

Planning Policy & Built Heritage Working Party



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Friday, 9 July 2021

A meeting of the **Planning Policy & Built Heritage Working Party** of North Norfolk District Council will be held remotely via Zoom on **Monday, 19 July 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

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 N Dixon, Mr P Fisher, Ms V Gay, Mr P Heinrich, Mr R Kershaw, Mr G Mancini-Boyle, Mr N Pearce, Mr J Punchard, Dr C Stockton and Mr J Toye

Substitutes: Mrs A Fitch-Tillett, Mrs W Fredericks and Mr A Varley

All other Members of the Council for information.

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



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

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

Chief Executive: Steve Blatch

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A G E N D A

1. APOLOGIES FOR ABSENCE

2. PUBLIC QUESTIONS

3. MINUTES

(Pages 1 - 4)

To approve as a correct record the Minutes of a meeting of the Working Party held on 17 May 2021.

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

(Pages 5 - 6)

Members are asked at this stage to declare any interests that they may have in any of the following items on the agenda. The Code of Conduct for Members requires that declarations include the nature of the interest and whether it is a disclosable pecuniary interest. Members are requested to refer to the attached guidance and flowchart.

6. LOCAL PLAN UPDATE

(Pages 7 - 16)

Summary: This report updates Members on the progress made in finalising the Proposed Submission version of the emerging Local Plan ahead of Regulation 19 consultation

Recommendations: **That Members note the progress made.**

Cabinet Member(s)	Ward(s) affected
Cllr J Toye portfolio holder for Planning	All Wards
Contact Officer, telephone number and email: Iain Withington, Planning Policy Team Leader, 01263 516034 Iain.Withington@north-norfolk.gov.uk	

7. HOW HILL DARK SKY DISCOVERY SITE

(Pages 17 - 32)

Summary: To support the Broads Authority application to secure designation of How Hill as a Dark Sky Discovery Site

Conclusions: This proposal complements the defined characteristics and valued features of the Settled Farmland Landscape Type as set

out in the North Norfolk Landscape Character Assessment (2021 SPD) and accords with the relevant environment policies within the Local Plan.

Recommendations: **That NNDC in principle supports the Broads Authority application to secure nomination of How Hill as a Dark Sky Discovery Site**

Cabinet Member(s)	Ward(s) affected
Cllr J Toye	St Benet
Contact Officer, telephone number and email: Cathy Batchelar, Landscape Officer cathy.batchelar@north-norfolk.gov.uk Tel: 516155 Iain Withington, Planning Policy Team Leader iain.withington@north-norfolk.gov.uk Tel 516034	

8. LOCAL PLAN SITE ALLOCATIONS

(Pages 33 - 36)

Summary: To seek agreement on the way forward for site allocations in the draft Local Plan particularly in relation to the final selection of sites at Cromer.

Recommendations:

1. **That the Shell Petrol Filling Station Site at Fakenham is included as a proposed allocation in the Regulation 19 Plan.**
2. **That, in light of the Gladman Appeal decision no further allocations are made in Holt.**
3. **That officers investigate, on a without prejudice basis, an enlarged allocation at Norwich Road, Cromer**

Cabinet Member(s)	Ward(s) affected
Cllr J Toye	All
Contact Officer, telephone number and email: Mark Ashwell, Planning Policy Manager, mark.ashwell@north-norfolk.gov.uk Tel. 0263 516325	

9. NORTH WALSHAM WEST UPDATE

To receive a verbal update.

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

11. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution (if necessary):

“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A (as amended) to the Act.”

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

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

PLANNING POLICY & BUILT HERITAGE WORKING PARTY

Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 17 May 2021 remotely via Zoom at 10.00 am

Working Party Members Present: Mr A Brown (Chairman) Mr N Dixon
Mr P Fisher Mr P Heinrich
Mr R Kershaw Mr G Mancini-Boyle
Mr N Pearce Mr J Punchard
Mr J Toye

Members also attending: Dr V Holliday
Mr J Rest
Mr E Vardy

Officers in Attendance: Conservation, Design and Landscape Team Leader, Conservation and Design Officer, Democratic Services & Governance Officer (Regulatory) and Democratic Services and Governance Officer - Scrutiny

98 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ms V Gay and Mrs P Grove-Jones. There was one substitute Member in attendance. Councillor C Stockton also sent his apologies following the meeting, having been absent due to an unforeseen urgent matter.

99 PUBLIC QUESTIONS

None.

100 MINUTES

The Minutes of a meeting of the Working Party held on 19 April 2021 were approved as a correct record.

101 ITEMS OF URGENT BUSINESS

None.

102 DECLARATIONS OF INTEREST

None.

103 UPDATE ON MATTERS FROM THE PREVIOUS MEETING (IF ANY)

None.

104 THE GLAVEN VALLEY CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS 2021

The Conservation and Design Officer gave a presentation outlining the purpose of Conservation Area Appraisals, the consultation process that had been carried out, the main changes to the Baconsthorpe, Glandford, Hempstead, Holt and Letheringsett Conservation Areas and proposed Local Listings. She presented the recommendations as set out in the Officer's report.

The Chairman stated that this was a large piece of work carried out by the Officers in conjunction with consultants Purcell, and thanked the Conservation and Design Officer and her team.

Councillor E Vardy, Member for Holt Ward, thanked the Officers and confirmed that he was content with the appraisals within his Ward.

It was proposed by Councillor P Heinrich, seconded by Councillor J Toye and

RECOMMENDED unanimously

- 1. That Cabinet adopt the five Glaven Valley Appraisals for statutory planning purposes and for the Appraisal documents to become material considerations in the planning process.**
- 2. That Cabinet agree the proposed boundary changes as recommended in the draft Appraisal documents and that they be published in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990.**
- 3. That Cabinet agree the proposed Local Listings as identified within the draft Appraisal documents.**

105 THE GLAVEN VALLEY CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS

The Conservation and Design Officer gave a presentation outlining the draft Conservation Area Appraisals and proposed Local Listings for Brinton, Thornage, Edgefield, Hunworth, Sharrington and Stody. She presented the recommendations as set out in the Officer's report.

The Chairman stated that all of the settlements in this group were within his Ward. He asked if a date had been set for the commencement of public consultation.

The Conservation and Design Officer explained that no date had been set but it was hoped that a public meeting could be held in the summer when and if the Covid situation allowed.

