

# Planning Policy & Built Heritage Working Party



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Friday, 8 January 2021

A meeting of the **Planning Policy & Built Heritage Working Party** of North Norfolk District Council will be held remotely via Zoom on **Monday, 18 January 2021 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 Democratic Services no later than 5pm on the Thursday before the meeting and provide a copy of the question or statement. An email invitation will be sent to you. Statements should not exceed three minutes. Email: [democraticservices@north-norfolk.gov.uk](mailto:democraticservices@north-norfolk.gov.uk)

The meeting will be broadcast live to YouTube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting and make a representation you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/training purposes.

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

**To:** Mr A Brown, Mrs P Grove-Jones, Mr T Adams, Mr N Dixon, Mr P Fisher, Ms V Gay, Mr P Heinrich, Mr N Pearce, Mr J Punchard, Dr C Stockton and Mr J Toye

**Substitutes:**

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

## A G E N D A

**1. APOLOGIES FOR ABSENCE**

**2. PUBLIC QUESTIONS**

**3. MINUTES**

(Pages 1 - 12)

To approve as a correct record the Minutes of a meeting of the Working Party held on 14 December 2020.

**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**

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.

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

**7. LOCAL PLAN DRAFT SETTLEMENT BOUNDARIES FOR SMALL GROWTH VILLAGES**

(Pages 13 - 72)

Summary:

This report proposes that the new Local Plan includes revised settlement boundaries around each of the Small Growth Villages. It explains how the boundaries have been reviewed and presents the results.

Recommendations:

**It is recommended that Members endorse the settlement boundaries for the Small Growth Villages shown in Appendix 1 as a basis for Regulation 19 consultation and recommends them to Cabinet for inclusion in the Local Plan.**

**That delegated authority is given to the Planning Policy Manager to produce proposed boundaries for Sea Palling, Walcott and Potter Heigham in accordance with the methodology.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards

Contact Officer, telephone number and email:  Mark Ashwell, Planning Policy Manager, 01263 516325, <a href="mailto:mark.ashwell@north-norfolk.gov.uk">mark.ashwell@north-norfolk.gov.uk</a>  Jodie Rhymes, Senior Planning Officer
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**8. LOCAL PLAN OPEN LAND AREA DESIGNATIONS - WELLS-NEXT-THE-SEA** (Pages 73 - 94)

Summary: To consider the designation of additional Open Land Area designations at Wells-next-the-Sea.

Recommendations: **It is recommended that Members endorse the additional Open Land Area Designation for site WEL22 (Wells East Quay) and recommends it to Cabinet for inclusion in the Local Plan.**

Cabinet Member(s)	Ward(s) affected
All Members	Wells next the Sea
Contact Officer, telephone number and email:  Mark Ashwell, Planning Policy Manager, 01263 516325, <a href="mailto:mark.ashwell@north-norfolk.gov.uk">mark.ashwell@north-norfolk.gov.uk</a>  Stuart Harrison, Senior Planning Officer, 01263 516308, <a href="mailto:stuart.harrison@north-norfolk.gov.uk">stuart.harrison@north-norfolk.gov.uk</a>	

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

**10. 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.”

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

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

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## PLANNING POLICY & BUILT HERITAGE WORKING PARTY

Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 14 December 2020 remotely via Zoom at 10.00 am

**Committee** Mr A Brown (Chairman) Mrs P Grove-Jones (Vice-Chairman)  
**Members Present:** Mr N Dixon Mr P Fisher  
Ms V Gay Mr P Heinrich  
Mr N Pearce Mr J Punchard  
Mr J Toye

**Members also attending:** Mrs A Fitch-Tillett (substitute for Dr C Stockton)  
Mrs W Fredericks (substitute for Mr T Adams)

Observers:

Mr H Blathwayt  
Mr V FitzPatrick  
Mr R Kershaw  
Mr N Lloyd  
Mr J Rest  
Mr E Seward  
Miss L Shires

**Officers in Attendance:** Head of Planning, Planning Policy Manager, Planning Policy Team Leader, Senior Planning Officer, Landscape Officer, Landscape Officer (Design), Democratic Services Manager, Democratic Services & Governance Officer.

### 52 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mr T Adams and Dr C Stockton. Two substitute Members attended the meeting as shown above.

### 53 PUBLIC QUESTIONS

The Chairman welcomed the members of the public who were in attendance and stated that he would allow them to speak under the relevant agenda items, and that he would take agenda item 10 first.

### 54 MINUTES

The Minutes of a meeting of the Working Party held on 9 November 2020 were approved as a correct record.

### 55 ITEMS OF URGENT BUSINESS

None.

### 56 DECLARATIONS OF INTEREST

All Members had received information from Mr Mack, landowner of BLA01, and numerous emails in respect of items on the agenda.

Councillor Mrs W Fredericks declared that she knew the landowner of Mundesley

MUN03/A.

Councillor Mrs A Fitch-Tillett declared that she knew the land owner of Mundesley MUN03/A. She was Vice-Chairman of the Norfolk Coast Partnership and the Council's representative on the Wash and North Norfolk Marine Partnership, both of which had had lengthy inputs into the Landscape Character Assessment.

Councillor P Heinrich declared that he was a member of North Walsham Town Council.

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

None.

**58 LOCAL PLAN - PROGRESS UPDATE ON SITE SELECTION OPTIONS - DEFERRED SITES**

The Planning Policy Manager presented an update report on the deferred sites at Blakeney and Mundesley.

Blakeney

Rosemary Thew, Chairman of Blakeney Parish Council, made a statement to the Working Party (summarised). The Kingsway site (BLA04/A) was preferred but further information had recently been tabled, which the Parish Council had not had the opportunity to discuss. There had been no public consultation on the Oddfellows site (BLA01/B). The Oddfellows site would block views, require an extensive roadway which would cause disruption to residents and lighting would run counter to the dark skies policy. Direct access via Morston Road would be dangerous for pedestrians and proposed pedestrian access would compound problems on Queensway, which was already dangerous. The Kingsway site would be closer to existing development, would not block views and a footpath ran along the length of the site which would allow easy access to village facilities and for children to walk directly to school. Affordable housing was the main issue for the village and more large houses and second homes were not needed. She requested deferral for one month to allow both proposals to be tabled at a Parish Council meeting on 12 January 2021.

The Chairman responded that it would not be appropriate to delay consideration of this matter. Full consideration had been given in July 2020 and the Local Plan was subject to a rigid timetable to enable it to be submitted for examination by the Inspector in mid-2021.

Four members of the public spoke in support of BLA01/B (summarised):

Clive Albany: Referred to the previous decision and discussions at the July meeting. The areas of concern had been resolved. BLA04/A would be more prominent and would not provide the opportunity for green space. The 1.5 ha of green space, housing design, safe village pathways and off-road siting easily outweighed any minor negatives of BLA01/B when compared to BLA04/A's prominent, crowded basic design and total lack of any public green space.

John Fairlie: Both sites have been tested against the adopted and draft Landscape Character Assessment and adopted Conservation Area and Management Plan criteria. BLA01/B would meet allocation and affordable housing requirements, with

landscaped views from Langham Road. The topography of the site would allow for a scheme with open space and landscaping features that would reflect the density of development across the village and blend into the existing settlement pattern. It would provide footpath connectivity with Morston Road and maintain important views. BLA04/A would conflict with the Local Plan evidence base as it would create a hard edge to the village, interrupt the setting of the Church, provide no connectivity to residential streets and change the character of the approach to the village.

John Bryant: Site 01 would best meet the needs of the village, is already more connected to the village than site 04, and would be further connected by footpaths and a cycleway. It would provide for landscaping and open space, and have the minimum environmental and visual impact on the landscape. Plans for site 04 could not match the exciting plans for site 01. The development of site 04 would spoil views to the east as you enter Blakeney and block views of the church, contrary to the adopted Conservation Area Appraisal and Management Plan.

David Foreman: Accept the need for homes for local people but regret the necessity for expensive homes to finance them. The environmental and visual impact should be mitigated by placing the houses in the least obtrusive position. Referred to the decision at the July meeting; the facts have not changed and neither should the decision.

Three members of the public spoke in favour of BLA04/A (summarised):

Tony Hadley: BLA01/B would require a 250m long access road, which would cause disturbance to wildlife, pollution, compromise the dark skies policy and scar the landscape, there were concerns over viability and connectivity to the village. Blakeney Parish Council unanimously supported BLA04/A. Coast/sea/marsh views were unique to the coastline and especially Blakeney and views of the church would not be lost. BLA04/A would provide the right accommodation in the right location and within budget.

John Myers: The site would provide much more convenient and pleasant access to services for its residents. The development would require less greenfield land and would not incur the expense of providing the roadway nor its incursion into agricultural land. Being on higher ground, the site would be more resilient to flood risk. The development would not obscure important views. The quality of the market houses would be higher than those on BLA01/B.

Tim Schofield: There is questionable viability in respect of the Oddfellows site. Both sites are located in an exceptionally sensitive area and BLA04 was preferred by the Council after careful consideration by professional analysts and extensive public consultation, and there was a strong evidence base for the choice. Density is appropriate for this context, whereas BLA01 would be twice the size with half the density and require a huge amount of land to make it acceptable, including a large tranche of BLA09 which was widely discredited during the call for sites and consultation phases. BLA04/A would not require large tracts of land.

The Planning Policy Manager displayed a map showing the location of the sites, and photographs taken from viewpoints on both proposals.

At the request of the Chairman, the Planning Policy Manager outlined the procedure for the Local Plan to proceed to the next stage. He explained that all discounted options had been published at Regulation 18 stage, so there had been consultation on the Oddfellows site at that stage. Members were now selecting the final choice of

sites to submit for examination, prior to which they would be subject to Regulation 19 public consultation, with all other options excluded. The public could comment on the selected sites and those comments would be considered by the Inspector. The Council would defend and justify its proposals to the Inspector, who would decide if those proposals were acceptable. People who made representations at Regulation 19 stage would have the opportunity to be heard at the examination by the Inspector.

The Planning Policy Manager read to the Working Party, the comments of Councillor Ms K Ward, the local Member. Councillor Ms Ward had been extensively lobbied over both sites and had no financial interest in either site. The overriding consideration for the majority of residents who had contacted her was the provision of local homes for local people, and in particular, homes for social rent. Residents would support the site that guaranteed the most social housing, particularly if it could be secured for local letting rather than general letting. She understood that BLA04 was preferred by the Parish Council as the landowner was offering significant social housing provision, and local housing providers were already working with the Parish Council to secure local letting options. She had not been provided with information on the social housing provision for BLA01. She requested that the Working Party select the site that had demonstrated commitment to social housing provision. Both sites were problematic from a landscape perspective but she did not consider that landscape was a critical issue at this stage.

The Planning Policy Manager explained that the preparation of the Local Plan was concerned with the principle of allocating land, the number of dwellings, controlling layout etc and provision of affordable housing. Affordable housing on allocated sites should be delivered for general letting. Both sites were offering 35% affordable housing which should be delivered in the tenure mix set by policy, but priority would be determined by the Housing Enabling Team under the general lettings policy and not the local lettings policy. He advised the Working Party to treat both sites equally as they were offering broadly similar quantities and mixes of affordable homes.

Councillor N Dixon stated that a decision had to be made and he was satisfied that the Officer's recommendation should be supported.

Councillor Mrs A Fitch-Tillett stated that she was always concerned about incursions into the AONB and would take some comfort if the design were to be of a local vernacular. She was also concerned about light pollution. She asked if it was possible to address these issues at this stage.

The Planning Policy Manager advised that design was a matter for consideration at planning application stage when the impact could be judged.

Councillor J Toye considered that the paths should be well maintained to discourage people from using cars or an unsuitable route. He asked what the proposals were for both sites.

The Planning Policy Manager stated that it would be possible to walk to the key village facilities from either site. It would be difficult to separate the sites in terms of their proximity to day to day services or on the basis of a better link. It might be possible to improve the existing footpath within site BLA04/A, but only for the section that ran parallel to the site itself.

Councillor Ms V Gay stated that she had formed the impression at the July meeting that Blakeney Parish Council had no preference, but it was now clear that the Parish



Council had a view in this matter which would weigh with her when casting her vote.

Councillor P Heinrich considered that there was a fine balance between the sites but he had to take note of the Parish Council view. He also took note of the Officer's arguments in favour of BLA04/A. He was still considering his position but tended towards the recommendation.

Councillor N Pearce considered that either choice would have a detrimental effect on the environment and surrounding area. He applauded the inclusion of affordable housing in both schemes. He asked if the percentage of affordable housing was definite.

The Planning Policy Manager explained that it was unusual for viability assessments to be submitted at this stage. In both cases they were based on assumptions rather than specific proposals, but both claimed to be able to deliver 35% affordable housing. Both assessments had taken a reasonable view in relation to the costs associated with development, and the Oddfellows promoters had included the costs of providing the road. Neither viability assessment had been subject to professional scrutiny and had been taken at face value, but there was nothing that indicated to him that they would struggle to reach 35% as the housing market in Blakeney was very buoyant with high property values.

Councillor Mrs P Grove-Jones considered that reasoned arguments had been put forward for both sites and it was a finely balanced decision. She was minded to support the Officer's recommendation.

The Head of Planning stated that what had been put forward by both parties was an expression of intent on the balance of probabilities. These were not planning applications, there was no Section 106 Agreement tied to them and the matter would have to be resolved through the development management process.

It was proposed by Councillor N Dixon, seconded by Councillor P Grove-Jones and

**RECOMMENDED** unanimously

**That site BLA04/A (land east of Langham Road) is retained as an allocation in the proposed submission Local Plan and the final policy wording is delegated to the Planning Policy Manager.**

#### Mundesley

Mrs W Fredericks, the local Member, stated that she was very pleased that the number of dwellings had been reduced from 50 to 30 and expressed her appreciation for the consultation with Mundesley Parish Council. She requested that the dwellings were sited away from the Victorian terraced properties as there were concerns regarding drainage, overlooking and overshadowing.

The Planning Policy Manager explained that the site was large enough to accommodate a variety of layouts. The impact on the terrace would be a matter for consideration by the Development Committee when a planning application was submitted. He suggested that wording be added to the policy to flag up the need to protect the amenity of adjacent occupiers.

Councillor Mrs Fredericks welcomed the suggested additional wording and proposed the recommendation subject to that amendment. This was seconded by Councillor

A Brown.

**RECOMMENDED** unanimously

**That MUN03/A – land off Cromer Road and Church Lane (reduced to approximately 30 dwellings) is retained as an allocation in the proposed Submission Local Plan, and the final policy wording is delegated to the Planning Policy Manager, to include the need to protect the amenity of adjacent occupiers.**

Holt and Cromer

The Planning Policy Manager reported that a report would be submitted regarding Beresford Road, Holt in the New Year.

The sites at Cromer would be reconsidered when a decision had been made on a planning application in respect of Norwich Road, Cromer.

**59 LANDSCAPE CHARACTER ASSESSMENT AND LANDSCAPE SENSITIVITY ASSESSMENT SUPPLEMENTARY PLANNING GUIDANCE**

The Planning Policy Team Leader presented a report relating to the Landscape Character Assessment (LCA) and Landscape Sensitivity Assessment (LCS) Supplementary Planning Guidance, which considered the representations made at Regulation 12 and 13 of the Supplementary Planning Guidance preparation. He recommended that the Working Party recommend to Cabinet the adoption of the documents as guidance to inform the preparation of the Local Plan and for use as material considerations in the preparation and determination of planning proposals in North Norfolk, and to give the Head of Planning the authority to follow the remaining statutory processes which included the withdrawal of the 2009 LCA and the issuing of notices to replace the statutory documents on the Council's website and publish them in a timely manner.

