

# Planning Policy & Built Heritage Working Party



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Friday, 28 July 2023

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, 7 August 2023** 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 before 10am on the Thursday before 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.

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 this meeting is livestreamed:

<https://www.youtube.com/channel/UCsShJeAVZMS0kSWcz-WyEzg>

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

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

**To:** Cllr A Brown, Cllr G Bull, Cllr M Batey, Cllr N Dixon, Cllr P Fisher, Cllr M Hankins, Cllr P Heinrich, Cllr V Holliday, Cllr L Paterson, Cllr J Punchard, Cllr J Toye and Cllr A Varley

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

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## A G E N D A

**1. APOLOGIES FOR ABSENCE**

**2. PUBLIC QUESTIONS**

**3. MINUTES**

1 - 8

To approve as a correct record the Minutes of a meeting of the Working Party held on Monday 10<sup>th</sup> July 2023.

**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**

9 - 14

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. HOLT NEIGHBOURHOOD PLAN REPORT**

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<b>Holt Neighbourhood Plan (HNP)</b>	
<b>Executive Summary</b>	The purpose of this report is to formally “make” the Holt Neighbourhood Plan as part of the statutory Development Plan for North Norfolk. The Plan was subject to independent examination and successful referendum on the 29th June 2023. The Council has a legal duty to “make” the neighbourhood plan within 8 weeks of the day after the referendum was held unless it considers that doing so would breach European Union Obligations.

<p><b>Options considered</b></p>	<ol style="list-style-type: none"> <li>1. Bring the Referendum version of the Holt Neighbourhood Plan, HNP into effect on the 25th August 2023. This would mean that the HNP forms part of the council's statutory Development Plan for North Norfolk and be a material consideration in the determination of planning applications in the identified Holt Neighbourhood Plan Area.</li>   <li>2. To not bring the Holt Neighbourhood Plan into effect. This would mean that the Holt Neighbourhood Plan would not form part of the Development Plan for North Norfolk and would not become a material consideration in the determination of planning applications.</li> </ol>
<p><b>Consultation(s)</b></p>	<p>Earlier iterations of the Holt Neighbourhood Plan have undergone public consultation under Regulation 14 and 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The submitted version of the neighbourhood plan has undergone independent examination and the final modified version has been subject to a public referendum in accordance with Paragraph 12(4) of Schedule 4B to the Town and Country Planning Act 1990 on the 29th June 2023.</p>
<p><b>Recommendations</b></p>	<ol style="list-style-type: none"> <li><b>1. Members of the Planning Policy &amp; Built Heritage Working Party recommend to Cabinet that having been subject to successful local referendum;</b> <ol style="list-style-type: none"> <li><b>a. The Holt Neighbourhood Plan be made (brought into force) as part of the statutory Development Plan for North Norfolk in accordance with section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended) on the 25th August 2023;</b></li> <li><b>b. The issuing of the Decision Statement required under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended) in order to bring to the attention of the qualifying body, the people who live, work and or carry out business in the Neighbourhood Plan Area is delegated to the Assistant Director of Planning in conjunction with the Planning Policy Team Leader;</b></li> </ol> </li>   <li><b>2. Acknowledge that the required consequential amendments to the adopted policies map and the required minor consequential changes to the referendum version of the neighbourhood plan through delegated powers to the Planning Policy Team Leader.</b></li> </ol>

<b>Reasons for recommendations</b>	<p>All Neighbourhood Development Plans are required to gain a majority of those voting in favour (50% plus) at a local referendum in order to proceed and be considered for adoption by the Local Planning Authority. If the Plan receives a positive result, then the local planning authority has a legal duty to bring the plan into force within an eight-week period following the day after the referendum was held, unless it considers that doing so would breach European Union Obligations.</p> <p>The Holt Neighbourhood Development Plan is considered to meet the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and be compatible with EU obligations as incorporated into UK law and the Convention rights and complies with relevant provision made by or under Section 38A and B of the Planning and Compulsory Purchase Act 2004 (as amended).</p>
<b>Background Papers</b>	Further supporting evidence, The Referendum version of the HNP, the examiner's report and associate notices can be found for reference at Home   Holt Neighbourhood Plan ( <a href="http://north-norfolk.gov.uk">north-norfolk.gov.uk</a> )