The Chairman asked if it was proposed to have a separate consultation on the wider Glaven Valley Conservation Area to make it clear that the areas outside of the settlement boundaries were protected by the overall Conservation Area designation. He also considered that it needed to be made clearer that some of the important buildings were nationally listed and did not therefore require local listing. He was pleased to see that Brinton and Thornage had been separated in terms of their Conservation Areas as they were separate parishes.

The Conservation and Design Officer confirmed that a consultation on the wider Glaven Valley Conservation Area would follow the consultation on this group of parishes.

The Conservation and Design Team Leader explained that the review of Conservation Areas was intended to make the individual designations relevant and fit for purpose for planning decision making. The Glaven Valley Conservation Area designation was unusual in that it covered the whole of the valley and did not follow a built form of development. The settlements had now been separated out to avoid duplication, to identify their individual characters and make them discrete from the wider Glaven Valley. The review of the Glaven Valley would slot in around the individual settlements.

The Chairman considered that concerns would be raised under the review of the wider Glaven Valley Conservation Area around permitted development rights for caravans and camping areas and the Council's inability to influence development under these schemes to the detriment of the Conservation Area.

Councillor N Pearce stated that the Conservation Area Appraisals were complex. He requested that it be minuted that he considered the documents had been easy to follow and clearly explained.

The Chairman agreed that the presentation had been excellent and commended the Officers and Consultants for their thorough and professional approach.

Councillor R Kershaw stated that issues were already being reported in relation to unauthorised parking of motorhomes etc. The Council could only enforce on its own land and it had been requested that information be sent out to Parish Councils to explain the limitations of the Council's powers.

Councillor J Toye confirmed that information would be put on the website and sent to Members and Parish Councils as soon as possible.

It was proposed by Councillor R Toye, seconded by Councillor R Kershaw and

RECOMMENDED unanimously

- 1. That the draft appraisals as set out within the report be approved for public consultation.**
- 2. That following consultation, the amended appraisals be brought back to Working Party for consideration and subsequent adoption by Cabinet.**

The meeting ended at 10.45 am.

Chairman

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Declarations of Interest at Meetings

When declaring an interest at a meeting, Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. Affect yours, or your spouse / partner's financial position?
2. Relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate to any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

Is the interest not related to any of the above? If so, it is likely to be another interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

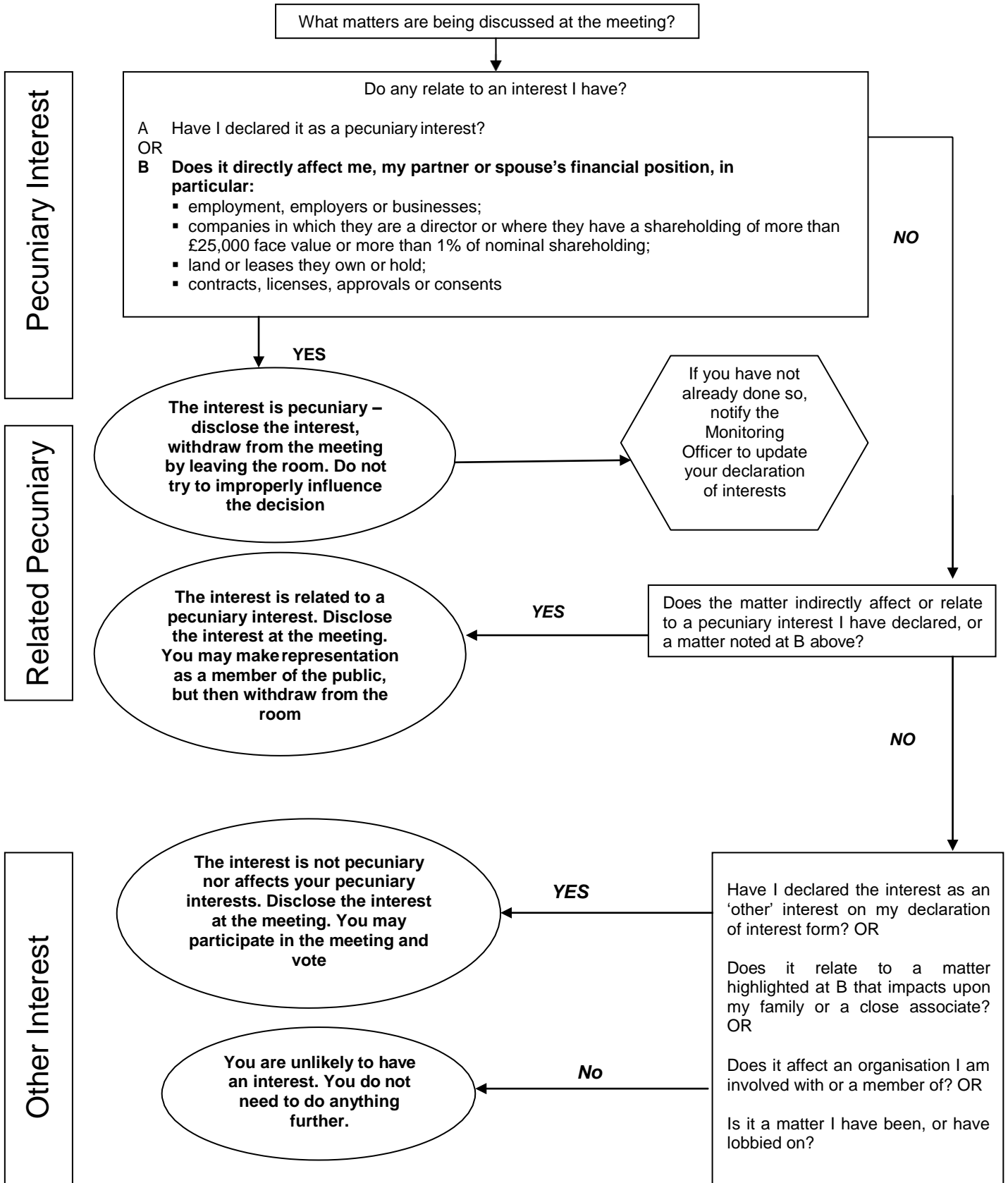
FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF

PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE

DEVELOPMENT COMMITTEE MEMBERS SHOULD ALSO REFER TO THE PLANNING PROTOCOL

Declarations of Interest at Meetings

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



Local Plan Update

Summary: This report updates Members on the progress made in finalising the Proposed Submission version of the emerging Local Plan ahead of Regulation 19 consultation

Recommendations: **That Members note the progress made.**

Cabinet Member(s)	Ward(s) affected
Cllr J Toye portfolio holder for Planning	All Wards
Contact Officer, telephone number and email: Iain Withington, Planning Policy Team Leader, 01263 516034 Iain.Withington@north-norfolk.gov.uk	

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. Between March 2020 and April 2021 a number of specific policy reports have been brought for discussion to this Working Party in order to finalise the strategic policies and the approach to be taken in the Proposed Submission Version of the emerging Local Plan ahead of the statutory Regulation 19 consultation and subsequent submission for independent examination.
- 1.2 **The purpose** of this report, is to provide Members with an update on the work subsequently undertaken around the final structure of the Plan and the consolidation of policies and approaches to create a comprehensive planning framework for North Norfolk.

