framework, either through incremental changes or substantive changes leading to wholesale replacement and planning reform brought through central Government. The Council have undertaken the Regulation 19 consultation on the proposed submission version of the Local Plan and as such the risk of wholesale realignment to amended government policy is potentially reduced through any transitional arrangements that would accompany any change should they be introduced prior to submission. Never the less there remains a risk of early Plan review and substantial costs. Without a

replacement Plan being in place there remains increased pressure and challenge around the continued reliance on existing adopted policies.

**5. Financial Implications and Risks**

- 5.1 Failure to undertake Plan preparation in accordance with the regulations and NPPF is likely to render the Plan 'unsound' at examination and result in the need to return to earlier stages. Substantial additional costs would be incurred.
- 5.2 Failure to reach the required stage of plan production ahead of any transitional arrangements introduced through planning reform would introduce substantial delay and costs into the production of a revised Local Plan.

## Planning Policy - Monitoring Report 2020-21 & 2021-22

Summary: This report provides an overview of the main development trends in the District in the period 2020-2021 and 2021-22 which measures performance against local plan and corporate objectives.

Recommendations: For Information only.

Cabinet Member(s)	Ward(s) affected
Cllr A Brown	All

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### 1. Introduction

- 1.1 The Council is required to prepare and publish a Monitoring Report to monitor the performance of existing policies. The report has two key purposes (as stated in the Planning and Compulsory Purchase Act 2004):
  - a. To report on the progress made in preparing Development Plan documents as measured against the Council's published timetable in the Local Development Scheme.
  - b. To report on key indicators in relation to the rates and types of development so that trends can be monitored and the effectiveness of policies reviewed.
- 1.2 The full report will; be published shortly and will be made available on the Councils website. The information contained within the report covers past trends and covers the period 1<sup>st</sup> April 2020 - 31<sup>st</sup> March 2021 and 1<sup>st</sup> April 2021 - 31<sup>st</sup> March 2022. All information relating to housing and employment permissions and completions is monitored by the policy team and is verified through site visits or records held by departments within the Council.
- 1.3 The Monitoring Report uses the strategic themes set out within the adopted Core Strategy and Development Control Policies DPD to report on the performance of policies. This includes strategic themes such as housing and employment.
- 1.4 A framework of relevant indicators is also now being developed in order to monitor the emerging the new Local Plan. Monitoring will then be undertaken, covering the new policies to determine whether they have met the intended purpose. For the last few monitoring periods only the core indicators have been monitored which have been focussed around the growth objectives including:

- Increase the number of new homes built (granted planning permission and built)
  - Increase the number of affordable homes (granted PP and Built)
  - Increase the number of new businesses and support the existing
  - Promote premier visitor destination
- 1.5 In most cases, indicators are presented at a district wide level where available, figures for parishes/wards are included. Each report includes past performance to allow for comparison. Sometimes this is not possible, as the collection of data has ceased for reasons: that the information is no longer useful or that the value of collecting it has diminished.
- 1.6 A brief summary of the headline information included within the Monitoring Report is reproduced in the following paragraphs

## 2 HEADLINE RESULTS

- 2.1 The number of dwelling completions during 2020/21 was 481 and during 2021/22 was 516 additional dwellings. This was higher than the target of 479 dwellings per year required, with 49% (2020/21) and 28% (2020/21) delivered on allocated sites. Below is the breakdown on the type of application completions during 2021/22.

Type	Completions
Removal of Restriction	13
Barn Conversion	58
Change of Use	79
New Dwelling	332
Conversion	34
Total	516

- 2.2 There remains only 510 dwellings left on the current allocations in the adopted plan, without permission. The New local plan (Reg. 19) has proposed allocations for 4,764 dwellings. Policy HOU1 of the emerging Local Plan aim to deliver 9,600 new homes over the plan period.