Councillor Mrs A Fitch-Tillett paid tribute to the Landscape Officer (Design) for her work on this matter. She proposed the recommendation.

The Chairman supported Councillor Mrs Fitch-Tillett's comments and seconded the proposal.

**RECOMMENDED** unanimously

**That Cabinet:**

- 1. Adopts and publishes the revised 2021 Landscape Character Assessment and Landscape Sensitivity Assessment as Supplementary Planning Guidance.**
- 2. Revokes the existing 2009 North Norfolk Landscape Character Assessment in line with the legislative requirements.**
- 3. Gives delegated authority to the Head of Planning in relation to the required statutory process.**

## 60 RECREATION AVOIDANCE MITIGATION STRATEGY

The Planning Policy Team Leader presented a report which summarised the feedback received in response to the Regulation 18 stage of plan preparation and sought to agree the final in principle policy approach to address the impacts of growth through the adoption of a Green Infrastructure and Recreational Avoidance and Mitigation Strategy.

Councillor Mrs A Fitch-Tillett was pleased that this strategy had come forward. There had been an enormous amount of visitor disturbance during 2020. She paid tribute to the work that had been carried out by the Council's Officers and across the County through the Duty to Cooperate, and proposed the Officer's recommendation.

Councillor A Brown seconded the proposal.

Councillor Ms V Gay asked how the scheme would work and what would happen once the tariffs were collected.

The Planning Policy Team Leader explained that the tariffs would be collected at a fixed rate per dwelling, which would be paid into a collective fund to be controlled by a County-wide steering group. The funding would be used for a range of measures including the appointment of rangers and provision of signage. The group had not yet been set up but it would be necessary to demonstrate that it was in place when the Plan reached the examination stage. Kings Lynn and Great Yarmouth Councils were already operating their own schemes and would pay the funds into the County-wide fund once it was set up.

The Planning Policy Manager explained that the Working Party was being asked to agree the principle of the tariff payments. The administration of the scheme was an issue for the future.

The Landscape Officer explained that it was likely that roving wardens would be appointed who would be allocated to specific sites once the impact had been identified and the money collected. The wardens would combat visitor issues through signage and direct communication to encourage appropriate behaviour by the public at these sites. This was seen as best practice and schemes were in place elsewhere in the country. The partnership would be Norfolk based and would be able to allocate money when the development and impact was envisaged.

Councillor P Heinrich welcomed the proposals. He was pleased to see that Bacton Wood and Ansons Wood would form a country park and stated that it was important to be able to manage those areas better than was currently the case when the North Walsham Western Extension was developed.

**RECOMMENDED** unanimously

- 1. That Cabinet endorses the approach and delegates responsibility for drafting such an approach, including that of finalising the associated tariff and Policy to be included in the Local Plan to the Planning Manager.**
- 2. That Cabinet endorse Option 1 set out in the report to the Working Party in respect of the collection of the tariff.**

## 61 LOCAL PLAN DRAFT POLICY APPROACHES TO THE ENVIRONMENT

The Planning Policy Team Leader presented a report relating to draft Environment policies, which summarised the feedback received in response to the Regulation 18 public consultation and the Officer responses, and recommended that Cabinet endorse the policy approaches as set out in the report.

The Chairman commended the Officers on their work on the policies. The Planning Policy Team Leader thanked him for his comments.

Councillor Ms V Gay welcomed the policies and the strengthening of the wording compared to the current Core Strategy, and in particular the requirement to comply with the Design Guide. She welcomed the attention given to geology, which had been highlighted in the consultation, and the particular strength given to the historic environment.

Councillor P Heinrich supported Councillor Ms Gay's comments and thanked the Officers for their work. He considered that ENV9: High Quality Design would be critical to the Development Brief for the North Walsham Western Extension and should be seen by the public as setting the expected standards.

The Planning Policy Team Leader explained that Officers had worked very collaboratively across the disciplines to ensure that the policies flowed on from each other and connected back to the Council's objectives.

It was proposed by Councillor Ms V Gay, seconded by Councillor Mrs P Grove-Jones and

### **RECOMMENDED**

**That Cabinet endorses the revised Policies below and delegates responsibility for drafting such an approach, including that of finalising the associated policies to the Planning Manager:**

**ENV 1:** Norfolk Coast Area of Outstanding Natural Beauty & The Broads;  
**ENV 2:** Protection & Enhancement of Landscape & Settlement Character;  
**ENV4:** Biodiversity & Geology;  
**ENV 5:** Green Infrastructure & Public Rights of Way;  
**ENV 6:** Trees, Hedgerows & Development;  
**ENV 9:** High Quality Design;  
**ENV 10:** Protection of Amenity;  
**ENV 11:** Protecting and Enhancing the Historic Environment

## 62 LOCAL PLAN SITE ALLOCATIONS: NORTH WALSHAM

Barry Hester made a statement to the Working Party (summarised):

The Town Council and Regenerate North Walsham CIC had tried to set up discussions with NNDC without success and the policy wording now presented is a fait accompli that did not reflect an adequate policy basis to meet the aspirations of North Walsham as the next major growth point within the District. It did not:

- acknowledge the work done to bring national expertise and potential funding.
- answer questions around how the required infrastructure and the town's economic ambitions would be delivered.
- convey the desire for the extension to be a modern garden suburb that would

become a mixed-use, walkable neighbourhood instead of a vast estate generating more commuting to Norwich and seizing up the local road network.

- address key issues of viability and deliverability.

Mr Hester requested the withdrawal of the item to allow for dialogue between the District and Town Council and for the technical matters to be resolved.

The Senior Planning Officer presented the final suite of preferred allocations for North Walsham for inclusion in the Regulation 19 consultation. He reported that work on the Development Brief was ongoing and it was hoped to continue constructive dialogue with the Town Council and key stakeholders in the New Year. Local Members were being kept informed and it was hoped to undertake public consultation in the Spring. Local Members and the Working Party would have the opportunity to consider the draft Brief prior to the public consultation. He presented an amended policy recommendation for site NW62/A to include reference to the requirement for the Western Link Road to provide a connection from Cromer Road to the industrial estate (Cornish Way) and the requirement for the production of a Consultation and Engagement Statement.

Councillor E Seward stated that he was speaking as both as a District Councillor and County Councillor for North Walsham. He agreed with the Officer assessments of the site allocations and considered that there was little option than to have a large development in the town if the Government's housing targets were to be met. He referred to the sites at Nursery Drive and Norwich Road, which had been allocated in the current plan but remained undeveloped, as a reminder that allocations did not necessarily lead to more housing.

With regard to the Western Extension, Councillor Seward stated that this was a major development for the town and it was important to get the supporting infrastructure correct. He referred to highways study that had considered the viability of extending the link road into the industrial estate. He considered that a new railway bridge was unnecessary as the existing bridge was adequate and all that was needed were traffic lights and a form of crossing for pedestrians, and more work was needed in that regard. An element of public funding would be necessary in order to get the infrastructure right, but it had not been recognised in correspondence he had had with the Head of Service at Norfolk County Council. He agreed with the revised definitions in the draft policy in terms of the link road, although he considered that there was a need to strengthen the policy to get the link road built at the beginning of the development and not piecemeal as the development was built. He welcomed the consultation and engagement strategy. He stated that the Town Council was a pivotal body and, as a Cabinet Member, he would be seeking firm assurances that it would be treated on a par with the District Council, Norfolk County Council and Council planning officers. He stated that it was crucial that sustainable development was embraced in the policy statement and Development Brief to ensure that developers could not get round it.

The Senior Planning Officer stated that discussions would be held with the County Council and landowners regarding infrastructure, which would include funding issues.

Councillor P Heinrich supported the comments made by Councillor Seward. He thanked the officers for their hard work in bringing together the site allocations and their very careful assessment, not only of the sites but the difficulties inherent in expanding the town within the constraints of the historic core and the complex

highway difficulties. He was grateful that the Town Council and associated bodies would be fully included in discussions regarding the Development Brief. It was necessary to meet the aspirations the North Walsham residents and get the design, layout, landscape, environmental issues and infrastructure considerations right for everyone and not just the developers. He considered that the new ENV9 policy would meet many of the concerns and set a good basis on which to move forward.

Councillor Heinrich referred to the specific sites. He considered that the Norwich Road site had the potential to provide additional employment land for low impact activities that were likely to evolve in the future, and that a good quality development brief would resolve any outstanding issues. The current traffic situation on Norwich Road emphasised the need for the western link road to get the bulk of the traffic away from it, and he requested the inclusion of traffic restrictions. It was necessary to attract 21<sup>st</sup> Century businesses in suitable premises on NW02 and on part of the mixed use land to avoid the western extension becoming a dormitory suburb of Norwich. The western extension was clearly the only viable location for expanding North Walsham and meeting the Council's land requirements. He regretted the loss of high grade agricultural land and the impact on the landscape, but considered there were positive factors in that a holistic development brief could be achieved that would govern the form and quality of the development and reduce problems elsewhere in the town. North Walsham could be enhanced by the proposals. He stated that the Town Council's Vision Statement was not significantly different from the Officers' proposed vision and it was important to continue working together. The extension of the western link road into the industrial estate was key to the development and it was important to ensure that funding was in place. It was the only way to improve access for businesses and to get HGV traffic off unsuitable roads, and it was necessary to get a very high quality Development Brief before anything took place.

Councillor Ms V Gay expressed appreciation for the amended wording and supported Councillor Heinrich's comments regarding the link road. The road was not only vital to the proposal for the western extension, but to the whole of the Local Plan. She considered that nobody wanted to see a vast, undistinguished housing estate and work had been done to eliminate that possibility. She also supported Councillor Heinrich's comments regarding employment land, which was needed in the right place to discourage people from working elsewhere. She welcomed the mention of the Battlefield, which was of national significance and would form part of the future of the town. She referred to suggestions by Historic England, which she hoped would be taken into account in the final wording.

Councillor Mrs P Grove-Jones supported the comments made by the North Walsham Members. She considered that the scheme would eventually stimulate and enhance North Walsham provided the Design Guide was used effectively to achieve housing that was not the same as everywhere else.

Councillor N Pearce considered that the most important element in the scheme was the road, and that it should be built before the housing and employment land was developed. He considered that the road would be the catalyst to encourage people to live and work locally, and housing types should reflect local need. He considered that the overriding issue was the engagement with the Town Council and stakeholders to move the process forward.

Councillor N Dixon stated that he was comfortable with what had been presented, but was concerned about the process and the Town Council's comments. It was essential to involve the Town Council in the evolution of the plans and give them

every opportunity to contribute.

Councillor Mrs W Fredericks asked if the primary care services had put their views forward, as people had to wait increasingly longer to see GPs etc and the welfare of residents was of concern.

The Chairman expressed his gratitude to Officers for amending the policy to provide for early delivery, and he hoped that the Development Brief would be seen as a blueprint which would carry significant planning weight. He agreed that stakeholders should be brought together and that it was important that the Town Council was treated equally as requested by Councillor Seward. The scheme was pivotal to the delivery of the Local Plan in terms of housing delivery so it was necessary to make every effort to ensure that it was satisfactory for everyone involved, particularly the residents of North Walsham.

The Officers responded to Members' comments.

The Planning Policy Manager explained that Historic England's comments were standard in relation to all sites. It had been agreed early on in the process that the comments of statutory consultees would be included verbatim and the default was to accept their modifications. He was gratified to hear the positive comments towards the concept, and Members were being asked to agree to the principle of the allocations and rule out other sites, and to agree to the preparation of a Development Brief, which would be consulted upon prior to the Regulation 19 consultation. He acknowledged that engagement had not been as good as it could have been, although there had been little to engage upon, and it was essential that the Town Council and other stakeholders were on board and supportive.

The Senior Planning Officer stated that a District-wide infrastructure delivery plan was being prepared which would involve detailed discussions with all providers, including the health sector, and a specific and bespoke infrastructure delivery plan would be prepared for North Walsham. A health impact statement would be sought to highlight the health impacts of the proposals.

There was a need to strengthen some of the policy wording. It was hoped to have engagement with the Town Council early in the new year to provide an update and map out how to move forward. The strengthened policies would be built on in the Development Brief, which would be a Supplementary Planning Document with its own adoption process to give it a high degree of planning strength alongside the Local Plan.

A Heritage Impact Statement had been prepared, which picked up on the heritage assets in the town, historic buildings and the battlefield site. Discussions had been held with the Battlefields Trust and Officers were in contact with other projects in the town.

The Planning Policy Team Leader stated that as part of the developer contributions and viability, there was a requirement for a health impact assessment for developments over 50 dwellings and the Council was signed up to the Health Protocol, which meant that the Primary Care Commission and NHS England were consulted so that they could comment and request contributions as development proposals came forward. Those health bodies had already been consulted as part of the Local Plan production process and he wanted to give assurance that the health issues had been addressed, and if a specific need was identified it would be included as a policy requirement.

It was proposed by Councillor J Toye, seconded by Councillor Mrs P Grove-Jones and

**RECOMMENDED** unanimously

**That Cabinet:**

1. **Endorses the identified sites for inclusion in the Local Plan.**
2. **Delegates the final policy wording to the Planning Policy Manager.**
3. **Discounts all other sites at this stage.**
4. **Agrees the green open space designations shown on the site assessment maps.**

**63 BROWNFIELD LAND REGISTER UPDATE**

The Planning Policy Manager presented a report updating the Brownfield Land Register and recommended that the register is published as required by the Town and Country Planning (Brownfield Land Register) Regulations 2017 and that Part 2 of the Register is not undertaken.

It was proposed by Councillor A Brown, seconded by Councillor P Heinrich and

**RECOMMENDED** unanimously

**That the register is published as required by the Town and Country Planning (Brownfield Land Register) Regulations 2017 and that Part 2 of the Register is not undertaken.**

The meeting ended at 2.00 pm.

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Chairman



## Local Plan Draft Settlement Boundaries for Small Growth Villages

**Summary:** This report proposes that the new Local Plan includes revised settlement boundaries around each of the Small Growth Villages. It explains how the boundaries have been reviewed and presents the results.

**Recommendations:** **It is recommended that Members endorse the settlement boundaries for the Small Growth Villages shown in Appendix 1 as a basis for Regulation 19 consultation and recommends them to Cabinet for inclusion in the Local Plan.**

**That delegated authority is given to the Planning Policy Manager to produce proposed boundaries for Sea Palling, Walcott and Potter Heigham in accordance with the methodology.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
<p>Contact Officer, telephone number and email:</p> <p>Mark Ashwell Planning Policy Manager, 01263 516325, mark.ashwell@north-norfolk.gov.uk</p> <p>Jodie Rhymes, Senior Planning Officer</p>	

### 1. Introduction

1.1 The emerging North Norfolk Local Plan has been subject to public consultation at regulation 18 stage during May and June 2019. This report is one of a number of reports that seeks to finalise the draft Local Plan. At the end of the process a revised Draft Local Plan incorporating justified modifications will be produced for the authority in order to consult at Regulation 19 Draft Plan publication stage ahead of subsequent submission for examination. At that stage the Plan will be subject to consideration by an independent inspector against a number of legal tests and soundness tests to determine if it is legally compliant, justified, effective, and has been positively prepared. A binding report will be produced by the Inspector, which will determine if the Draft Plan is sound, with or without further modifications, following which the Plan can be formally adopted by the Council.

1.2 **The purpose** of this report is to seek Members endorsement of proposed settlement boundaries for the Small Growth Villages.