<b>Wards Affected</b>	Holt
<b>Cabinet Member (s)</b>	Cllr Andrew Brown, Portfolio holder for Planning
<b>Contact Officer</b>	Neighbourhood Plan lead: - Iain Withington, Planning Policy Team leader. <a href="mailto:iain.withington@north-norfolk.gov.uk">iain.withington@north-norfolk.gov.uk</a>

Links to key documents:

<b>Corporate Plan</b>	Quality of Life
<b>Medium Term Financial Strategy (MTFS)</b>	N/A
<b>Council Policies &amp; Strategies</b>	Adopted and emerging Local Plan/ Development Plan

<b>Corporate Governance</b>	
<b>Is this a key decision</b>	No
<b>Has the public interest test been applied</b>	No
<b>Details of any previous decision(s) on this matter</b>	N/A

<b>Horning Knackers Wood Updated Joint Position Statement</b>	
<b>Executive Summary</b>	The report updates Members on the revised. Joint Position Statement with regard to the Horning Knackers Wood Water Recycling Centre catchment.
<b>Options considered</b>	None
<b>Consultation(s)</b>	The updated Joint Position statement has been undertaken collaboratively with the Broads Authority, Environment Agency, Anglian Water and NNDC
<b>Recommendations</b>	<b>It is recommended that Members of the Planning Policy &amp; Built Heritage Working Party note the contents of the updated Joint Position Statement and recommend to Cabinet that it authorises the Assistant Director of Planning in conjunction with the Planning Policy Team Leader as signatory to the updated JPS and incorporation of any minor changes as a result of EA or other LPA sign off process.</b>
<b>Reasons for recommendations</b>	To provide updated planning guidance for the District.
<b>Background papers</b>	2017 Joint position Statement re Horning Knackers Wood Wastewater recycling centre and the updated Anglian Water position through the Anglian water Statement of Fact

<b>Wards affected</b>	Horning
<b>Cabinet member(s)</b>	Andrew Brown Portfolio holder for Planning
<b>Contact Officer</b>	Iain Withington Planning Policy Team Leader iain.withington@North-Norfolk.gov.uk

<b>Links to key documents:</b>	
<b>Corporate Plan:</b>	Local homes for local need theme of the Council's Corporate Plan 2019- 2023 and the cross-cutting delivery mechanism through the emerging Local Plan
<b>Medium Term Financial Strategy (MTFS)</b>	N/A
<b>Council Policies &amp; Strategies</b>	The Councils Development Plan: including the Core Strategy and emerging Local Plan

<b>Corporate Governance:</b>	
Is this a key decision	No
Has the public interest test been applied	No
Details of any previous decision(s) on this matter	Previous Joint Position Statement was agreed between the Broads authority, Environment Agency, Anglian Water and NNDC in 2017.

<b>Weight to be given to the Emerging Local Plan</b>	
<b>Executive Summary</b>	<b>The purpose of this report is to consider what weight (if any) in the determination of Planning applications the Council may give to relevant policies of the emerging Local Plan ahead of examination in line with paragraph 48 of the National Planning Policy Framework</b>
<b>Options considered.</b>	<ul style="list-style-type: none"> <li>• Make recommendations to Cabinet to apply weight as detailed in Appendix 1</li> <li>• Make recommendations to Cabinet to continue to rely on the 2008 Core Strategy and 2011 Site Allocations Development Plan Document and apply limited weight to the emerging Local Plan on a case-by-case basis.</li> </ul> <p>o Where specific policies of the emerging Plan have been relied upon by an applicant, recommend the continuation of the position that weight can only be given on a case-by-case basis having regard to paragraph 48 of the Framework and the level and nature of any objection.</p>
<b>Consultation(s)</b>	The Local Plan has been subject to a number of external consultations in line with statutory requirements and been developed through collaborative internal engagement and Member steer through the Planning Policy & Built Heritage Working Party. Full Council authorisation for the submission of the Plan for independent examination was received on 1.3.23
<b>Recommendations</b>	<p><b>Planning Policy &amp; Built Heritage Working Party recommend to Cabinet that</b></p> <p><b>As soon as reasonably practical weight is given the emerging Plan policies in line with para 48 of the NPPF as detailed in appendix 1.</b></p>
<b>Reasons for recommendations</b>	<p>The Local Plan is now at an advanced stage of production having been submitted for independent examination and updates many of the policies in the Development Plan to align with the more recent NPPF and corporate /national agenda.</p> <p>The NPPF advises that local planning authorities may give weight to relevant policies in emerging local plans according to</p> <ul style="list-style-type: none"> <li>a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);</li> <li>b) the extent to which there are unresolved objections to</li> </ul>

	relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given). (para 48)
<b>Background Papers</b>	Submission version of the Local Plan and all background papers and supporting evidence are published and available on the Councils new Local Plan examination Library Home   Local Plan Examination ( <a href="http://north-norfolk.gov.uk">north-norfolk.gov.uk</a> )