2. Structure of the Plan

- 2.1 The structure of the emerging Plan has been aligned to better reflect the changes in the Corporate Plan, the shift towards environmental priorities as identified in the Council's Environmental Charter, the general direction of feedback received, and Member endorsements of approaches discussed during the last year. Reflecting these, national policy and the drive to low carbon development the opportunity has been taken to reorganise the content of the Plan so that a greater emphasis is now put on climate change considerations. Drawing all of the climate change policies together into a single new section at the front of the Plan now presents a more coherent and comprehensive approach to this issue. As such the Plan builds on the fundamental principle contained in the National Planning Policy Framework, NPPF, that strategic plans include proactive planning measures to address climate change through resilience, mitigation and adaptation and which support the transition to a low carbon economy.

- 2.2 The revised structure and how this corresponds with the previous version is attached as **Appendix 1** for information
- 2.3 The Spatial Portrait and key challenges section of the Plan have been updated with additional local context on greenhouse emissions per sector across North Norfolk and supporting explanatory text that highlights the potential consequences and key challenges that climate change brings. The key message that action on climate change is required is not only embedded in the Local Plan but is now at the forefront for everyone to see.
- 2.4 As stated above, a new Climate Change section has been created in the Plan updating what was previously called the 'Sustainable Development' section at Regulation 18. A new overarching policy setting out the principles of delivering Climate Resilient Sustainable Growth updates the previous Presumption in Favour of Sustainable Development, SD1 policy, and sets out how the presumption should be applied locally across North Norfolk adding in the climate change principles and considerations. Climate related policies from across the Reg 18 Plan have then been consolidated into this section. Collectively, the policies in this section seek to guide development to achieve sustainable solutions and taken as a whole with the remaining policies of the Development Plan, will constitute the Council's view on what sustainable development means in practice for the District in relation to the Planning System. The approach is now presented as a more holistic strategy and not limited to one single strategy or policy. When taken as a whole the approach demonstrates the Council's ambition to seek to shape the economic, environmental and social landscape for the better by ensuring such matters are considered as part of the planning process.
- 2.5 The Local Plan seeks to reduce greenhouse gas emissions and promote low carbon development in many ways. Promoting sustainable growth locations, high standards of design of new development and progressive (step change) construction standards are prominent considerations. The Plan sets out that the majority of development will be located in higher order and principle settlements, helping to support service provision, reduce the need to travel and creating mixed inclusive communities. Development that promotes alternative modes of transport, provides adequate infrastructure for step change to low carbon transport & heating and incorporates open space, on site recreation and multi-functioning open space provision that maximises opportunities to enhance the green infrastructure network across the District is encouraged. The use of permeable material, water efficient design that maximises the opportunities for the provision of Sustainable Drainage Systems (SuDS) and takes into account the multi-functional benefits of compatible land uses and materials are policy requirements. The location of development will also facilitate the use of sustainable modes of transport, and in rural settlements contribute making communities more sustainable. Coastal policies seek to manage and mitigate the effects of coastal erosion. Environmental policies seek local distinctiveness, the conservation and enhancement of our natural and historic environment and landscape character of the District and seek to support new habitat and biodiversity net gain enhancements.
- 2.6 The flow chart previously requested outlining this figuratively has been developed and will also be included in the final version and will illustrate the above in a holistic way.

- 2.7 Reflecting the emerging Environment Bill a new policy is included around Biodiversity net gain. Biodiversity net gain in planning is development that leaves biodiversity in a measurably better state than before and is a mandatory consideration for all development through the emerging Environment Bill.
- 2.8 Whilst the mandatory targets have yet to come into force, the policy direction is clear, that all future development delivers at least a 10% calculated biodiversity net gain that will be secured for a period of 30 years. It remains reasonable and sensible that given the Council's declaration of climate change emergency that the Local Plan includes a policy approach at this stage to stipulate and quantify biodiversity net gain as a condition of granting planning permission. The approach also supports the long-term adaptability and resilience to climate change across the District and is aligned with the Environment Charter.
- 2.9 The inclusion of the policy now not only helps to future proof the emerging Local Plan in this area it also allows the Environment Charter to include an action of delivering biodiversity net gain across the District in a measurable way as well as the planned planting of 110,000 trees by the Council.
- 2.10 Members asked that the Coastal section was finalised with further discussions with the Coastal Team manager and an additional clarification has been added to the Coastal Erosion policy that brings it into alignment with the approaches emerging through the joint LPA Coastal SPD. The amendment clarifies that a supporting Coastal Erosion Vulnerability Assessment for new development or the intensification of existing development is now required for proposals that are within 30m of the landward edge of hold the line areas, but outside the Coastal change management area.
- 2.11 Following on from the Climate Change considerations and section a separate Spatial Strategy and Delivering Well Connected, Healthy Communities sections have been created.
- 2.12 The Spatial Strategy section brings together the three policies that provide a framework to deliver development that is necessary to meet the area's future needs. The approach reflects on the function of and relationship between settlements, growth requirements and opportunities to contribute to climate resilient sustainable growth as previously agreed. SS1, (formally SD3) sets out the distribution of development including the approach to growth in small Growth Villages. Additional clarity has been added to the policy criteria and supporting text to this policy in conjunction with the Portfolio Holder and Housing colleagues in order to aid interpretation and ensure affordable housing is considered first and seen as a substantial community benefit to any proposal brought forward in the Small Growth Villages. Policy SS2 sets out the approach to development in the countryside while Policy SS3 makes clear the Councils support for various types of development which are led by, and have support of the community. (Formally SD2). Additional clarity has been included under delegated.
- 2.13 The new Delivering Well Connected, Healthy Communities section ensures greater transparency and reflects Members wishes to elevate the requirements of these considerations in the planning process to ensure they are an integral part of planning proposals at the start. The policies in this

section of the Plan are designed to ensure that local communities and supporting infrastructure are at the centre of decision-making in order to meet a number of the Strategic Aims and Objectives and align with Government aims. These include the protection and enhancement of community facilities, existing infrastructure, services, and public transport, as well as, the promotion of broadband connectivity and that proposals include infrastructure improvements and where appropriate consider health. The protection, enhancement and provision of a range of formal and informal open spaces set out in Policy HC2 Open space and local green spaces will achieve important health and well-being benefits that complements multiple policies within the Plan.