### 2. Background and Proposals

2.1 Members will be aware that the First Draft Local Plan identified a number of villages where small-scale development, including brownfield developments,

community facilities and services are to be permitted. The Plan identified the following places as Small Growth Villages:

- Aldborough, Badersfield, Bacton, Binham, Catfield, Corpusty & Saxthorpe, East Runton, Happisburgh, High Kelling, Horning, Langham, Little Snoring, Little Walsingham, Overstrand, Potter Heigham, Roughton, Sculthorpe, Southrepps, Sutton, Trunch, Walcott, West Runton, Weybourne.
- 2.2. In these locations draft Policy SD3 indicates that small scale developments will be permitted both within, and in locations closely related to defined 'development boundaries' with the acceptability or otherwise of development determined via compliance with a list of criteria. This marks a significant shift in policy which currently only allows for development in locations outside of adopted boundaries in very exceptional circumstances such as the delivery of affordable homes through the rural exceptions policy.
- 2.3. In order to give this policy effect it is necessary to define boundaries for inclusion in the new Plan. Some but not all of the proposed Small Growth Villages had development boundaries in either the currently adopted Core Strategy or in the previous North Norfolk Local Plan. These boundaries have not been subject to any form of review since the early 1980s and in some cases there have been significant changes such as the building of rural exceptions housing developments.
- 2.4. A settlement boundary review has been undertaken for each of the selected Small Growth Villages to ensure the boundaries are up to date.
- 2.5. The following approach has been taken:
- The existing defined boundaries (where available) have been used as a starting point.
  - Any developments and planning permissions which have happened since the original boundaries were defined have been added.
  - Any existing Local Plan allocations where these are yet to be built and where there is a remaining realistic prospect of development happening have been included.
  - Former allocations which are now judged unlikely to be built have been removed.
  - The boundary has been audited to ensure it follows the logical extent of existing built up areas including houses and their gardens (unless extensive incursions into the countryside would result), schools, public houses, commercial buildings, farmhouses and buildings, and public parks and open spaces. This process has been undertaken to define the extent of currently built up areas where character is defined by consolidated areas of built development.
- 2.6 The methodology and resulting boundaries are included in **Appendix 1**.
- 2.7 It was considered unnecessary to define boundaries for Walcott, Sea Palling, and Potter Heigham as each of these settlements is largely covered by the flood risk designation and hence new build residential developments would be contrary to policy. Boundaries for these settlements are not included in the Appendix for this reason. However boundaries would also be important in determining the acceptability or otherwise of types of development which would not infringe flood risk policies and it will consequently be necessary to also define boundaries for these settlements.

### **3. Recommendations**

**a. It is recommended that Members endorse the settlement boundaries for the Small Growth Villages as a basis for Regulation 19 consultation and recommends them to Cabinet for inclusion in the new Local Plan.**

**b. That delegated authority is given to the Planning Policy Manager to produce boundaries for Sea Palling, Walcott and Potter Heigham in accordance with the methodology.**

### **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, the application of a consistent methodology and take account of public feedback and national policy and guidance.

### **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.

### **Appendices**

Appendix 1 –Small Growth Villages Settlement Boundary Review

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North Norfolk District Council

# Background Paper 8 Settlement Boundary Review, Small Growth Villages

Contains details of North Norfolk Council's methodological approach to the identification of settlement boundaries in Small Growth Villages

Draft – V1 Planning Policy & Built Heritage Working Party  
18/01/2021

Published to support Regulation 19 Local Plan.  
**XXXXX 2021**

## Document Control

Date	Officer	Content added	Actions/ remaining tasks
July 2020	JR	Scoping	
w/c 14December 2020	JR	Version 1 PPBHWP	Review MA

**North Norfolk District Council  
Planning Policy Team, May 2019**

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Holt Road, Cromer, NR27 9EN

[www.north-norfolk.gov.uk/localplan](http://www.north-norfolk.gov.uk/localplan)

All documents can be made available in  
Braille, audio, large print or in other languages.



# Settlement Boundary Review Background Paper

## 1 Introduction

Settlement boundaries have been used as a policy tool in North Norfolk for a considerable time. The Settlement boundaries in the adopted Core Strategy 2008-2021 were generally unchanged from the preceding North Norfolk Local Plan 1998. In some cases the boundaries have not been changed or reviewed in detail for over 20 years. Development boundaries will continue to be used in the new Local Plan being used to determine the extent of the 'countryside' designation and the built up limits of selected settlements. As part of the plan preparation process the opportunity has been taken to review the defined boundaries.

This paper provides the background, justification and approach for the review of the settlement boundaries. It also includes maps illustrating the proposed changes and explaining the reasons for them.

### 1.1 Policy Context

National policy remains largely silent on any specific requirement for settlement boundaries. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) do identify the need for certain specific policy boundaries, with town centres for retail-planning purposes and Green Belt being the main areas that feature. However, there is no set guidance within the NPPF or PPG on how to use, or define, settlement boundaries.

The NPPF does provide guidance around the approach to development within rural areas. It states that "to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning Policies should identify opportunities for villages to grow and thrive, especially where this will support local services. (Para. 78)

The Local Plan includes an updated- spatial strategy and settlement hierarchy across the District. Draft Policy SD3 provides for 6% housing growth in each of the identified Small Growth Villages over the period of the Plan. The Policy states that appropriate residential development will be permitted where all of the following criteria are satisfied:

1. The development is of an appropriate scale and design to the settlement;
2. It would not lead to the number of dwellings in the settlement increasing by significantly more than 6%<sup>1</sup> from the date of adoption of the Plan.
3. Is located inside the settlement boundary or immediately and functionally adjoining it;
4. The design contributes to preserving and enhancing the historic nature of the settlement
5. Incorporates substantial community benefits, including necessary infrastructure and service improvements and improved connectivity to the village and wider GI network;
6. There is demonstrable clear local community support<sup>2</sup>.

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<sup>1</sup> refers to the number of dwellings inside the defined settlement boundary

<sup>2</sup> demonstrable community support means that at the point of submission of a planning application to the LPA there should be clear evidence of local community support for the scheme, generated through pre application community consultation and support from the applicable Parish Council

The identified Small Growth Villages are:

Settlement	Position in Hierarchy
Aldborough, Bacton, Badersfield, Binham, Catfield, Corpusty & Saxthorpe <sup>3</sup> , East Runton, Happisburgh, High Kelling, Horning, Little Snoring, Little Walsingham, Overstrand, Roughton, Sculthorpe, Southrepps, Sutton, Trunch, West Runton, Weybourne. Potter Heigham, Sea Palling and Walcott	Small Growth Villages

To ensure that this policy can be applied it is necessary to define settlement boundaries for each of these communities.

## 1.2 What is a settlement boundary?

Settlement Boundaries are a policy tool which establishes and contains built-up areas. It is a line drawn on a plan around a town or village, which reflects its built form. The purpose of a settlement boundary is to clearly define where there is a presumption in favour of development within the boundary. Areas outside settlement boundaries are considered open countryside and a different, more restrictive planning policy would apply.

To support this approach, the emerging Local Plan contains policies identifying Selected Settlements, with the extent of built development within each defined by a development boundary with a boundary shown on the accompanying Policies Map.

## 1.3 Methodology for Settlement Boundary Review

2.2. A settlement boundary review has been undertaken for each of the selected Small Growth Villages to ensure the boundaries are up to date.

2.3. The following approach has been taken:

- The existing defined boundaries (where available) have been used as a starting point.
- Add in any developments and planning permissions which have happened since the original boundaries were defined.
- Add in any existing Local Plan allocations where these are yet to be built and where there is a remaining realistic prospect of development happening.
- Remove any former allocations which are now judged unlikely to be built.
- Audit the boundary to ensure it follows the logical extent of existing built up areas including houses and their gardens (unless extensive incursions into the countryside would result), schools, public houses, commercial buildings, farmhouses and buildings, and public parks and open spaces. This process has been undertaken to define the extent of currently built up areas where character is defined by consolidated areas of built development.

Boundaries will include:

<sup>3</sup> Corpusty and Saxthorpe Boundary established through the adopted Neighbourhood-Plan.



- a) Existing commitments for built development (i.e. planning permissions);
- b) Housing and mixed use allocations within the Local Plan;
- c) Curtilages of dwellings unless functionally separate to the dwelling or where the land has the capacity to significantly extend the built form of the settlement beyond what is considered to be appropriate;
- d) Properties which can be considered to be an integral part of the settlement (e.g. houses which are separated from adjacent properties by only very narrow gaps and are functionally and visually related to the urban area);
- e) In relation to farmyards and associated building, as a general rule only farmhouses and closely associated outbuildings on a settlement street frontage are included;
- f) Schools buildings;
- g) Adjoining small scale brownfield sites;
- h) Recreational or amenity open space, which is physically surrounded by the settlement or adjoined on three sides by the settlement;
- i) Doctor Surgeries.

## 2 Settlement Boundary Review - Results

### 2.1 Aldborough

The review considered the existing boundary for Aldborough. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make four amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Aldborough	ALD.01	A	Amend settlement boundary to incorporate planning application PF/19/1154 for two dwellings to the east of Pipits Meadow.
Aldborough	ALD.02	I	Amend settlement boundary to incorporate the doctors surgery.
Aldborough	ALD.03	D	Amend settlement boundary to incorporate dwelling and curtilage.
Aldborough	ALD.04	B	Rounding off opportunity.

Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: Amend Settlement	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0

Boundary																	
AO: Retain Existing Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0
The preferred option is to amend the existing settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to retain the existing settlement boundary.																	



**Conclusion/ Recommendations:**

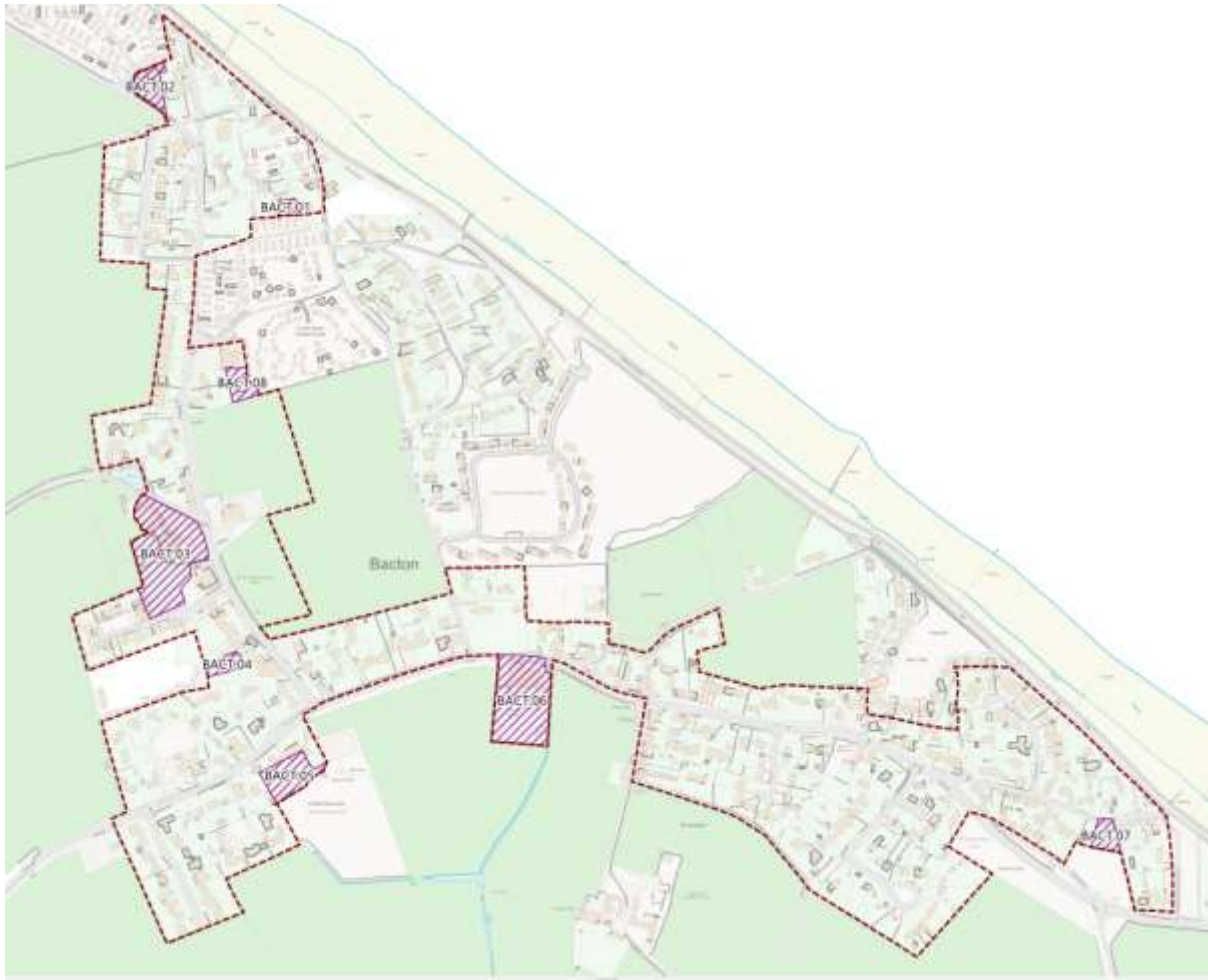
Some minor amendments to the current settlement boundary will be necessary around the doctor’s surgery and dwellings associated with the built up form. Planning permission was granted for two dwellings and the boundary has been revised to incorporate this area along with small area of rounding off.

## 2.2 Bacton

The review considered the existing boundary for Bacton. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make eight amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Bacton	BACT.01	C	Amend boundary to incorporate existing curtilage.
Bacton	BACT.02	C	Amend boundary to incorporate existing dwellings.
Bacton	BACT.03	C	Amend boundary to incorporate existing dwellings.
Bacton	BACT.04	C	Amend boundary to incorporate existing curtilage.
Bacton	BACT.05	H	Amend boundary to incorporate bowling green.
Bacton	BACT.06	F	Amend boundary to incorporate school building and associated playing fields.
Bacton	BACT.07	C	Amend boundary to incorporate existing dwelling.
Bacton	BACT.08	C	Amend boundary to incorporate existing dwelling.





Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: Amend Settlement Boundary	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: Retain Existing Settlement Boundary	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0

The preferred option is to amend the existing settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to retain the existing settlement boundary.

**Conclusion/ Recommendations:**

The revised settlement boundary follows the built up area of Bacton incorporating a number of existing dwellings which are associated with the built up form. The revised boundary includes BACT.06 the school building with the associated playing fields and BACT.05 the Bowling Green and proposes to designate these as Open Land Areas.

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## 2.3 Badersfield

The review considered the Local Plan 1998 settlement boundary for Badersfield. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows: .





**Conclusion/ Recommendations:**

The settlement boundary for Badersfield from Local Plan 1998 has been reinstated. The western edge follows the district boundary and rest follows the built up area.

Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: New Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: No Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.																