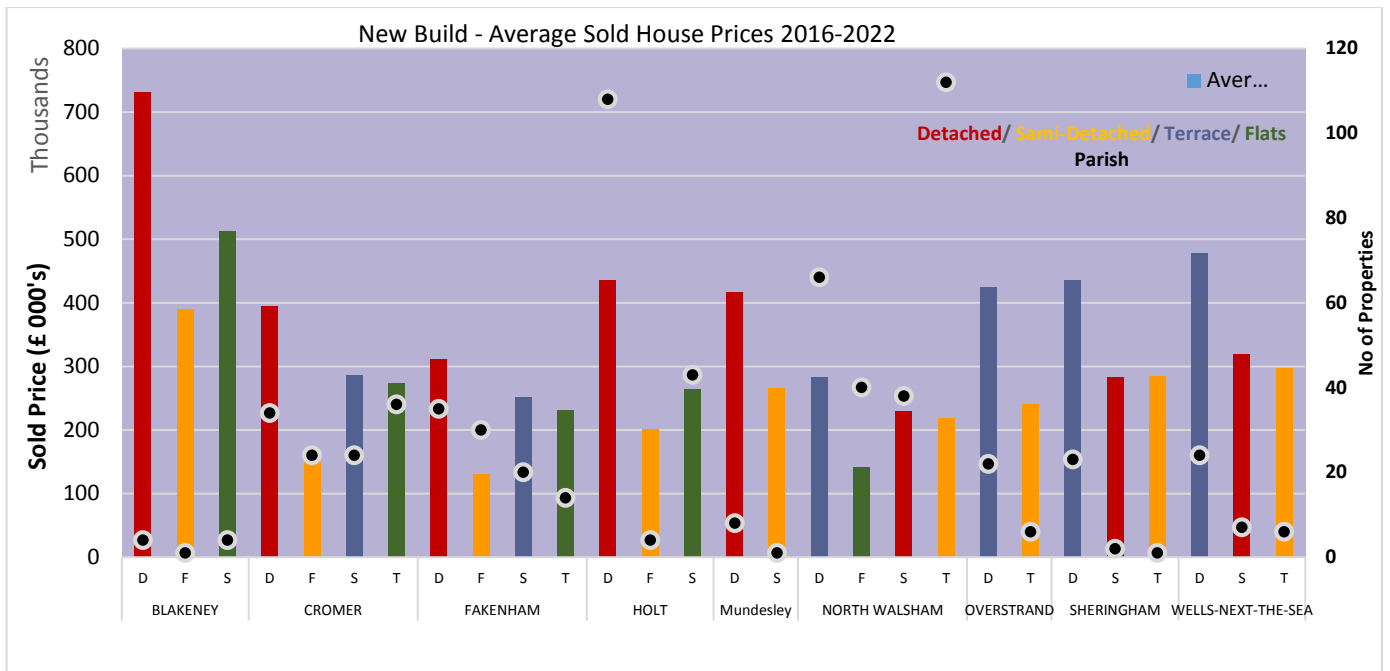
- 2.3 The number of planning permissions granted in the monitoring periods since 2016 for additional dwellings is shown in the table below.

Year	Number of dwellings permitted
2021/22	536
2020/21	1108
2019/20	301
2018/19	484
2017/18	572
2016/17	1055

- 2.4 In 2020/21 permissions for 1108 dwellings were granted and it was the permission on the large allocated site in Fakenham that bolstered the numbers (950). Again during 2021/22, permissions for 536 dwelling were granted. In 2016/17, the permissions on allocation sites in the larger settlements contributed to nearly 700 dwellings. Therefore, with the diminishing allocated sites, the permissions for new dwellings have naturally declined.
- 2.5 Development on previously developed land shows an increase in 2021/22. This is due mainly to two sites; one on Stalham, which delivered 32 completions and Blakeney which delivered a further 6 dwellings. Without these two sites the percentage stated below of 24% would have been much reduced to 12% following the previous trends. However this should not be dismissed, as these dwellings are on previously delivered land, which historically not much t comes forward for development.
- 2.6 House prices have increased across all types of housing in the district with an average for all types of properties from £257,500 in April 2020 to £321,900 in March 2022. (Land registry). The graph below shows prices of new build dwellings in some areas.

**Table A: House Price Comparison 2020 - 2022**

Period	North Norfolk	England	East of England	Nationally
<b>Apr-20</b>	257,500	246,400	290,500	230,300
<b>Mar-22</b>	321,900	295,000	342,800	277,200
<b>% Change</b>	<b>25</b>	<b>20</b>	<b>18</b>	<b>20</b>



2.7 Contrary to the Mid-Year estimates produces following the previous census in 2011, which estimated the population to reach 105,167 by 2020, the census 2021 has reported the population in 2021 to be 103,000.

### Summary

**Table B: Summary of key indicators**

Indicator	2020/2021	2021/2022
Additional Dwellings Granted Planning Permission (includes affordable units)	1108	536
Affordable units Completed	69	36
Total dwellings Completed	481	516
% development on previously developed land	13%	24%

2.8 A presentation will be made at the meeting, which will present further details.

2.9 The AMR will be published and available on the NNDC web site shortly.

### 3 Conclusion / Recommendation

3.8 It is a statutory require to produce and publish an Annual Monitoring Report  
This report is for information only.

### 4 Legal Implications and Risk

4.8 Failure to publish would be a breach of the council's obligations under the requirements of the Planning and Compulsory Purchase Act 2004.

### 5 Financial Implications and Risks

5.1 None