- 2.14 The Environment section collectively ensures that appropriate consideration is given to important landscape of the District and those of the wider built environment. Minor amendments, around the consistency of wording, and structure have been undertaken to ensure alignment with the wider policy approaches and ensure the policies include operable and measurable criteria.
- 2.15 The Housing and Economy sections comprise of the remaining policies. The housing section policies complement the housing distribution policies (SS1-SS3) and are consistent with government policies to ensure that sufficient homes, of the right types, are built in the right places to address all of the housing needs identified by local evidence. Housing numbers included in Policy HOU1, Delivering Sufficient Homes and the supporting text have been updated to reflect the monitoring year end of 31.3.2021, the emerging site allocations and reflect the approach taken around the standard methodology and ONS projections. The Economy section is largely unchanged in structure and presentation and delivers policies around the quantity of employment land and the appropriate use on designated and non-designated employment areas as well as setting the retail hierarchy for the sequential approach considerations and wider policies covering tourism.
- 2.16 Throughout the document the reasoned justifications sections, the text that comes before each policy has been revised and refined, removing duplication and contextual text that was included at the previous stage to help inform debate and the Regulation 18 responses. Refinements focus on emphasising the purpose of the policy and help provide meaning around and the intent of the approach in order to guide applications and decision makers in the interpretation of the policy.
- 2.17 Across the Plan policy wording has been reviewed in detail to ensure they include the matters requested and to ensure they are clear and unambiguous. Work has also now started on the monitoring framework required which is required to identify a set of indicators in order to monitor the effectiveness of the Plan in line with its operable clauses and help inform the Annual Monitoring Report and measurable corporate priorities set.

3. Next stages

- 3.1 This work is interrelated and iterative to the progression of various other documents and is reflected in the finalisation of the Sustainability Appraisal, the final HRA and Consultation Statement. A Monitoring Framework, policies mapping and appropriate GIS layers are also being developed from this version. The Consultation Statement which is a required statutory document, sets out more specifically how the feedback at Regulation 18 has been

considered and informed the preparation of the Proposed Submission version. All these work streams are currently advancing.

- 3.2 In addition updated viability evidence is being prepared and work undertaken to finalise the remaining site allocations site work is continuing. Where necessary this work will be brought to future Working Parties.
- 3.3 At this stage further work is ongoing and a further version is still required, peer review and consistency are expected to result in minor alterations only at this stage. The next stages will be to produce the Plan in a more publishable format and complete the supporting documents before seeking endorsement for consultation.

4 Recommendations

That Members note the progress made

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.
- 5.2 The statutory process requires records of consultation feedback and a demonstration of how this has informed plan making with further commentary demonstrating how the representation at regulation 18 have been taken into account in line with Regulation 22.

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.

Appendix 1

Local Plan Structure

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Proposed Submission Version
Publication Stage, Regulation 19
September 2021.

Reg 19 Structure and comparison to reg 18

Policy Reg 19	Name	Reg 18 reference	Figures
Forward			
Table of contents			
Appendices			
List of figures			
1. Introduction			
Introduction			
	The Local Plan Process (+ sub headings)		
	The Local plan Process, What stage are we at, Consultation Statement, Sustainability Appraisal , Habitat Regulation Assessment, Duty to Co-operate, Viability considerations, Supporting evidence and Background Papers		Planning Cycle Fig
2. Spatial Portrait Vision and Objectives			
	Sub Headings , Spatial Portrait, Key Challenges, Spatial Vision & Aims Vision , Strategic Aims & Objectives	About North Norfolk / Key issues and vision. Aims and Objectives	Spatial map
3. DELIVERING CLIMATE RESILIENT & SUSTAINABLE GROWTH			
	Sub headings: Key Message, How How Policies in the Local Plan Address Climate Change Climate Change Principles		
CC1	Delivering Climate Resilient Sustainable Growth.	SD1	Climate change Flow chart
Renewable energy and sustainable construction			
CC2	Renewable and Low Carbon Energy	SD7	Map of identified Zones renewable energy
CC3	Sustainable Construction, Energy Efficiency & Carbon Reduction	HOU11	

CC4	Water Efficiency	HOU9	
Coastal Change, Management & Flooding			
CC5	Coastal Erosion	SD11	
CC6	Coastal Adaptation	SD12	Map detailing CCMA
CC7	Flood Risk & Surface Water Drainage	SD10	
Sustainable Transport			
CC8	Electric Vehicle Charging	SD16	
CC9	Transport Impact of New Development	SD17	
Natural Environment			
CC10	Biodiversity Net Gain	new	
CC11	Green Infrastructure	ENV5 & ENV8	
CC12	Trees, Hedgerows & Development	ENV6	
CC13	Protecting Environment Quality	SD13	
4 SPATIAL STRATEGY			
SS1	Spatial Strategy	SD3	Key Settlement map
SS2	Development in the Countryside	SD4	
SS3	Community-Led Development	SD2	
5 DELIVERING WELL CONNECTED, HEALTHY COMMUNITIES			
HC1	Health and Well - Being	NEW	
HC2	Open Space & Local Green Spaces	ENV7	
HC3	Provision & Retention of Local Facilities and Services	SD6	
HC4	Infrastructure Provision, Developer Contributions & Viability	SD5	
Improving Digital Connects			
HC5	Fibre to The Premises	SD8	
HC6	Telecommunication Infrastructure	SD9	
HC7	Parking provision	SD15	
HC8	Safeguarding Land for Sustainable Transport	SD17	
6 ENVIRONMENT			
ENV1	Norfolk Coast Area of Outstanding Natural Beauty & The Broads	ENV1	Detail map of AONB & Broads Executive Area
ENV2	Protection & Enhancement of Landscape & Settlement Character	ENV2	LCA maps