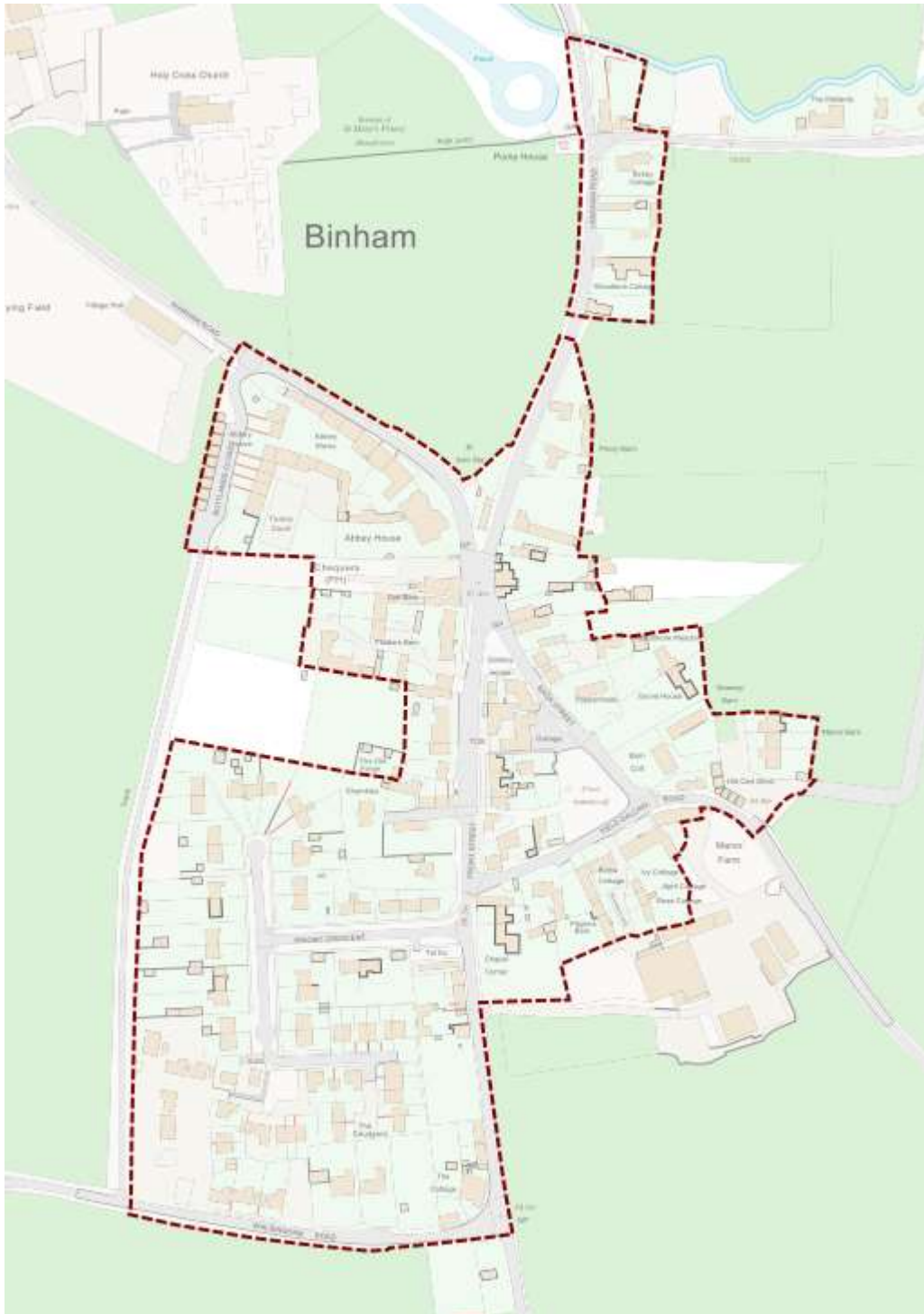
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## 2.4 Binham

The review considered the Local Plan 1998 settlement boundary for Binham. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows: .





**Conclusion/ Recommendations:**

The settlement boundary for Binham from Local Plan 1998 has been reinstated. The boundary follows the built up area but excludes the agricultural buildings in the south east corner.

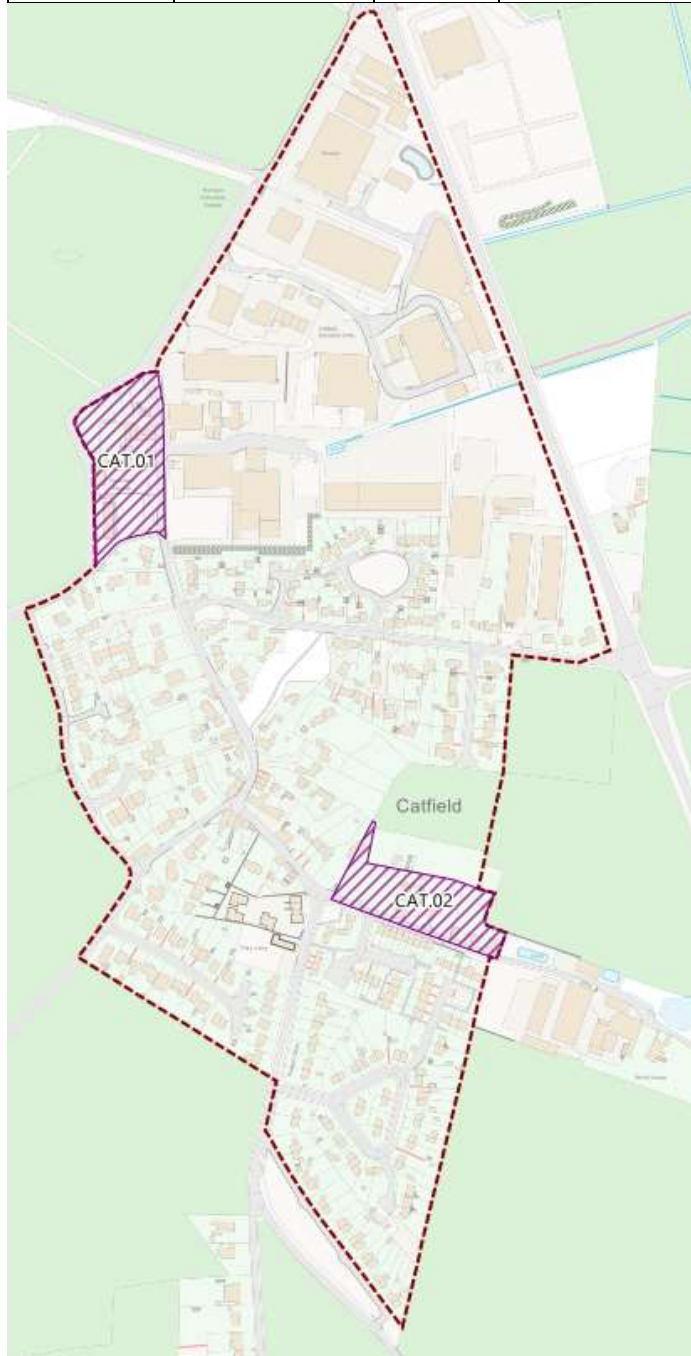
Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: New Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: No Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.																

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## 2.5 Catfield

The review considered the existing boundary for Catfield. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make two amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Catfield	CAT.01	C	Amend boundary to incorporate existing dwellings
Catfield	CAT.02	C	Amend boundary to incorporate existing dwellings





**Conclusion/ Recommendations:**

Some minor amendments to the current development boundary will be necessary. The revised settlement boundary follows the built up area of Catfield incorporating a number of existing

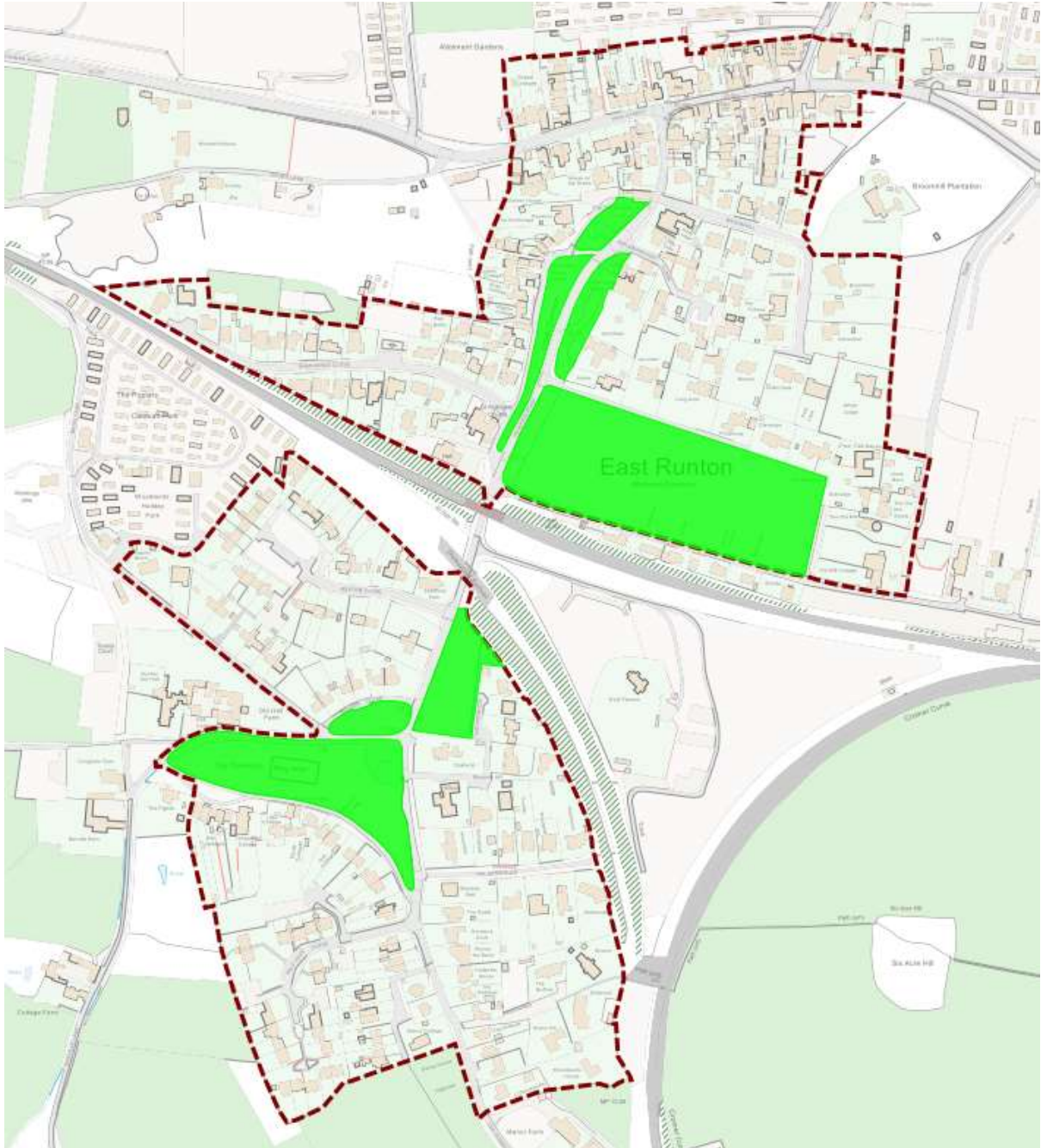
dwellings on the western side of The Street and north side of Limes Road which are associated with the built up form.

Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: Amend Settlement Boundary	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: Retain Existing Settlement Boundary	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
The preferred option is to amend the existing settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to retain the existing settlement boundary.																

## 2.6 East Runton

The review considered the Local Plan 1998 settlement boundary for East Runton. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows: .





**Conclusion/ Recommendations:**

The settlement boundary for East Runton from Local Plan 1998 has been reinstated. The green areas shows the proposed Open Land Areas.



Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: New Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: No Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.																

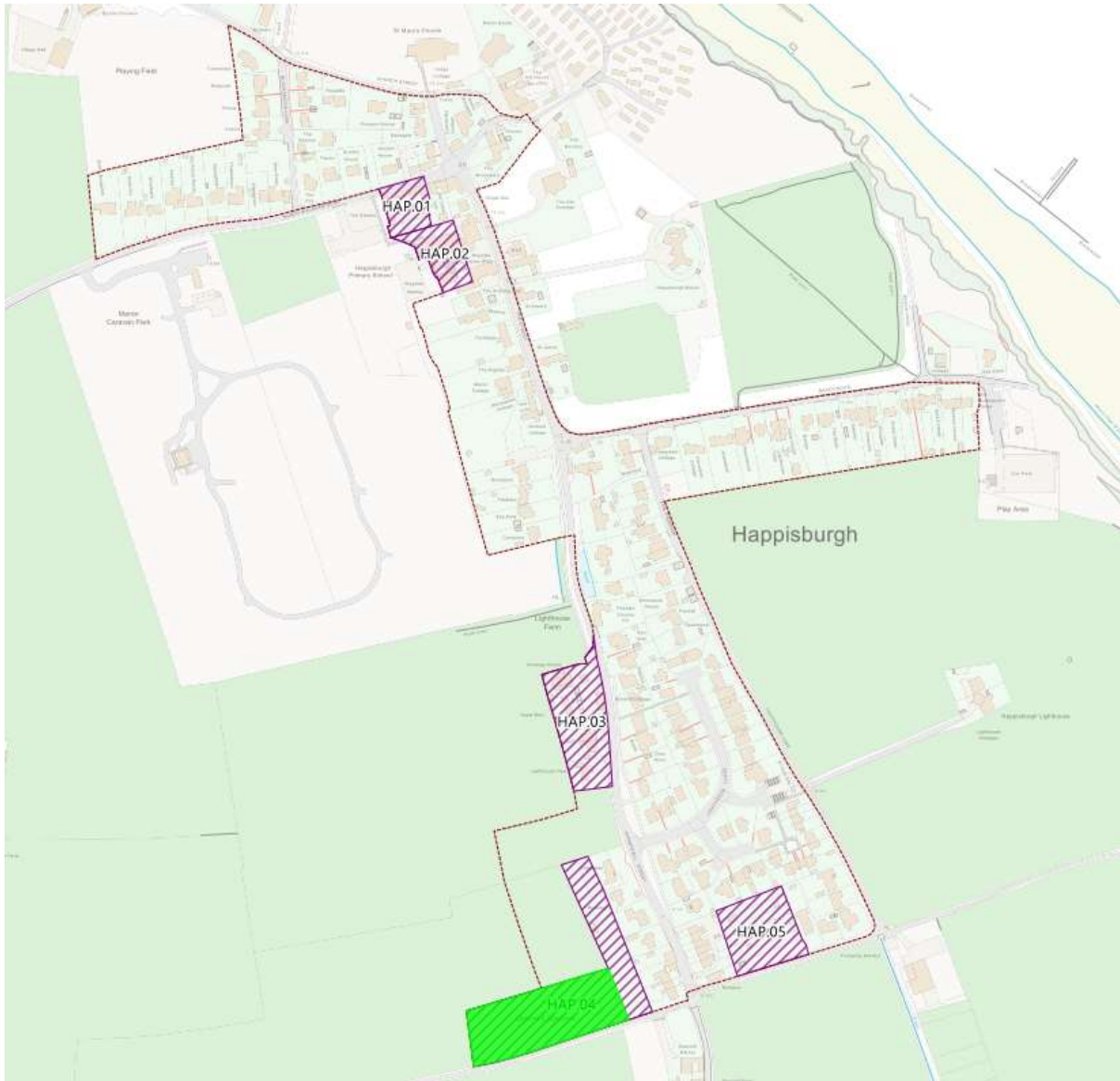
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## 2.7 Happisburgh

The review considered the existing boundary for Happisburgh. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make five amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Happisburgh	HAP.01	C	Amend boundary to incorporate existing dwellings.
Happisburgh	HAP.02	C	Amend boundary to incorporate existing dwellings.
Happisburgh	HAP.03	C	Amend boundary to incorporate existing dwellings.
Happisburgh	HAP.04	H	Amend boundary to incorporate allotments.
Happisburgh	HAP.05	C	Amend boundary to incorporate dwelling curtilages.





**Conclusion/ Recommendations:**

The revised settlement boundary follows the built up area of Happisburgh incorporating a number of existing dwellings and school buildings which are associated with the built up form. The area shown in green is the allotments, proposed Open Land Area.

Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: Amend Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: Retain Existing	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0



## 2.8 High Kelling

The review considered the Local Plan 1998 settlement boundary for High Kelling. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows:





**Conclusion/ Recommendations:**

The settlement boundary from Local Plan 1998 has been reinstated for High Kelling. The green shows the proposed open land area.

Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: New Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: No Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0

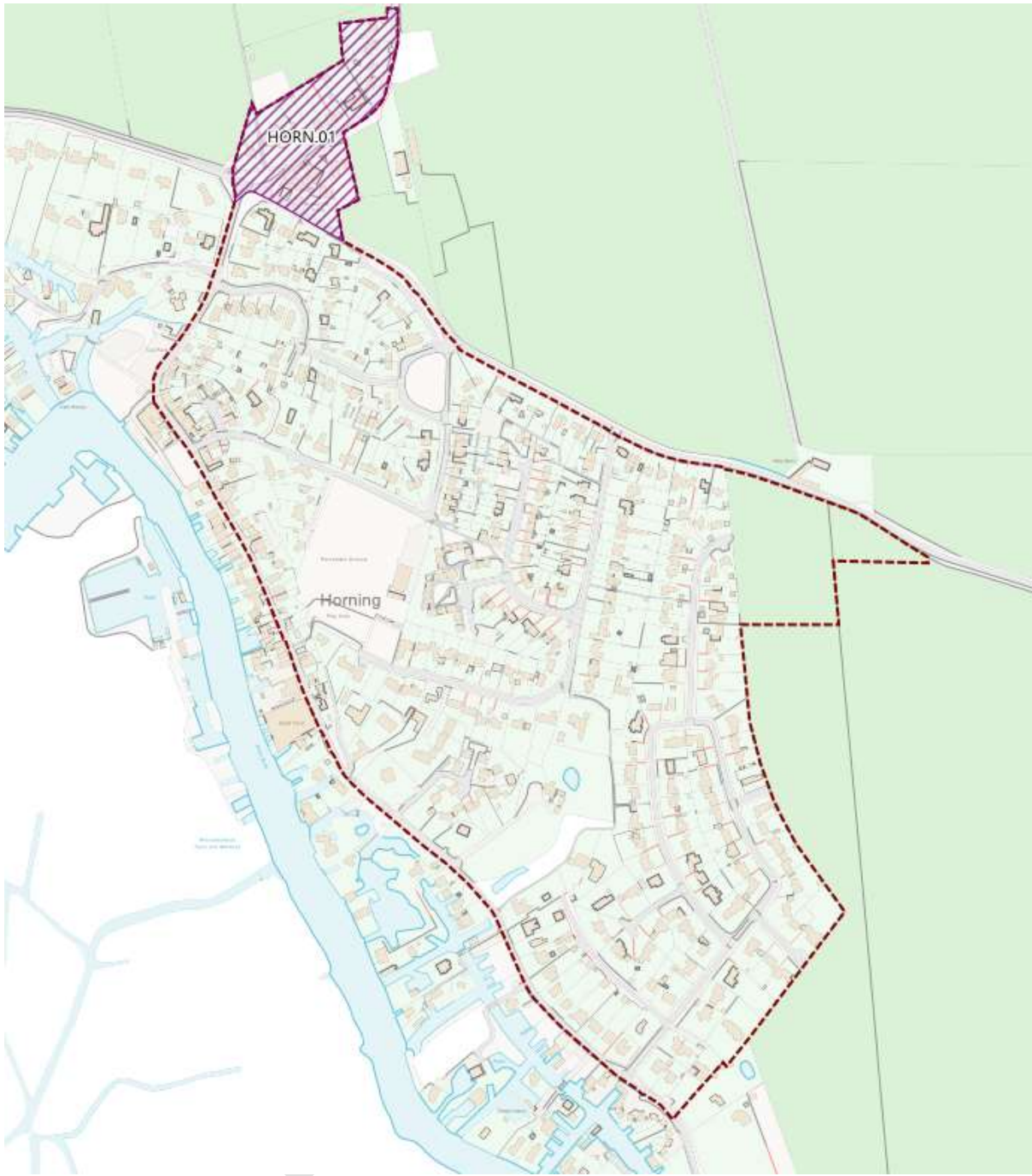
The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.

## 2.9 Horning

The review considered the existing boundary for Horning. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make one amendment to the boundary. The following amendment is proposed:

Settlement	Site Reference	Criteria	Comment
Horning	HORN.01	C	Amend boundary to incorporate existing dwellings





**Conclusion/ Recommendations:**

The revised settlement boundary follows the built up area of Horning with existing housing to the north along Tunstead Road incorporated into the revised settlement boundary. The housing to the west of Lower Street has not been included as the majority of this falls within Flood Risk Zone 3.



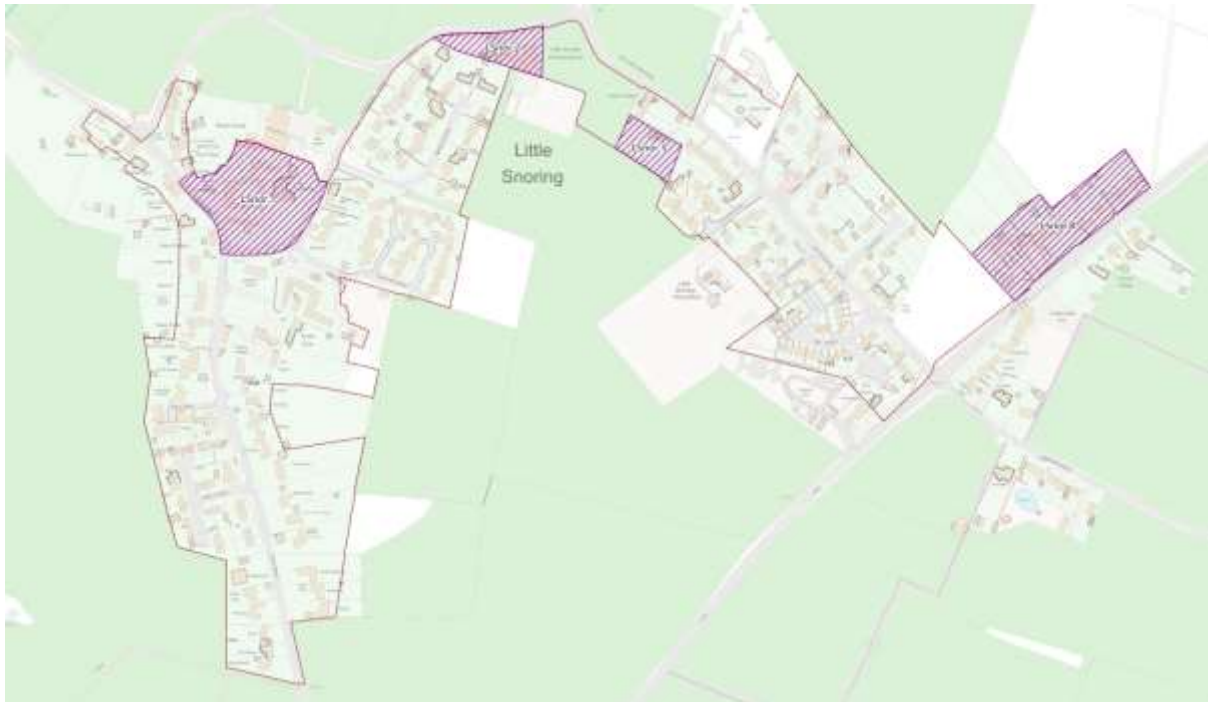
Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: Amend Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: Retain Existing Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
The preferred option is to amend the existing settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to retain the existing settlement boundary.																

## 2.10 Little Snoring

The review considered the existing boundary for Little Snoring. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make four amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Little Snoring	LSnor.1	C	Amend boundary to incorporate existing dwellings.
Little Snoring	LSnor.2	F	Amend boundary to incorporate school building.
Little Snoring	LSnor.3	A	Amend boundary to incorporate planning application PF/19/0404 for one dwelling.
Little Snoring	LSnor.4	C	Amend boundary to incorporate existing dwellings





**Conclusion/ Recommendations:**

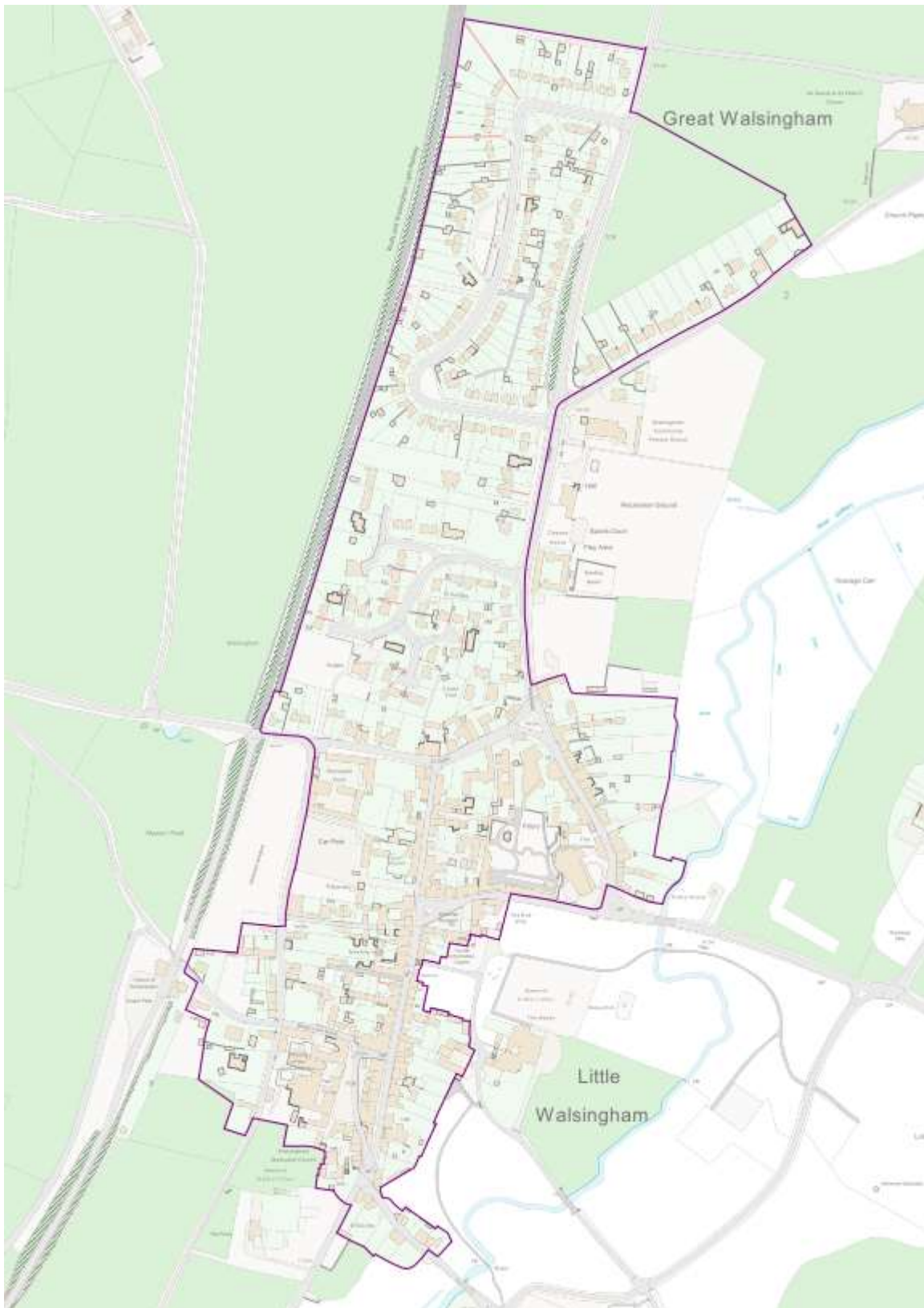
The revised settlement boundary follows the built up area of Little Snoring incorporating a number of existing dwellings along The Street and Holt Road and the school building on Thursford Road. Planning permission was granted for one dwelling and this area is included in the revised settlement boundary.

Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: Amend Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: Retain Existing Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0

The preferred option is to amend the existing settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to retain the existing settlement boundary.

## 2.11 Little Walsingham

The review considered the existing boundary for Little Walsingham. In accordance with the criteria set out within the Settlement Boundary Methodology.





**Conclusion/ Recommendations:**

In terms of the extent of the settlement boundary, it was last reviewed in 2008. The boundary remains logical and no further amendments are proposed at this time.

No changes proposed to the existing settlement boundary for Little Walsingham. The Eastern side of Wells Road is considered to be a more rural character including the hall and school.

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## 2.12 Overstrand

The review considered the existing boundary for Overstrand. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make two amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Overstrand	OV.01	C	Amend boundary to incorporate existing dwellings.
Overstrand	OV.02	C	Amend boundary to incorporate existing dwellings.





**Conclusion/ Recommendations:**

The revised settlement boundary follows the built up area of Overstrand incorporating existing dwellings to the south of Cromer Road and the garden centre. The built up area along the High Street including the Sea Marge Hotel have not been included as these fall within the Coastal Erosion Zone. It is proposed to designate the allotments as an Open Land Area.

Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO Amend Settlement Boundary:	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: Retain Existing Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0

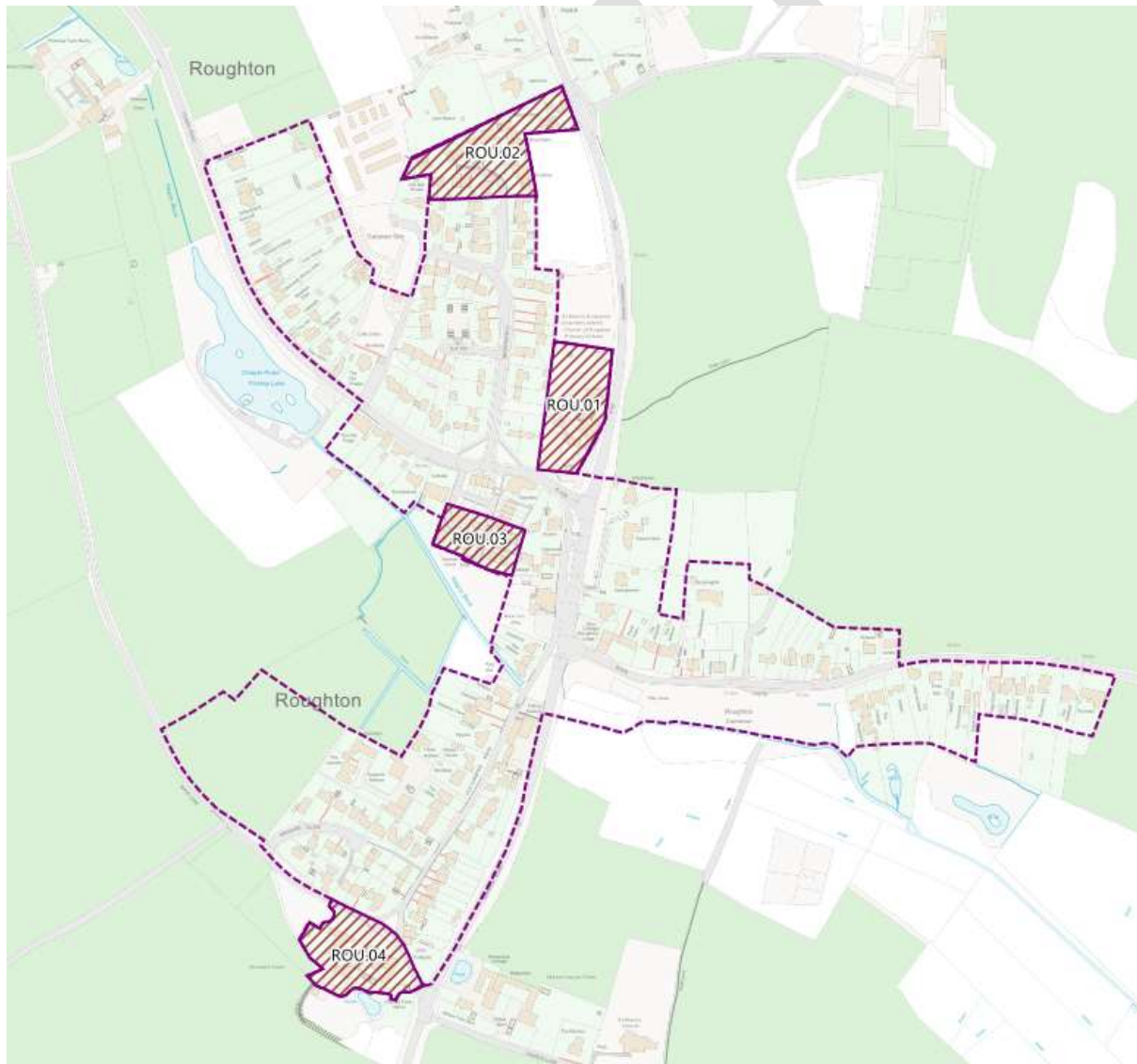
The preferred option is to amend the existing settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to retain the existing settlement boundary.