<b>Wards affected</b>	All
<b>Cabinet member(s)</b>	Cllr Andrew Brown: Portfolio Holder for Planning
<b>Contact Officer</b>	Iain Withington. Planning Policy Team leader

<b>Links to key documents:</b>	
<b>Corporate Plan:</b>	Production of the Local Plan is a cross cutting theme in regard delivery of the Corporate Plan's priorities.
<b>Medium Term Financial Strategy (MTFS)</b>	N/A
<b>Council Policies &amp; Strategies</b>	Core Strategy and Site Allocations Development

<b>Corporate Governance:</b>	
<b>Is this a key decision</b>	No
<b>Has the public interest test been applied</b>	No
<b>Details of any previous decision(s) on this matter</b>	None

<b>Adoption of Coastal Adaptation Supplementary Planning Document</b>	
<b>Executive Summary</b>	<p>The purpose of this report is to recommend the adoption of the Coastal Adaptation Supplementary Planning Document (SPD).                      The Coastal Adaptation SPD supports the implementation of existing and emerging planning policies relating to development within the Coastal Change Management Areas (CCMA), as well as, rollback and relocation away from the coast.                      The SPD provides overarching planning guidance in relation to the economic, social and environmental impacts of coastal change; the national and local policy frameworks; advice about different types of development within the CCMA's; rollback and relocation; enabling development; and, case study examples of coastal adaptation. In addition, the SPD includes guidance and templates for Coastal Erosion Vulnerability Assessments and example planning conditions.</p> <p><b>Appendices are available</b> <a href="https://modgov.north-norfolk.gov.uk/ecCatDisplayClassic.aspx?sch=doc&amp;cat=13715&amp;path=0">https://modgov.north-norfolk.gov.uk/ecCatDisplayClassic.aspx?sch=doc&amp;cat=13715&amp;path=0</a></p>
<b>Options considered</b>	<ul style="list-style-type: none"> <li>• Make recommendations to Cabinet to adopt the Coastal Adaptation SPD.</li> <li>• Make recommendations to Cabinet to not adopt the Coastal Adaptation SPD and continue to implement planning policies with the existing North Norfolk Development Control Guidance, Development and Coastal Erosion, April 2009.</li> </ul>
<b>Consultations</b>	<p>The Coastal Adaptation SPD has been subject to public consultation during its preparation in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the Council's Statement of Community Involvement (April 2021).</p> <p>The list of consultees, respondents, summaries of their comments and how these have been responded to, can be found in the Consultation Statement which is appended to this report at Appendix B.</p>
<b>Recommendations</b>	<ul style="list-style-type: none"> <li>• To recommend to Cabinet that the Coastal Adaptation SPD is adopted.</li> <li>• That the Planning Policy Manager, in consultation with the Portfolio Holder for Planning, is authorised to make any presentational or typographical amendments to the Coastal Adaptation Supplementary Planning Document prior to it being published.</li> </ul>



<b>Reasons for recommendations</b>	To provide guidance on the implementation of planning policies through a whole coast approach, from Holkham in Norfolk to Languard Point, Felixtowe, Suffolk.
<b>Background papers</b>	<p>North Norfolk Core Strategy 2008 Core Strategy <a href="#">Core Strategy (incorporating Development Control Policies) Adopted 2008 (north-norfolk.gov.uk)</a></p> <p>North Norfolk Local Plan Proposed Submission Version <a href="#">Proposed Submission Version (Regulation 19 Publication) Local Plan (north-norfolk.gov.uk)</a></p> <p><b>Appendices are available</b> <a href="https://modgov.north-norfolk.gov.uk/ecCatDisplayClassic.aspx?sch=doc&amp;cat=13715&amp;path=0">https://modgov.north-norfolk.gov.uk/ecCatDisplayClassic.aspx?sch=doc&amp;cat=13715&amp;path=0</a></p>

<b>Wards affected</b>	All Wards
<b>Cabinet member(s)</b>	Cllr. Andrew Brown, Portfolio Holder for Planning
<b>Contact Officer</b>	Caroline Dodden, Senior Planning Officer caroline.dodden@north-norfolk.gov.uk