ENV3	Heritage & Undeveloped Coast	ENV3	Heritage and Undeveloped coast
ENV4	Biodiversity & Geology	ENV4	
ENV5	Impacts on Internationally protected habitats and species, Recreational Impact Avoidance Mitigation Strategy	NEW	
ENV6	Protection of Amenity	ENV10	
ENV7	Protecting and Enhancing the Historic Environment	ENV11	
ENV8	High Quality Design	ENV9	
7 HOUSING			
HOU1	Delivering Sufficient Homes	HOU1	Map of designated rural area. + Map of AH zones currently
HOU2	Providing the Right Type of Homes	HOU2	
HOU3	Affordable Homes in the Countryside Policy Area	HOU3	
HOU4	Essential Rural Worker Accommodation	HOU4	
HOU5	Gypsy, Traveller & Travelling Showpeople's Accommodation	HOU5	
HOU6	Replacement Dwellings, Extensions & Annexed Accommodation	HOU6	
HOU7	Re-use of Rural Buildings in the Countryside	HOU7	
HOU8	Accessible & Adaptable Homes	HOU8	
HOU9	Minimum Space Standards	HOU9?	
8 ECONOMY			
Employment & Retail			
E1	Employment Land	ECN1	
E2	Employment Areas, Enterprise Zones & Former Airbases	ECN2	
E3	Employment Development Outside of Employment Areas	ECN3	
E4	Retail & Town Centres	ECN4	
E5	Signage & Shopfronts	ECN5	
Tourism			
E6	New-Build Tourist Accommodation, Static Caravans & Holiday Lodges	ECN6	
E7	Use of Land for Touring Caravan & Camping Sites	ECN7	
E8	New-Build & Extensions to Tourist Attractions	ECN8	

E9	Retaining an Adequate Supply & Mix of Tourist Accommodation	ECN9	
9 TOWN STRATEGIES & SITE ALLOCATIONS			
DS1	Site Allocations	DS1	
10 MONITORING FRAMEWORK			
	Monitoring Framework		
	Housing Trajectory		
Appendices			
Appendix 1	Flood Risk & Surface water drainage - Level of information required and at what stage for planning applications		
Appendix 2	Open Space		
Appendix 3	Technical Space Standards		
Appendix 4	Growth levels in Small Growth Villages		
Glossary	Glossary		

How Hill Dark Sky Discovery Site

- Summary: To support the Broads Authority application to secure designation of How Hill as a Dark Sky Discovery Site
- Conclusions: This proposal complements the defined characteristics and valued features of the Settled Farmland Landscape Type as set out in the North Norfolk Landscape Character Assessment (2021 SPD) and accords with the relevant environment policies within the Local Plan.
- Recommendations: **That NNDC in principle supports the Broads Authority application to secure nomination of How Hill as a Dark Sky Discovery Site**

Cabinet Member(s)	Ward(s) affected
Cllr J Toye	St Benets
Contact Officer, telephone number and email: Cathy Batchelar, Landscape Officer cathy.batchelar@north-norfolk.gov.uk Tel: 516155 Iain Withington, Planning Policy Team Leader iain.withington@north-norfolk.gov.uk Tel 516034	

1. Introduction

- 1.1 The Broads Authority, BA, have approached NNDC, as the Local Authority for the area, seeking formal support for their proposed nomination application for How Hill to become a Dark Sky Discovery Site, through the UK Dark Sky Discovery Partnership.
- 1.2 Dark Sky Discovery Sites form a nationwide network of places that meet certain criteria and that can be advertised as places to go and discover the night sky. They are nominated by local groups and organisations, must have community support and be nationally recognised as places so dark, you can easily identify the Milky Way or the constellation of Orion with the naked eye.
- 1.3 Generally they are places that: are away from the worst of any local light pollution, provide good sightlines of the sky and have good, freely accessible public access, including wheelchair access and as such raise awareness and appreciation of dark skies.
- 1.4 Criteria include site size, where the site should be small enough to be defined clearly but large enough to accommodate a visiting group of up to 30 people. The site must provide visible sight lines to the seven main stars of Orion (one star site) or the Milky Way, (two star site). In order to achieve these the site must be shielded from car lights, street lights etc. The site should also provide good sightlines of the horizon in all directions. More information on Dark Sky Discovery sites can be found at <http://www.darkskydiscovery.org.uk/>

- 1.5 North Norfolk has two nationally recognised Dark Sky Discovery Sites at Wiveton Downs and Kelling Heath.

2. Matters to Consider

- 2.1 The application for nomination is being brought forward by local interested parties through the BA, and in order for it to progress needs to be supported by the local authorities and the community. The Broads Authority have measured the light levels within their area and consider that How Hill meets the required criteria for a two star Dark Sky Discovery Site. Their proposed application for consideration of How Hill as a Dark Sky Discovery site is attached for reference at **Appendix A** and includes how the site meets the required criteria and a map of the area. The BA advise that Parish Council and How Hill Trust have been contacted and are included to support, but have a meeting in August where it is intended to discuss locally. The BA also advise that since the report was circulated they have further considered the proposed area and now intend to remove the viewing areas near the cottage and river from the applications, reflecting that being near to the water might cause potential issues. As such the application will now focus on the field area only.

- 2.2 The site meets the size criteria and is publicly accessible. There are already car parking facilities.

- 2.3 Compliance with the North Norfolk Landscape Character Assessment 2021.
It is recommended that NNDC formally endorses this proposal for nomination. It would reinforce the Valued Features and Qualities of the Settled Farmland Landscape Type as set out in the North Norfolk Landscape Character Assessment (2021 SPD). This emphasises the dark night skies at night between towns and villages being a feature of the strong rural character and a sense of remoteness and tranquillity.

- 2.4 Compliance with Local Plan Policy EN2: Protection and Enhancement of Landscape and Settlement Character.
This policy sets out a list of criteria that development proposals should take account of with regard to protection, conservation and enhancement of local landscape character. One of these is 'nocturnal character'. The designation of How Hill as a Dark Sky Discovery site would help to reinforce this.

- 2.5 Implications of designation.
Should How Hill become formally designated a Dark Sky Discovery Site, consideration of future planning applications in the vicinity of the site would take this into account as a material consideration.

4. Conclusion / Recommendations

That Members give in principle support to the Broads Authority in their bid to attribute a Dark Sky Discovery Site nomination to How Hill.

Appendix A

Broads Authority Draft Assessment of How Hill against Dark Sky Discovery Site Criteria

Appendix A



How Hill Trust - The Environmental Study Centre for the Broads Potential candidate for a Dark Sky Discovery Site **May 2021 DRAFT**

Address: How Hill Rd, Ludham, Great Yarmouth NR29 5PG

For an explanation of the criteria, see Appendix A.