## 2.13 Roughton

The review considered the existing boundary for Roughton. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make four amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Roughton	ROU.01	F	Amend boundary to incorporate school building.
Roughton	ROU.02	C	Amend boundary to incorporate existing dwellings.
Roughton	ROU.03	C	Amend boundary to incorporate existing dwellings.
Roughton	ROU.04	C	Amend boundary to incorporate existing dwellings.





**Conclusion/ Recommendations:**

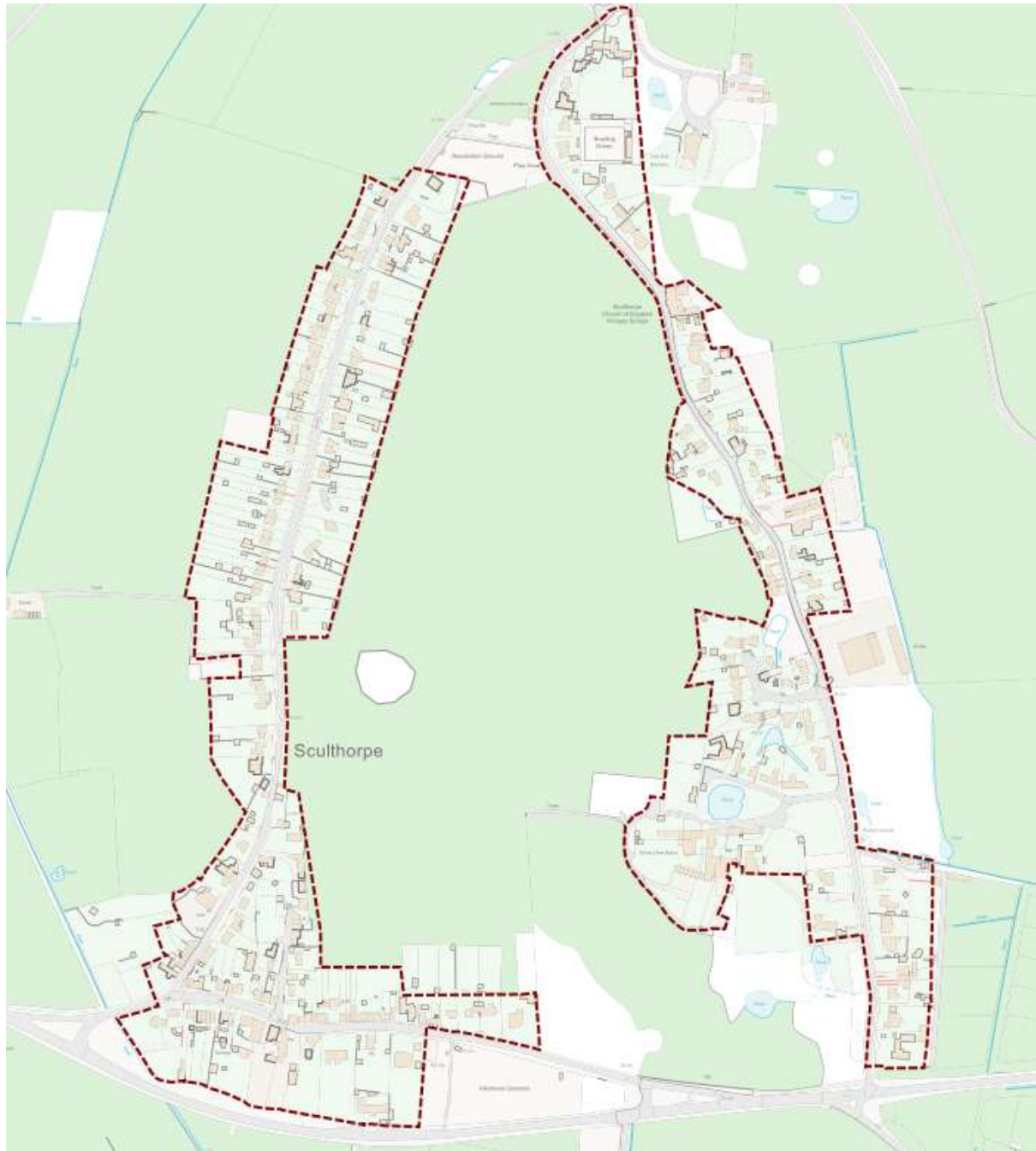
The revised settlement boundary follows the built up area of Roughton incorporating existing dwellings at the end of St Marys Close, Wilfred Davison Way & Orchard Farm Barns and the Primary School. The built up area along Church Loke has not been included as this is considered to be outside of the built up area of Roughton.

Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: Amend Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: Retain Existing Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
The preferred option is to amend the existing settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to retain the existing settlement boundary.																

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## 12.14 Sculthorpe

The review considered the Local Plan 1998 settlement boundary for Sculthorpe. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows: .





**Conclusion/ Recommendations:**

The settlement boundary from the Local Plan 1998 for Sculthrope has been reinstated.

Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: New Settlement	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0

Boundary																	
AO: No Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0
The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.																	

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## 2.15 Southrepps

The review considered the existing boundary for Southrepps. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make two amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Southrepps	SOU.01	H	Amend boundary to incorporate Recreation Hall and Recreation Ground and Allotment Gardens.
Southrepps	SOU.02	C	Amend boundary to incorporate existing dwellings.





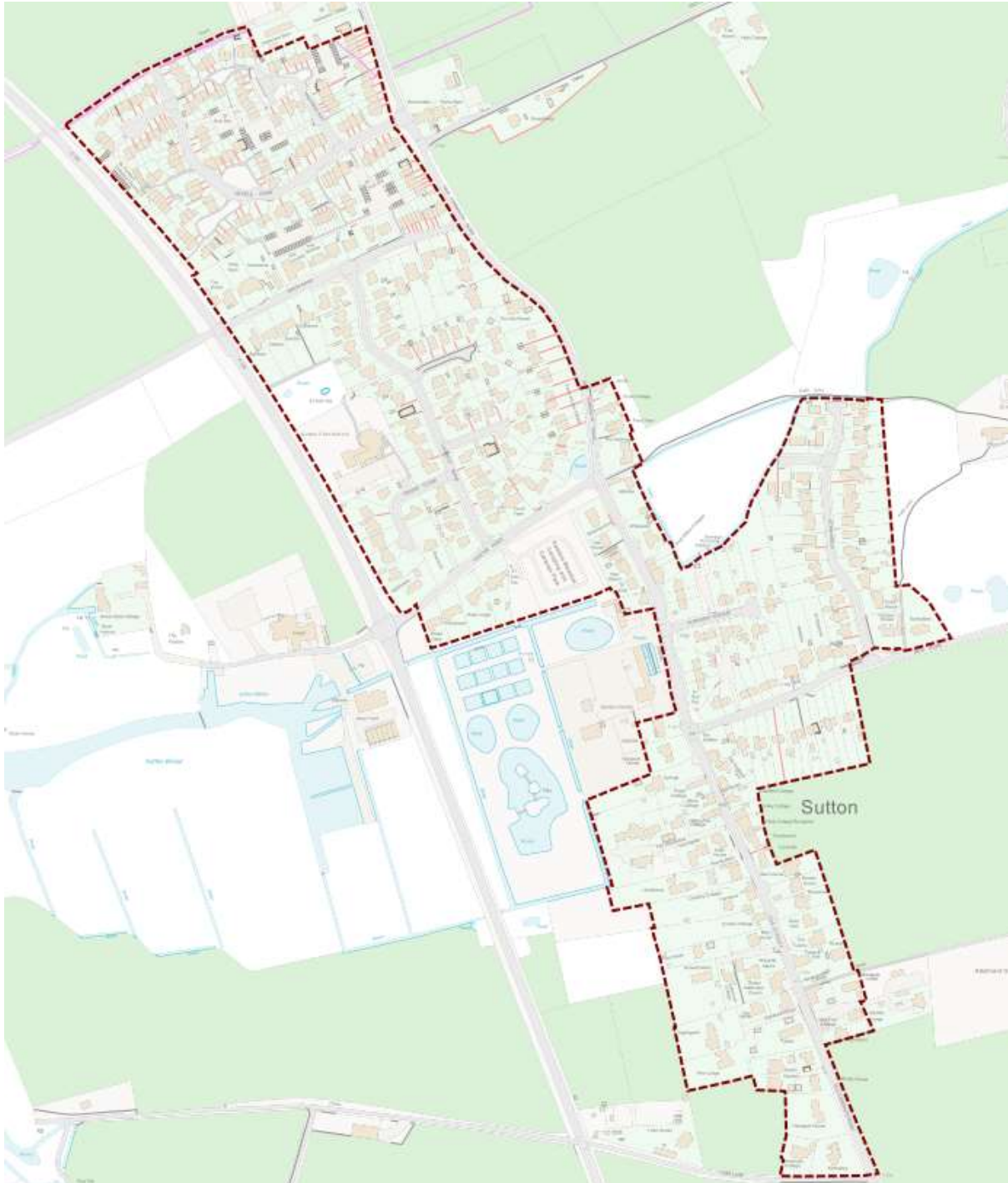
**Conclusion/ Recommendations:**

The revised settlement boundary follows the built up area of Southrepps Upper Street incorporating existing dwellings at the end of Church St and current recreational ground at the south of the village. It is proposed to designate this as Open Land Area.



## 2.16 Sutton

The review considered the Local Plan 1998 settlement boundary for Sutton. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows:





**Conclusion/ Recommendations:**

The settlement boundary for Sutton from the Local Plan 1998 has been reinstated with minor amendments.

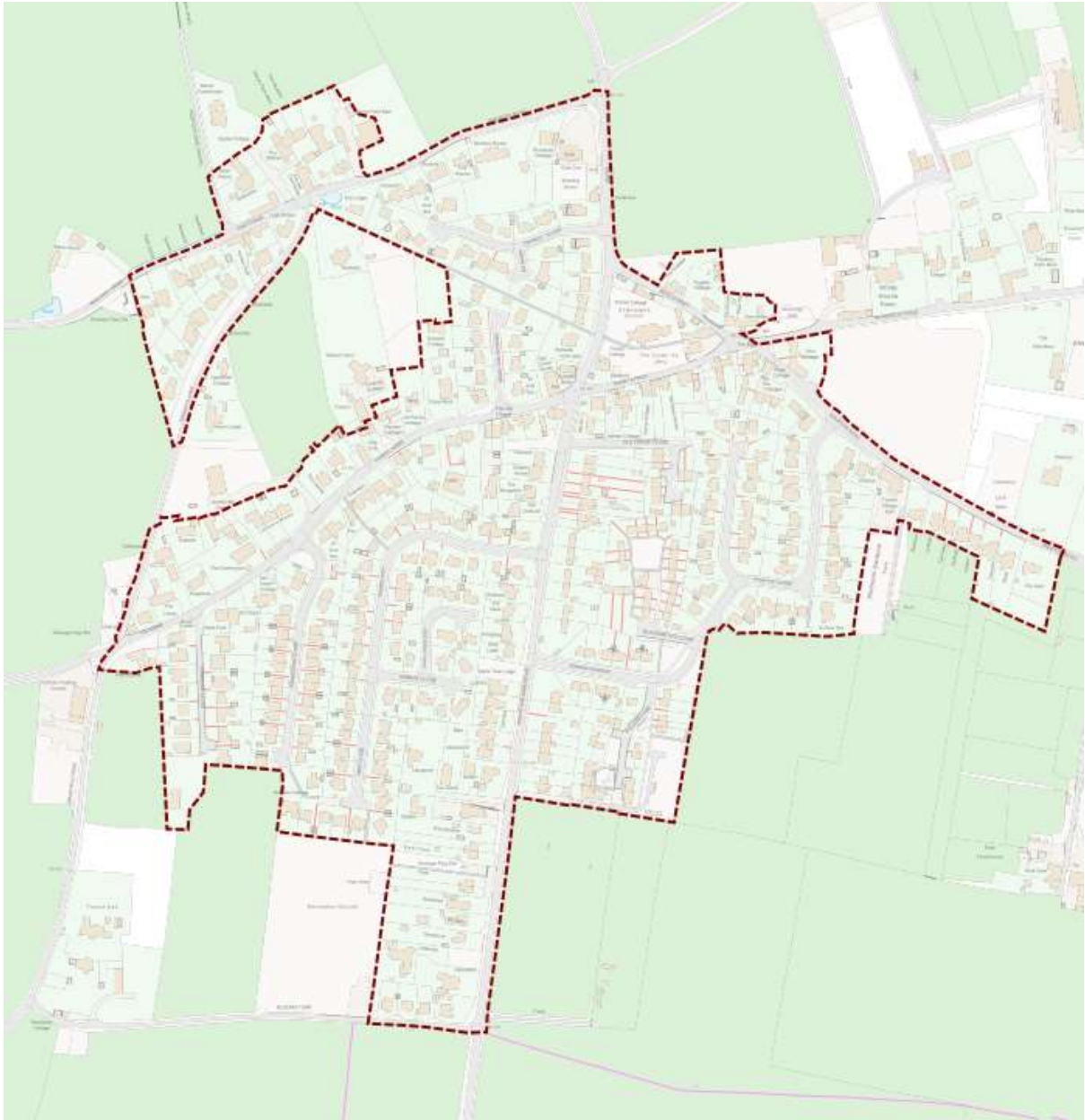
Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: New Settlement	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0

Boundary																	
AO: No Settlement Boundary	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0
The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.																	

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## 2.17 Trunch

The review considered the Local Plan 1998 settlement boundary for Trunch. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows: .





**Conclusion/ Recommendations:**

The settlement boundary for Trunch from the Local Plan 1998 has been reinstated with minor amendments.