<b>Links to key documents:</b>	
Corporate Plan:	Supports delivery of the objective to continue to take a lead role nationally in coastal management initiatives recognising our position as a “frontline” authority in meeting the challenge of rising sea levels.
Medium Term Financial Strategy (MTFS)	Not Applicable.
Council Policies & Strategies	<p>Statement of Common Ground on Coastal Zone Planning, September 2018: <a href="https://www.north-norfolk.gov.uk/media/8993/g4-norfolk-suffolk-coastal-authorities-socg-coastal-zone-planning.pdf">https://www.north-norfolk.gov.uk/media/8993/g4-norfolk-suffolk-coastal-authorities-socg-coastal-zone-planning.pdf</a></p> <p>North Norfolk Development Control Guidance, Development and Coastal Erosion, April 2009: <a href="#">Development Control Guidance Note: Coastal Erosion Risk (north-norfolk.gov.uk)</a></p> <p>North Norfolk Core Strategy, September 2008: <a href="#">Core Strategy (incorporating Development Control Policies) Adopted 2008 (north-norfolk.gov.uk)</a></p> <p>North Norfolk Local Plan Proposed Submission Version, January 2022: <a href="https://www.north-norfolk.gov.uk/media/7466/local-plan-proposed-submission-version-reg-19-publication.pdf">https://www.north-norfolk.gov.uk/media/7466/local-plan-proposed-submission-version-reg-19-publication.pdf</a></p>

<b>Corporate Governance:</b>	
Is this a key decision	No
Has the public interest test been applied	No
Details of any previous decision(s) on this matter	<p>17 August 2020: Members of the PPBHWP noted the Initial Consultation Document with regards to the production of a joint Coastal Adaptation SPD, which was presented for information purposes.</p> <p>14 November 2022: Members of the PPBHWP recommended to Cabinet that the draft Coastal Adaptation SPD be published for formal consultation.</p>

## 10. NORTH WALSHAM DEVELOPMENT BRIEF PUBLIC CONSULTATION

129 - 182

<b>North Walsham Development Brief Public Consultation</b>	
<b>Executive Summary</b>	This report seeks agreement to publish a draft version of a Development Brief for the large-scale urban extension at North Walsham for a period of public consultation.
<b>Options considered.</b>	The Planning Policy and Built Heritage Working Party has previously considered the methods and time periods for consultation.
<b>Consultation(s)</b>	<p>The Local Plan has been subject to a number of external consultations in line with statutory requirements and been developed through collaborative internal engagement and Member steer through the Planning Policy &amp; Built Heritage Working Party. Full Council authorisation for the submission of the Plan for independent examination was received on 1.3.23.</p> <p>The Authority has previously consulted on the scope of a Development Brief, a draft Master Plan, Vision, and set of high-level development principles. The Draft Development Brief builds on these previous themes.</p>
<b>Recommendations</b>	<b>Members agreed the Draft version of the North Walsham West Development Brief as a basis for a period of public consultation.</b>
<b>Reasons for recommendations</b>	<p>The Local Plan is now at an advanced stage of production having been submitted for independent examination.</p> <p>Preparation and approval of a Development Brief is a policy requirement of the site allocation in the Local Plan. Its preparation will be a key indicator of the site's deliverability.</p>

	The content of the Brief should be informed by comprehensive and inclusive engagement with stakeholders.
<b>Background papers</b>	Submission version of the Local Plan and all background papers and supporting evidence including the previous consultation documents for North Walsham are published and available on the Councils new Local Plan examination Library <a href="#">Home   Local Plan Examination (north-norfolk.gov.uk)</a>

<b>Wards affected</b>	All
<b>Cabinet member(s)</b>	Cllr Andrew Brown: Portfolio Holder for Planning
<b>Contact Officer</b>	Mark Ashwell, Planning Policy Manager

<b>Links to key documents:</b>	
Corporate Plan:	Production of the Local Plan is a cross cutting theme in regard to delivery of the Corporate Plan's priorities.
Medium Term Financial Strategy (MTFS)	N/A
Council Policies & Strategies	Core Strategy and Site Allocations Development Plan Documents. Housing Strategy
<b>Corporate Governance:</b>	
Is this a key decision	No
Has the public interest test been applied	No
Details of any previous decision(s) on this matter	None

## 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.”