This application was produced with assistance from Jon Tyler who is a local dark sky enthusiast and does not work for the Broads Authority.

Site name	How Hill
Size	Around 16,000 sqm This area is open space. There is a car park adjacent. Some parts of the large area will have better sightlines as the rest as it is a hill and there are trees nearby. One can easily walk away from those, across the field and get a sightline with few if any obstructions.
Darkness rating	How hill has at least a Bortle Class of 4 (Rural/ sub-urban transition) Dark sky quality meter readings taken in April 2021 are near to 21 Magnitudes per Arc Second. See map at Appendix B. See readings data and methodology at Appendix C. This would mean that How Hill would easily qualify as a 2 Star (Milky way class) site for the Dark Sky Discovery award.
Sightlines	Most of the area has very good sightlines. See photos at Appendix D.
Public access	All times, open to public.
Wheelchair access	In dry conditions, fairly accessible. It is a grass field, but it is hard and dry. That being said, someone in a wheel chair could also use the track leading to Toad Hole Cottage. And they could even park near Toad Hole Cottage, which is a disabled car park for visitors and has surfacing acceptable for wheelchair usage to view the dark skies over the river and marshes.
Safety	The main area of grass – maybe some rabbit holes and a there is a slight slope, but nothing that is a deemed a major risk. It is the usual issue of slips, trips and falls in the dark. For nearer to Toad Hole Cottage, one could be near to water and that would need to be a consideration, but there is a clearly defined edge to the path. There is quay heading. There

	are some mooring posts, but these have glow in the dark discs at their base to help highlight their presence.
The nomination must be supported in writing by the landowner and local authority.	Ludham PC How Hill Trust NNDC BA

Appendix A: Explanation of criteria

1. Size. The Site should be 100m² (10mx10m) in area. This is small enough to be defined clearly by an 8 figure Grid Reference and large enough to be used by a visiting group of 30 people. In many cases, the Site will be part of a wider park or open space which has other locations which don't match the other criteria (e.g. darkness, sightlines, access, safety) in the same way as the core Site. For example, they may have better sightlines but not have wheelchair access. If so, you can explain this briefly in the Other Comments section of the form.

2. Darkness rating. The site must meet one of these levels:

- One Star Site: The seven main stars in Orion are visible to the naked eye. Typically this means away from, or shielded from, bright lights such as street lights, security lights or approaching car headlights.
- Two Star Site: The Milky Way is visible to the naked eye. This will be a much darker site only found in more rural areas.
- Ideally, please ask a local astronomy organisation such as a local club or university to confirm this rating. Local clubs in the UK can be found here www.fedastro.org.uk/fas/. If you are able to take a Sky Quality Measurement for the site, please include tell us the figure. Here are some guidelines on how to do this <http://darkskydiary.wordpress.com/2010/12/18/how-to-carry-out-a-dark-sky-survey/>.

3. Sightlines. The site should provide relatively good sightlines of the horizon in all directions. Typically this means away from tall building, trees and high ground. There is no absolute measure required here and you and you may find it helpful for a local astronomy group to help with this judgement.

4. Public access. Ideally, the site will be freely open to the public and have no cost during the hours of darkness.

5. Wheelchair access. The Site must be accessible to a wheelchair user. As explained above, the Site might be a short walk from other observing locations that do not meet this criteria.

6. Safety. The site must have been Risk Assessed by the nominating organisation. Please use your own Risk Assessment form. In Risk Assessing your site, hazards to be considered should include:

- Uneven or wet ground.
- Open water/steep drops.
- Traffic.
- Anti-social behaviour.

Any risks that you identify should be able to be mitigated by the information you provide in the Safety Notes on the form, in addition to the following general safety information that will be provided on the Dark Sky Discovery website:

- Visit with a group of people – it's safer and more fun!
- Check the website for the Site (linked from the google map) for the latest access information.
- Follow the countryside code for England, Scotland, Wales or North Ireland.

A Site for which the Risk Assessment identifies the need for hard measures such as installation of a fence or steps, will not meet this criteria.

Whilst the Science and Technology Facilities Council will recommend the site as a good place to see the stars, we do not accept any responsibility for any harm, injury, damage, loss or prosecution as a result of people visiting these sites.

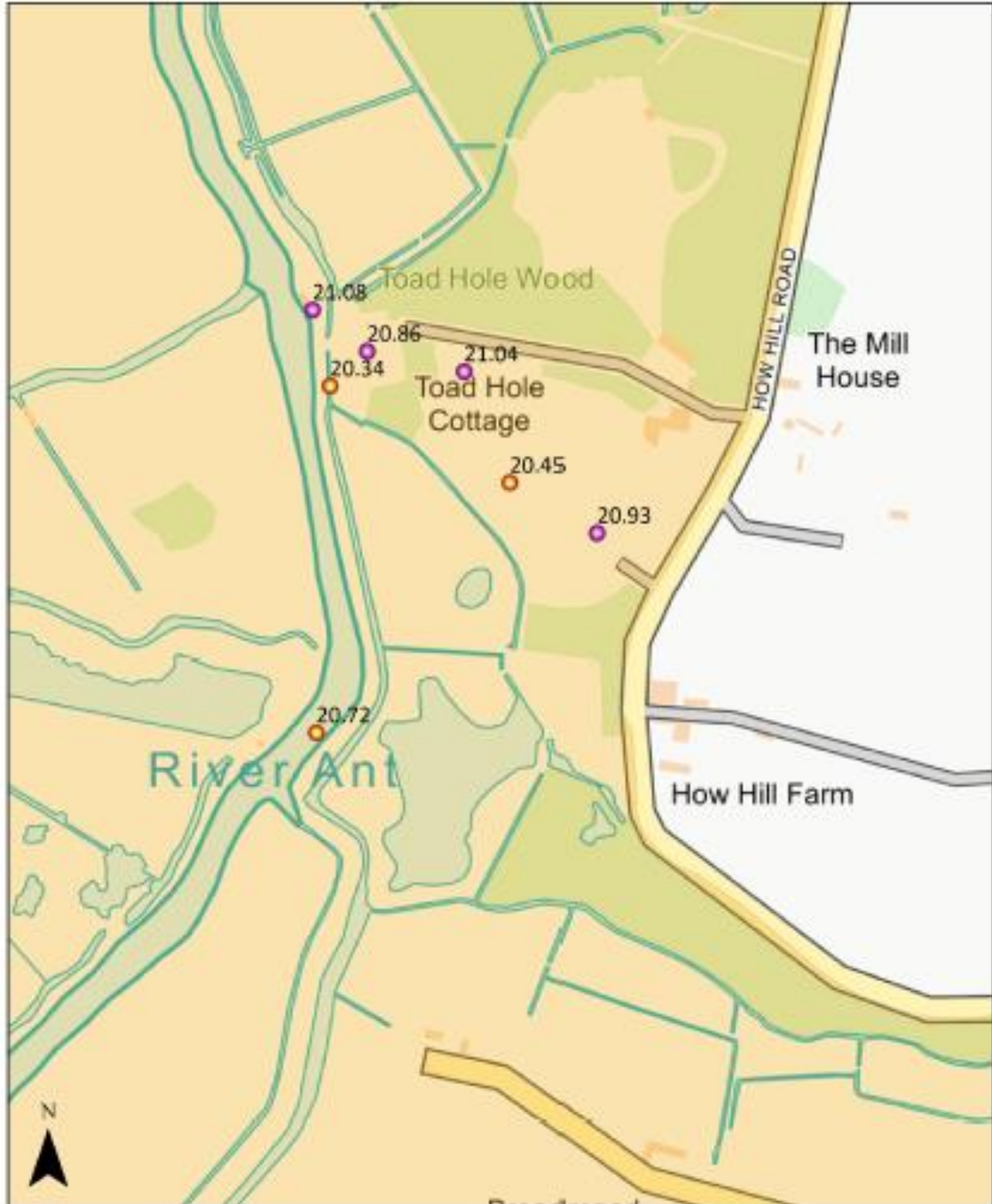
7. The nomination must be supported in writing by the landowner and local authority. For the local authority, the Parks and Open Spaces Department is likely to be the appropriate Department to approach for this support.