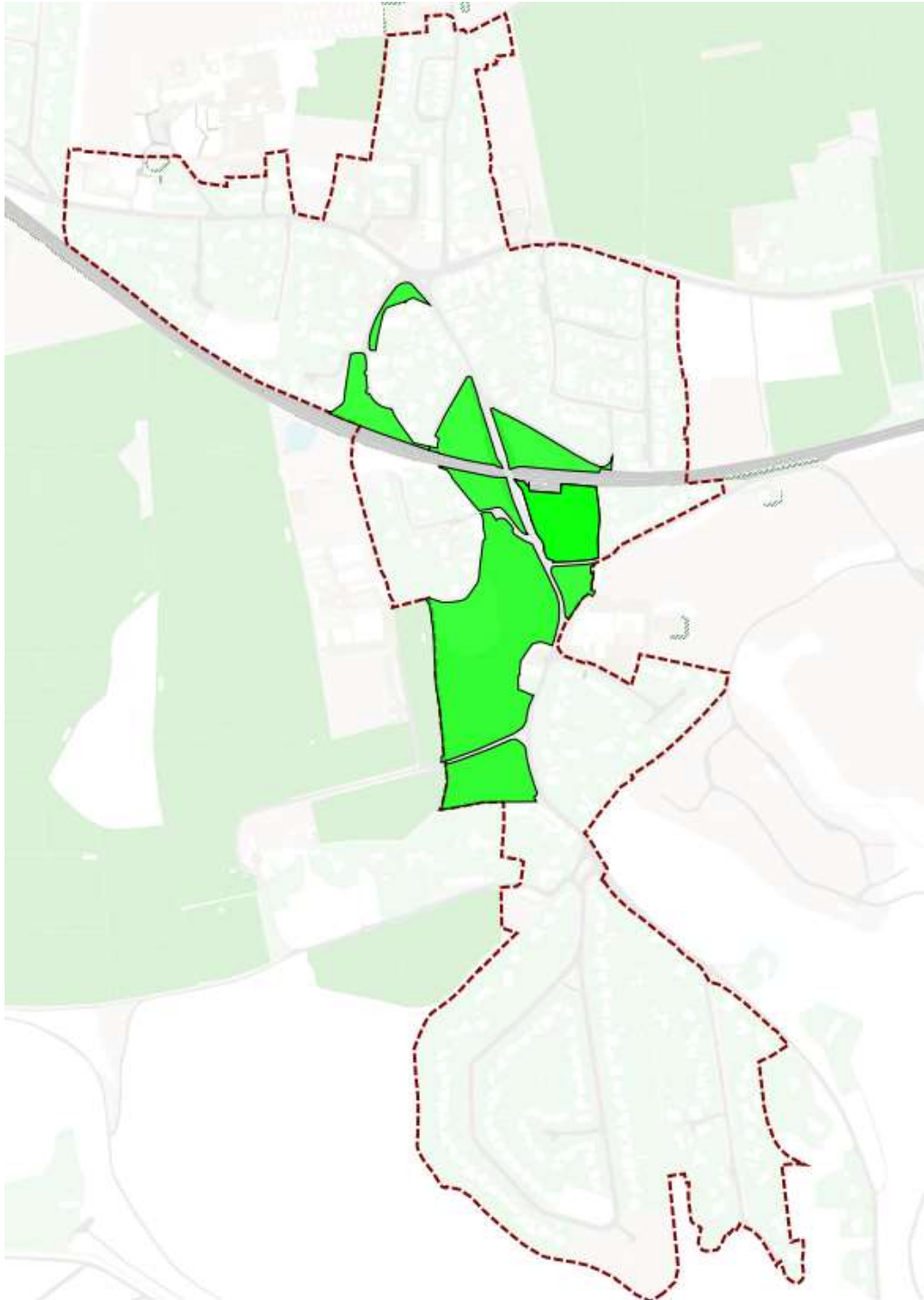
Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: New Settlement Boundary	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: No Settlement Boundary	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0

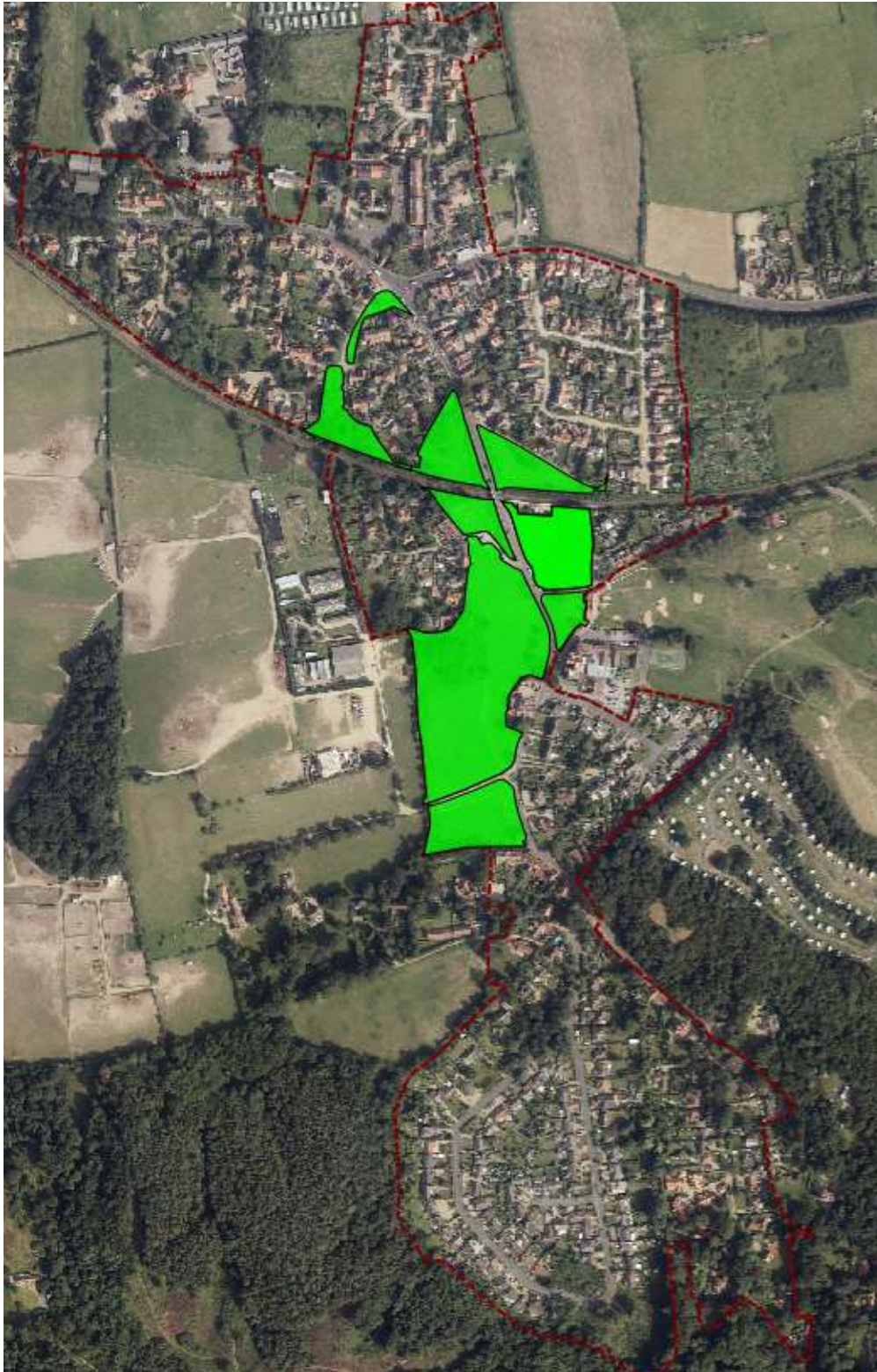
The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.

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## 2.18 West Runton

The review considered the Local Plan 1998 settlement boundary for West Runton. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows: .





**Conclusion/ Recommendations:**

The settlement boundary for West Runton from the Local Plan 1998 has been reinstated. The green areas shows the proposed Open Land Areas.



Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: New Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: No Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.																

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## 2.19 Weybourne

The review considered the existing boundary for Weybourne. In accordance with the criteria set out within the Settlement Boundary Methodology.



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**Conclusion/ Recommendations:**

In terms of the extent of the settlement boundary, it was last reviewed in 2008. The boundary remains logical and no further amendments are proposed at this time.

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## Local Plan Open Land Area Designations – Wells-next-the-Sea

Summary: To consider the designation of additional Open Land Area designations at Wells-next-the-Sea.

Recommendations: **It is recommended that Members endorse the additional Open Land Area Designation for site WEL22 (Wells East Quay) and recommends it to Cabinet for inclusion in the Local Plan.**

Cabinet Member(s)	Ward(s) affected
All Members	Wells next the Sea
Contact Officer, telephone number and email:	
Mark Ashwell, Planning Policy Manager, 01263 516325, <a href="mailto:mark.ashwell@north-norfolk.gov.uk">mark.ashwell@north-norfolk.gov.uk</a>	
Stuart Harrison, Senior Planning Officer, 01263 516308, <a href="mailto:stuart.harrison@north-norfolk.gov.uk">stuart.harrison@north-norfolk.gov.uk</a>	

### 1. Introduction

1.1 Alongside consultation on the draft Local Plan the Council also published and sought comments on its proposals for Open Land Area designations. These designated areas lie mainly within the adopted development boundaries of the selected settlements and without such designation would be subject to policies which would otherwise generally allow for their development. The term Open Land Area includes a variety of spaces such as formal play areas, sports pitches, school grounds, churchyards and car parks and private land. To qualify for designation it is not necessary for there to be public access, the principal qualifying criteria are that they should be generally free of built development (green), publicly viewable, and make a positive contribution to the character of the area as a result of being ‘green’ and generally free of built development (openness). Once designated, development proposals on these sites would need to comply with draft Policy ENV7 which aims to limit the types of development that would be permissible.

1.2 The consultation exercise sought comments on the Council’s proposals and also allowed for additional candidate sites to be nominated for consideration. Three sites, all located on Wells Quay, were put forward and are considered in this report. (Details attached at **Appendix 1**)

### 2. Approach to Designation.

2.1 Policy ENV7 refers to a number of different types of open space. Each type will either have an established formal open space use, such as recreation grounds or sport pitches, or will make a positive contribution to the character of the area as a result of being undeveloped. The policy discourages development unless it would enhance the recreation use of the site or in the case of sports pitches, alternative provision is made in the locality.

- 2.2 Each of the proposed designations has been subject to a standardized assessment which takes into account a range of factors such as existing use, public prominence, accessibility and so on. No single factor determines if a site should, or should not, be designated but the site should be green, generally free of built development and make a positive contribution to the character of the area which can be appreciated from public vantage points.

### **3. Additional nominated sites Assessment**

- 3.1 In response to Local Plan consultation three additional sites were nominated for consideration. Maps and assessment details are attached **Appendix 1**.
- 3.2 All three sites form part of the land between the public highway known as East Quay and the harbour. The first site (WEL20) is located adjacent to a residential property named 'Shipwrights' and consists of a small grass and gravel area that appears to be used as private car parking associated with nearby properties. A small area of this land has been enclosed with low hedges and has the characteristics of a small residential garden. The second site (WEL21) is the main quayside and harbour area, which is part public car park and part working portside. The final site assessed (WEL22) is a medium sized open grassed area that appears to allow public access.
- 3.3 All three sites offer iconic open views across the harbour, the channel and the marshes toward the sea. This openness contributes to the intrinsic character and setting of the area. The 'Shipwrights' site is predominately in private use, although, these current uses do not adversely impact on the openness or character of the area. The assessment has concluded that, of the three areas, only the grassed area (WEL22) satisfies **the criteria** to be designated as amenity greenspace.

### **4. Recommendations**

**It is recommended that Members endorse the additional Open Land Area Designation for site WEL22 (Wells East Quay) and recommends it to Cabinet for inclusion in the Local Plan.**

### **5. Legal Implications and Risks**

- 5.1 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, the application of a consistent methodology and take account of public feedback and national policy and guidance.

### **6. Financial Implications and Risks**

- 6.1 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.

### **Appendices**

Open Land Area Assessment Results – additional sites at Wells

## **Wells-next-the-Sea: Amenity Greenspace Review – November 2020.**

**The following sites were reviewed in accordance with the methodology as detailed in the North Norfolk District Council Amenity Green Space Study. Updated version April 2019 (An appraisal of Open Space, Education & Formal Recreation Spaces, and Local Green Space options, in the Towns, Villages & Open Countryside in North Norfolk).**

The document consists of an assessment of three sites in Wells-next-the-Sea to determine whether they should be designated in the Local Plan as open space/amenity greenspace. The sites were submitted as part of a representation from a member of the public at the Regulation 18 consultation stage of the Draft Local Plan.

### **Assessment Summary**

All three sites form part of the land between the public highway known as East Quay and the harbour. The first site (WEL20) is located adjacent to a residential property named 'Shipwrights' consists of a grass and gravel area that appears to be used as private car parking associated with nearby properties. A small area of this land has been enclosed with low hedges and has the characteristics of a small residential garden. The second site is the main quayside and harbour area, which is part public car park and park working portside. The final site assessed (WEL22) is a medium sized open grassed area that appears to allow public access.

All three sites offer iconic open views across the harbour, the channel and the marshes toward the sea. This openness contributes to the intrinsic character and setting of the area. The 'Shipwrights' site is predominately in private use, although, these current uses do not adversely impact on the openness or character of the area. The assessment has concluded that, of the three areas, only the grassed area (WEL22) satisfies the criteria to be designated as amenity greenspace.

The sites were assessed in line with the methodology and each assessment is carried out using a pro-forma detailed on the following pages with the results summarised in the table below.





Wells-next-the-Sea	Amenity Space Review (post Regulation 18)				
Site Location	Site Review Number	New Site Reference	Provisional Recommendation	Site Area sq m	Reasoned Justification Summary
Land adjacent to 'Shipwrights' at Wells Quayside/Harbour – East Quay	WEL20	N/A	No Designation	tbc	The site does make an important contribution to the character and appearance of the Quay area, however, the site is a small area of land that predominantly functions as private residential parking and garden with no public access. The existing uses maintain the openness and the views across and does not detract from the character of the area. On balance the site does not meet the criteria for AGS.
Main Quayside/Harbour	WEL21	N/A	No Designation	tbc	The site does make an important contribution to the character and appearance of the Quay area and for Wells as a whole. The site forms a utilitarian function providing an area for public car parking and for port activity. These existing uses currently maintain the openness and the views. However, the site does not have the characteristics that would ordinarily be associated with public open space or open land areas in line with the methodology. The site does not have any natural features with the site essentially the man-made quayside with a public car park and busy quayside associated with the working port. The site is owned and managed by the Port of Wells company.  On balance the site does not meet the criteria for AGS.
Former boat storage area at Wells Quayside/Harbour – East Quay	WEL22	tbc	Amenity Green Space	tbc	The site is a medium sized area with public access that provides an excellent resource on the edge of town. It offers the opportunity for rest, picnics, birdwatching and has excellent and unique views across the harbour, channel and marshes. The site is adjacent to the

Wells-next-the-Sea	Amenity Space Review (post Regulation 18)				
Site Location	Site Review Number	New Site Reference	Provisional Recommendation	Site Area sq m	Reasoned Justification Summary
					residential area and the more industrial working element of the Port. The openness and views that the site affords contributes to the character of the settlement.