Appendix B – map showing location of readings

Dark sky readings taken at How Hill in 2015/16 and April 2021.

- 2015/2016 readings
- 2021 readings
- Zone 2 - 2015/16 surveys combined with CPRE Night Blight data to give dark sky zones

Produced by the Broads Authority to support applications for dark sky discovery sites.



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Appendix C – methodology and readings

Visits were made, after 10pm on 12 April 2021. Astronomical twilight ended at 10pm that day according to the time and date website: [Sunrise and sunset times in Norwich \(timeanddate.com\)](http://timeanddate.com). That night was cloud free and there was no moon.

8 readings were taken using the Dark Sky Quality Meter. The lowest and highest readings were removed and the average of the other 6 used.

The readings at the various locations shown on the map in Appendix B are as follows:

How Hill 1	How Hill 2	How Hill 3	How Hill 4
Staithe near boat house	Outside Cottage	In field, near path to cottage	Near car park
21.03	20.65	20.73	20.53
21.05	20.73	20.86	20.62
21.06	20.76	20.93	20.9
21.07	20.83	21.07	20.91
21.08	20.87	21.09	21
21.12	20.96	21.09	21.07
21.12	21.03	21.18	21.09
21.12	21.1	21.97	21.1
21.08	20.86	21.04	20.93

Appendix D – photographs of How Hill

Standing on the track, looking over the marshes, showing the view from that point.



Showing the surface of the car park.



Standing in the middle of the field, looking back towards the car park.



Looking across the field, towards the car park.



Showing the area near to the water's edge and near to the disabled car park.



Showing the disabled car park.



Showing the surface of the area near to the water. Also showing the kind of view that would be on offer.



This track runs along the field, from the road to the disabled car park. The field and views are to the left of the photo.



Appendix E – an annotated map showing relevant parts of the How Hill area

How Hill - Potential dark sky viewing areas, car parks and other relevant features



Produced by the Broads Authority to support applications for dark sky discovery sites. Contains OS data © Crown copyright and database right 2021. © GetMapping & Bluesky International 2017.

How Hill - Potential dark sky viewing areas, car parks and other relevant features



Produced by the Broads Authority to support applications for dark sky discovery sites. Contains OS data © Crown copyright and database right 2021, © GetMapping & Bluesky International 2017.

Appendix F – Letters of support from Landowner, Parish Council and Local Authority

Appendix G – Risk Assessments

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Local Plan Site Allocations

Summary: To seek agreement on the way forward for site allocations in the draft Local Plan particularly in relation to the final selection of sites at Cromer.

- Recommendations:
- 1. That the Shell Petrol Filling Station Site at Fakenham is included as a proposed allocation in the Regulation 19 Plan.**
 - 2. That, in light of the Gladman Appeal decision no further allocations are made in Holt.**
 - 3. That officers investigate, on a without prejudice basis, an enlarged allocation at Norwich Road, Cromer**

Cabinet Member(s)	Ward(s) affected
Cllr J Toye	All
Contact Officer, telephone number and email: Mark Ashwell, Planning Policy Manager, mark.ashwell@north-norfolk.gov.uk Tel. 0263 516325	

1. Introduction

1.1 Over the last year the Working Party has resolved to allocate new development sites which would allow the overall housing target included in the Draft Local Plan to be met. A small number of decisions were deferred to allow for other options to be considered and some were conditional on further details being agreed. These were:

- The suggested allocation of land behind the Shell Petrol filling station at Fakenham (Sculthorpe Parish) – the Working Party resolved to allocate this site provided suitable access could be provided. Access arrangements have now been agreed to the satisfaction of the Highway Authority involving reconfiguration of access and forecourt arrangements to the PFS. On this basis, allocation of the site is now recommended.
- The choice of sites at Cromer, where a decision on the Clifton Park site was deferred to allow for the consideration of alternatives in the Roughton Road area of the town.
- A resolution to allocate the Norwich Road site at Cromer (the ‘Gurney’ proposal) which was subject to satisfactory resolution of highway issues.

1.2 In addition, for several months, the Council had been awaiting a decision on the ‘Gladman’ appeal at Holt. This has implications for both site allocations in Holt and for the Authorities overall approach to setting housing targets in the Draft Plan. As Members will be aware that appeal decision has now been received and the appeal has been allowed.

1.3 This report provides an update on these matters and seeks to reach final agreements in relation to Site Allocations in order to allow the Reg19 (pre submission) version of the Plan to be finalised for consultation.

2. Housing Target and Delivery (the Gladman decision)

2.1 Members will recall that the process of establishing the housing target for the Plan has been subject to considerable uncertainty resulting from changes, and potential changes, to the national standardised approach which is required to be used to derive the local housing requirement. One of the key tests at examination will be whether the Plan provides a positive strategy to address all likely future housing needs over the duration of the Plan period so the Plans target will be subject to detailed examination.

2.2 It has previously been resolved to include a minimum housing target in the Plan which does not follow the standardised approach in national policy. Instead, the target in the Draft Plan relies on an alternative method based upon more up to date evidence of likely population growth, namely, the 2016 based national household projections, rather than the 2014 based figures which underpin the national methodology. The NPPF requires that any departure from the standard approach should only be used in exceptional circumstances. This was one of the central issues examined by the Inspector at the Holt Public Inquiry, namely - does the evidence in North Norfolk justify the alternative approach?

2.3 The Inspector concluded that the evidence supported the argument that a local variation was justified as the 2014 based Household Projections contain errors and consequently are not a reliable starting point for the calculation of future requirements. As a result, the Inspector confirmed the Council's case that it was currently able to show a five-year land supply. The Local Plan Inspector is not bound by this decision and may hear alternative evidence from others who do not support the Council's approach. Nevertheless, officers consider that the Authority is now in a good position to justify the approach taken to establishing the target proposed in the Draft Plan.

2.4 On this basis, the Submission Plan proposes a minimum housing target of 480 dwellings per year or 9,600 over the entirety of the 20 year plan period 2016-2036. Set against this minimum target the Plan then proposes a strategy to deliver around 11,500 homes – around 2,000 more than the minimum requirement. At Regulation 18 consultation some questioned the need for the Plan to include the higher figure.

2.5 The delivery buffer, or headroom, within the Plan will be critically important in demonstrating the Plans 'soundness' for a number of reasons:

1. Plan targets are expressed as minimums rather than targets not to be exceeded - A Plan which only proposed to provide the minimum target might be argued not to be positively prepared.
2. Whilst there is nothing in the Plan that seeks to hold back delivery of development on allocated sites it is the case that not all of the growth proposed in the Plan will happen within the Plan period. For example, significant elements of the two strategic scale sites at North Walsham and Fakenham are unlikely to be built out in their entirety by 2036. Clearly, such longer term growth should not be counted against the Plans target if it is unlikely to be built in the period covered by the Plan.

3. A further feature of North Norfolk's Plan is the inclusion of around 2,200 homes on windfall sites. Whilst the Council can be confident in this supply, which has been tested and is set at around 50% of recent rates, windfall development is regarded as a less reliable source than site allocations – a windfall is by definition a development site that is not identified.

2.6 For these reasons setting a minimum requirement of 480 per year and then producing a Plan to deliver 480 per year and no more, is very unlikely to be a sound, and is not the approach taken in the Plan.

2.7 The Holt appeal decision was also important in terms of the need or otherwise for the Local Plan to include additional development sites in Holt. Members might recall that the site had initially been identified as a potential allocation but it was removed from the Draft Plan when the planning application was refused. This resulted not only in a reduced quantity of homes in Holt but created the possibility that the Plan would need to identify a new site for the Primary School, which had been proposed on the site. As the Appeal has now been allowed there is no longer a requirement to identify additional land allocations in Holt either for housing or school provision.

3. Selection of Sites in Cromer

3.1 Cromer is identified as one of the Large Growth Towns in the Draft Plan which requires land to be identified in the town (adjacent parishes) for around 600 dwellings. This number is much lower than both Fakenham and North Walsham, the other two Large Growth Towns, reflecting the degree to which growth in Cromer is constrained by the North Sea, the Area of Outstanding Natural Beauty designation and other constraints. Set against this, the town has amongst the highest numbers of people in housing need and the range of supporting services available is comparatively good.

3.2 Given this, it is strategically important that the town makes a significant contribution toward addressing the overall housing requirement and other development needs in the district and that sites are identified which are suitable to provide a land supply both early in, and throughout, the plan period. The Draft Plan included four sites:

Land west of Pine Tree Farm (the 'Gurney' site) – proposed to be allocated in the Draft Plan for 300 dwellings, elderly care and replacement football club facilities.

Land at Cromer High Station – A small site for around 20 units rolled forward from the existing adopted Plan. This site is now subject to a current planning application.

Land at the former Golf Practice Ground, Overstrand Road – proposed for approx. 180 dwellings.

Land at Clifton Park – proposed for approx. 90 dwellings

3.3 Collectively these four sites were planned to deliver around 600 dwellings, which is the 'target' for Cromer included in the Draft Plan.

3.4 At previous meetings Members have agreed the Overstrand Road and High Station sites, agreed the 'Gurney' site *subject* to access arrangements being resolved, and deferred a decision at Clifton Park to allow for consideration of alternatives in the Roughton Road area.

4. Updated Position

4.1 Since these earlier resolutions there have been a number of changes.

- It now appears probable that the Gurney site would not be sufficient to accommodate 300 homes together with elderly care and football club facilities as the Draft Plan intended. The current planning application on the site suggests it may only be suitable for perhaps 250 units if the Authorities desire to deliver high quality sports pitch provision is also to be achieved on the site.
- Delivery of the Gurney proposal is contingent on providing a footbridge over the Cromer Road Rail line to provide a safe route to schools and town centre. The pending application offers this but it remains unclear if such a bridge is feasible within the land available and the impact providing this might have on the overall viability of the scheme.
- The Highway Authority has confirmed its view that any significant development served via Roughton Road is unlikely to be acceptable unless associated with proposals which provide direct access to Norwich Road.
- The proposals for Clifton Park which had originally been for around 90 dwellings and school site (Reg 18) have been amended to 55 dwellings and an elderly persons care facility.

4.2 In light of the above, and in particularly the reduction in numbers of dwellings which might be delivered across the four sites, it is desirable to investigate the identification of further opportunities for growth in Cromer in addition to those identified in the Draft Plan. In this respect, officers consider that an enlarged proposal off Norwich Road (Gurney/ Cabbell Manners sites) represents the best option for securing comprehensive development. For example, an enlargement of the Gurney site to include sufficient land to the west for a further 120 dwellings might assist with scheme delivery by improving viability and providing a more meaningful opportunity to provide sports facilities. Such a proposal would need to be formally tested with the Highway Authority to ensure suitable access could be provided to an enlarged proposal.

Recommendations

- 1. That the Shell Petrol Filling Station Site at Fakenham is included as a proposed allocation in the Regulation 19 Plan.**
- 2. That, in light of the Gladman Appeal decision, no further allocations are made in Holt.**
- 3. That officers investigate, on a without prejudice basis, an enlarged allocation at Norwich Road, Cromer**