# Site Assessment Pro-forma

<b>SITE ADDRESS: Land adjacent to 'Shipwrights' at Wells Quayside/Harbour – East Quay</b>		<b>SITE REFERENCE: AGS/WEL20</b>		
SETTLEMENT:	Wells-next-the-Sea	Date of Audit:	23/11/2020	
Area (m <sup>2</sup> )		Site Owner:	NNDC & private	
<b>EXISTING DESIGNATIONS:</b>	Abutting the SAC/SPA			
<b>PLANNING HISTORY:</b>				
<b>1. SITE INFORMATION</b>				
a) <b>SITE LOCATION:</b> e.g. centre of settlement, within housing	Edge of settlement			
b) <b>CURRENT USE:</b> e.g. open space/ sports / built upon?	Garden and car parking? Forms the top of the harbour wall.			
c) <b>SUMMARY SITE DESCRIPTION:</b> e.g. open mown grass, woodland, neighbourhood park, sports field, cemetery.	Grassed and gravel area used for residential/car parking?			
d) <b>SITE BOUNDARIES:</b> e.g. fencing, railings, hedgerow, none	Stakes and rope fencing. There are private parking signs on the land			
e) <b>TOPOGRAPHY:</b> is the site level or sloping?	Level – but has steep wall falling into harbour			
<b>2. SITE CHARACTERISTICS</b>				
a) <b>LANDSCAPE FEATURES:</b> (approx % of total area)	Short mown grass	yes	Scrub	-
	Meadow/long grass	-	Planted areas	-
	Trees	-	Ponds	-
	Hedges	-	Allotments	-
b) <b>BUILT FEATURES:</b>	Buildings	-	Built Play Areas	-
	Toilets	-	Sports Pitches	-
	Picnic tables	-	Skate Park	-
	Surfaced Paths	-	Youth Shelter	-
	Benches	A single bench	Signage	There are private parking signs on the land

3. SITE ASSESSMENT		
	COMMENTS	
<b>a) ACCESS</b>		
Does the site have public access?	<b>The site appears to have no public access</b>	
Are there multiple access points?	<b>There appears to be access point for private residential car parking</b>	
Does the site connect to adjoining spaces?	<b>It connects to the adjacent harbour walls</b>	
Is the site readily accessible by local community e.g. walking distance or by car?	n/a	
<b>b) VISIBILITY</b>		
How visible is the site from the surrounding area?	Very visible from the road and East Quay properties	
How visible is the site within the wider settlement?	Forms part of the open quayside frontage	
Views out of site e.g. open/closed – confined?	Open views across the harbour channel and marshes	
<b>c) USE</b>		
Is the site used by the public?	No	
• By dog walkers	n/a	
• By young children	n/a	
• By teenagers	n/a	
• By the elderly	n/a	
• Accessed by all	n/a	
Is the site used for public events? e.g. fetes, local sports events	Please state if not known: <b>Not known</b>	Description:

Is the site used regularly by local clubs?	Please state if not known <b>Not known</b>	Description:	
<b>d) MAINTENANCE</b>	Assess the standard of maintenance of the following: i.e. neglected / maintained		
<ul style="list-style-type: none"> <li>Horticulture (regular mown grass, pruned and managed trees, hedges and shrubs)</li> </ul>	Semi managed grass with some surfaced areas There is an area to the east of the site that appears to be a residential garden area (although detached from any property)		
<ul style="list-style-type: none"> <li>Conservation/Biodiversity (Variety of habitat)</li> </ul>			
<ul style="list-style-type: none"> <li>Buildings &amp; use</li> </ul>			
<ul style="list-style-type: none"> <li>Equipment e.g. play, seating</li> </ul>			
<ul style="list-style-type: none"> <li>Waste Management (litter &amp; dog bins)</li> </ul>			
<b>e) CONTEXT</b>			
Does the site/part of site contribute to the character and appearance of the settlement?	The site is an open area of grass and gravel that does contribute to the open character along the quayside. The quayside is intrinsic to the character of Wells.		
Does the site contribute to the setting of a Listed Building?	The site is within the conservation area and close to a number of listed buildings. The site contributes to the character of the conservation area – but doesn't generally relate to the setting of the listed buildings.		
<b>f) FUNCTION</b>			
Does the site provide public benefits? Does it provide elements of beauty, tranquillity, recreational value, wildlife etc	The site provides an open area with views across the quayside and marshes.		

<b>Has the extent</b> of the site changed in any way since the 2008 Proposals Map?	(if so include sketch for updated mapping) N/A	
<b>RECOMMENDATION</b>	<b>The site is not designated</b>	
	Designation upheld:	N/A
	Site is de-designated:	N/A
	Designation/layer name to use on Proposals Map e.g. Education/Recreation, Amenity Green Space	
<b>JUSTIFICATION</b>		
Access/Amount of use	The site does make an important contribution to the character and appearance of the Quay area, however, the site is a small area of land that predominantly functions as private residential parking and garden with no public access. The existing uses maintain the openness and the views across and do not detract from the character of the area.	
Function (recreation, tranquillity, biodiversity)		
Contribution to character of the settlement		
Additional Notes		

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Site photos: AGS/ WEL20



<b>SITE ADDRESS: Main Quayside/Harbour</b>		<b>SITE REFERENCE:</b>	AGS/WEL21
SETTLEMENT:	Wells-next-the-Sea	Date of Audit:	23/11/2020
Area (m <sup>2</sup> )		Site Owner:	Port of Wells
<b>EXISTING DESIGNATIONS:</b>	Adjacent to the SAC/SPA		
<b>PLANNING HISTORY:</b>			
<b>4. SITE INFORMATION</b>			
f) <b>SITE LOCATION:</b> e.g. centre of settlement, within housing	Edge of settlement		
g) <b>CURRENT USE:</b> e.g. open space/ sports / built upon?	Forms the edge of the harbour with public car parking and concrete apron used for harbour activities – i.e. unloading and loading fishing boats.		
h) <b>SUMMARY SITE DESCRIPTION:</b> e.g. open mown grass, woodland, neighbourhood park, sports field, cemetery.	Concrete apron of harbour with car parking. No natural features.		
i) <b>SITE BOUNDARIES:</b> e.g. fencing, railings, hedgerow, none			
j) <b>TOPOGRAPHY:</b> is the site level or sloping?	Level – but has steep wall falling into harbour		
<b>5. SITE CHARACTERISTICS</b>			
c) <b>LANDSCAPE FEATURES:</b> (approx % of total area)	The entire site is made of concrete with no natural features.		
d) <b>BUILT FEATURES:</b>			
<b>6. SITE ASSESSMENT</b>			
	<b>COMMENTS</b>		
<b>g) ACCESS</b>			
Does the site have public access?	<b>Yes</b>		
Are there multiple access points?			
Does the site connect to adjoining spaces?			



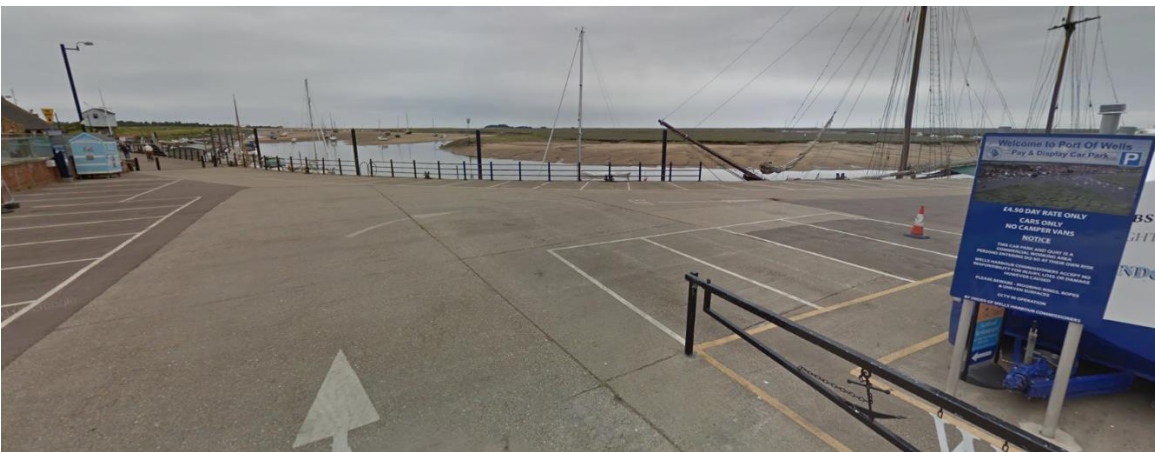
Is the site readily accessible by local community e.g. walking distance or by car?	<b>yes</b>	
<b>h) VISIBILITY</b>		
How visible is the site from the surrounding area?	Highly visible from the road and East Quay properties and from Beach Road	
How visible is the site within the wider settlement?	Forms part of the open quayside frontage	
Views out of site e.g. open/closed – confined?	Open views across the harbour channel and marshes	
<b>i) USE</b>		
Is the site used by the public?	Yes - all	
• By dog walkers	n/a	
• By young children	n/a	
• By teenagers	n/a	
• By the elderly	n/a	
• Accessed by all	n/a	
Is the site used for public events? e.g. fetes, local sports events	Please state if not known: Not known – probably not	Description:
Is the site used regularly by local clubs?	Please state if not known Not known:	Description:
<b>j) MAINTENANCE</b>	Assess the standard of maintenance of the following: i.e. neglected / maintained	
• Horticulture (regular mown grass, pruned and managed trees, hedges and shrubs)	None	
• Conservation/Biodiversity (Variety of habitat)	None	

• Buildings & use	None	
• Equipment e.g. play, seating	None	
• Waste Management (litter & dog bins)	None	
<b>k) CONTEXT</b>		
Does the site/part of site contribute to the character and appearance of the settlement?	The site is an open area of concrete that does contribute to the open character along the quayside. The quayside is intrinsic to the character of Wells.	
Does the site contribute to the setting of a Listed Building?	The site is close to the conservation area and a number of listed buildings. The site contributes to the character of the conservation area and to the setting of the listed buildings.	
<b>l) FUNCTION</b>		
Does the site provide public benefits? Does it provide elements of beauty, tranquillity , recreational value, wildlife etc	The site provides an open area with views across the quayside and marshes. It provides a utilitarian area for working access to the harbour and general public car parking. It allows the public to enjoy excellent views of the coast together with observing the day to day activity of a working port.	
<b>Has the extent</b> of the site changed in any way since the 2008 Proposals Map?	(if so include sketch for updated mapping) N/A	
<b>RECOMMENDATION</b>	<b>The site is not designated</b>	
	Designation upheld:	N/A
	Site is de-designated:	N/A
	Designation/layer name to use on Proposals Map e.g. Education/Recreation, Amenity Green Space	

JUSTIFICATION	
Access/Amount of use	<p>The site does make an important contribution to the character and appearance of the Quay area. The site forms a utilitarian function providing an area for public car parking and for port activity. These existing uses currently maintain the openness and the views. However, the site does not meet the criteria to be designated as public open space. The site is part public car park and part quayside associated with the working port. The site is owned and managed by the Port of Wells company.</p> <p>The site is made of concrete and does not have any natural features.</p>
Function (recreation, tranquillity, biodiversity)	
Contribution to character of the settlement	
Additional Notes	

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Site photos: AGS/WEL21



<b>SITE ADDRESS: Former boat storage area at Wells Quayside/Harbour – East Quay</b>		<b>SITE REFERENCE:</b> AGS/WEL22		
SETTLEMENT:	Wells-next-the-Sea	Date of Audit:	23/11/2020	
Area (m <sup>2</sup> )		Site Owner:	NNDCC	
<b>EXISTING DESIGNATIONS:</b>	Abutting the SAC/SPA			
<b>PLANNING HISTORY:</b>				
<b>7. SITE INFORMATION</b>				
k) <b>SITE LOCATION:</b> e.g. centre of settlement, within housing	Edge of settlement			
l) <b>CURRENT USE:</b> e.g. open space/ sports / built upon?	Medium sized open area of grass – previously used as boat storage			
m) <b>SUMMARY SITE DESCRIPTION:</b> e.g. open mown grass, woodland, neighbourhood park, sports field, cemetery.	Small grass area with a bench and views across the harbour, channel and marshes			
n) <b>SITE BOUNDARIES:</b> e.g. fencing, railings, hedgerow, none	Concrete bollards			
o) <b>TOPOGRAPHY:</b> is the site level or sloping?	Level – but has steep wall falling into harbour			
<b>8. SITE CHARACTERISTICS</b>				
e) <b>LANDSCAPE FEATURES:</b> (approx % of total area)	Short mown grass	yes	Scrub	-
	Meadow/long grass	-	Planted areas	-
	Trees	-	Ponds	-
	Hedges	-	Allotments	-
f) <b>BUILT FEATURES:</b>	Buildings	-	Built Play Areas	-
	Toilets	-	Sports Pitches	-
	Picnic tables	-	Skate Park	-
	Surfaced Paths	-	Youth Shelter	-
	Benches	A single bench	Signage	Coastal path sign

9. SITE ASSESSMENT		
	COMMENTS	
<b>m) ACCESS</b>		
Does the site have public access?	<b>The site appears to allow public access</b>	
Are there multiple access points?	<b>The site is accessible along East Quay</b>	
Does the site connect to adjoining spaces?	<b>No.</b>	
Is the site readily accessible by local community e.g. walking distance or by car?	<b>Yes- it is within walking distance of the town</b>	
<b>n) VISIBILITY</b>		
How visible is the site from the surrounding area?	Very visible from the road and East Quay properties	
How visible is the site within the wider settlement?	Forms part of the open quayside frontage	
Views out of site e.g. open/closed – confined?	Open views across the harbour channel and marshes	
<b>o) USE</b>		
Is the site used by the public?	Yes – all uses	
• By dog walkers	n/a	
• By young children	n/a	
• By teenagers	n/a	
• By the elderly	n/a	
• Accessed by all	n/a	
Is the site used for public events? e.g. fetes, local sports events	Please state if not known: Not known	Description:

Is the site used regularly by local clubs?	Please state if not known Not known:	Description:	
<b>p) MAINTENANCE</b>	Assess the standard of maintenance of the following: i.e. neglected / maintained		
<ul style="list-style-type: none"> <li>Horticulture (regular mown grass, pruned and managed trees, hedges and shrubs)</li> </ul>	Semi managed grass		
<ul style="list-style-type: none"> <li>Conservation/Biodiversity (Variety of habitat)</li> </ul>			
<ul style="list-style-type: none"> <li>Buildings &amp; use</li> </ul>			
<ul style="list-style-type: none"> <li>Equipment e.g. play, seating</li> </ul>			
<ul style="list-style-type: none"> <li>Waste Management (litter &amp; dog bins)</li> </ul>			
<b>q) CONTEXT</b>			
Does the site/part of site contribute to the character and appearance of the settlement?	The site is an open area of grass that does contribute to the open character along the quayside. The quayside is intrinsic to the character of Wells.		
Does the site contribute to the setting of a Listed Building?	No		
<b>r) FUNCTION</b>			
Does the site provide public benefits? Does it provide elements of beauty, tranquillity, recreational value, wildlife etc	The site provides an open area with excellent unobstructed views across the quayside and marshes.		

<b>Has the extent</b> of the site changed in any way since the 2008 Proposals Map?	(if so include sketch for updated mapping) N/A	
<b>RECOMMENDATION</b>	<b>To designate as Amenity Greenspace</b>	
	Designation upheld:	N/A
	Site is de-designated:	N/A
	Designation/layer name to use on Proposals Map e.g. Education/Recreation, Amenity Green Space	Amenity Greenspace
<b>JUSTIFICATION</b>	The site is a medium sized area with public access that provides an excellent resource on the edge of town. It offers the opportunity for, rest, picnics, birdwatching and has excellent and unique views across the harbour, channel and marshes. The site is adjacent to the residential area and the more industrial working element of the Port. The openness and views that the site affords contributes to the character of the settlement.	
Access/Amount of use		
Function (recreation, tranquillity, biodiversity)		
Contribution to character of the settlement		
Additional Notes		

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Site photos: AGS/WEL21



