

## Appendix A

### North Norfolk Local Plan Proposed Submission Version

## Summary of Proposed Policies

This document provides a simple summary of the purpose of the proposed policies, indicating if they are new, or modified, policies and their main requirements. It is not the purpose of this document to explain the policies in detail, many of which include multiple criteria which must be complied with in order to secure planning permission.

The Plan covers the period 2016-2036 and includes a high-level vision, key strategic objectives, and around 80 separate policies. The Vision for North Norfolk and the associated Objectives provide the foundation for these policies and are derived from public consultation and locally specific evidence.

The list of Policies below indicates if they are entirely New Policies, are Modified versions of existing policies, or are Existing policies. Where policies are indicated as 'Existing' they will nevertheless have been subject to some updating and adjustment.

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## 3 Delivering Climate Resilient Sustainable Growth

### Policy CC 1 - Delivering Climate Resilient Sustainable Growth (new policy)

**The purpose of this policy** is to set out the key guiding principles that development proposals should address in order to ensure that new development positively contributes to mitigating and adapting to climate change and delivers climate resilient sustainable growth to address the challenges most relevant for North Norfolk.

### Policy CC2 - Renewable & Low Carbon Energy (new policy)

**The purpose of this policy** is to help increase the use and supply of renewable and low carbon energy.

### Policy CC3 - Sustainable Construction, Energy Efficiency & Carbon Reduction (new policy)

**The purpose of this policy** is to promote a proactive strategy to mitigate and adapt to climate change through moving towards a low carbon future in building construction.

### Policy CC4 - Water Efficiency (new policy)

**The purpose of this policy** is to reduce the use of water by requiring developments to meet the higher optional water use standard of 110 litres per person per day, (lpppd), as set out in Building Regulations Part G2 2016, or any higher standard subsequently set nationally or locally. The policy has been agreed across all Norfolk Authorities with the support of Anglian Water.

### Policy CC5 - Coastal Change Management (modified policy)

**The purpose of this policy** is to reduce the risk from coastal change by managing the types of development in potential risk areas. It limits the types of development permitted in defined Coastal Change Management Areas (CCMAs) which are derived from the latest available Shoreline Management Plans.

### **Policy CC6 - Coastal Change Adaptation (modified policy)**

**The purpose of this policy** is to make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas otherwise referred to as 'rollback' proposals and is supported by a new coastal management SPD being prepared by a partnership of coastal authorities. The policy adopts a more permissive approach to coastal rollback than current approaches.

### **Policy CC7 - Flood Risk & Surface Water Drainage (updated policy)**

**The purpose of this policy** is to ensure flood risk is evaluated in development proposals and to require the appropriate management of surface and foul water disposal in order to reduce flood risk across the District. Brings the policy up to date with latest evidence and best practice on the use of SUDs.

### **Policy CC8 - Electric Vehicle Charging (new policy)**

**The purpose of this policy** is to promote and ensure delivery of appropriate electric vehicle charging infrastructure and to future-proof developments in the District. Requires the incorporation of electric charging points in dwellings and parking areas and supports the delivery of charging infrastructure.

### **Policy CC9 - Sustainable Transport (updated policy)**

**The purpose of this policy** is to ensure that new development maximises the opportunities for the use of sustainable forms of transport and that the public highway remains safe and convenient to use for all road users.

### **Policy CC10 - Biodiversity Net Gain (new policy)**

**The purpose of this policy** is to ensure biodiversity net gain is achieved through development in order to help protect and enhance the natural environment, which in turn, will support the long-term adaptability and resilience to climate change across the District. Requires proposals for all new dwellings and most new build commercial developments to show a ten percent improvement in biodiversity.

### **Policy CC11 - Green Infrastructure (updated policy)**

**The purpose of this policy** is to conserve and enhance existing green infrastructure and ensure the provision of new green infrastructure to improve connectivity and access.

### **Policy CC12 - Trees, Hedgerows & Woodland (updated policy)**

**The purpose of this policy** is to support the retention and incorporation of existing and new trees, including street trees, within development proposals and to protect trees, hedgerows, woodland and other natural features from harm, including loss and deterioration and ensure compensatory replacement is provided.

### **Policy CC13 - Protecting Environmental Quality (updated policy)**

**The purpose of this policy** is to ensure that every opportunity is taken to avoid, minimise and reduce all emissions and other forms of pollution, including light (dark skies) and noise pollution, and to ensure no deterioration in water quality including meeting the legal requirement to demonstrate nutrient neutrality in designated watercourses.

## 4 Spatial Strategy

### Policy SS1 - Spatial Strategy (updated policy)

**The purpose of this policy** is to set out the distribution of development (Spatial Strategy) and provide the framework to deliver the growth that is necessary to meet the District's existing and future needs for all types of development. The policy determines how much growth (mainly housing) will be permitted in each settlement with growth distributed in accordance with a four tier Settlement Hierarchy. Under the hierarchy most development is located in town with a small quantity in a number of Selected Villages.

### Policy SS2 - Development in the Countryside (updated policy)

**The purpose of this policy** is to manage the types of development allowed in the designated Countryside Policy Area ensuring that the Countryside is protected from developments with permissible types limited to those which require a rural location. Permissive policies towards the provision of affordable homes are retained (rural exceptions).

### Policy SS3 - Community-Led Development (new policy)

**The purpose of this policy** is to make clear the Council's support for various types of development proposals which are led by, and have the support of, the community. This policy allows local communities to develop a wide range of locally supported development initiatives and complements the Neighbourhood Plan process.

## 5 Delivering Well Connected, Healthy Communities

### Policy HC 1 - Health & Wellbeing (new policy)

**The purpose of this policy** is to ensure that health infrastructure and well-being are considered as integral to the development process. It sets out requirements for developer to demonstrate how they have considered health impacts and outcomes as part of the development process.

### Policy HC 2 - Provision & Retention of Open Spaces (modified policy)

**The purpose of this policy** is to protect existing open spaces from the possible adverse impacts of development and to ensure that where new development takes place it is served by the right quantity and type of open space to meet the needs of residents. The policy is supported by a review of open land areas and public open spaces in the District.

### Policy HC 3 - Provision & Retention of Local Facilities (modified policy)

**The purpose of this policy** is to allow for new community facilities and services in sustainable locations and to prevent the premature loss of important local facilities where their continued use is considered to remain a reasonable prospect. Health facilities and care homes are added to the range of community facilities which should be retained where possible.

### Policy HC 4 - Infrastructure Provision, Developer Contributions & Viability (modified policy)

**The purpose of this policy** is to set out the strategic approach to ensure that all of the social, physical and green infrastructure, which is necessary to make development acceptable is provided in a timely manner as development takes place. It sets out the approach to developer contributions to support infrastructure delivery whilst ensuring development viability across the District and that there is transparency in the process.

### Policy HC 5 - Fibre to the Premises (new policy)

**The purpose of this policy** is to improve the provision and quality of digital communications including broadband across North Norfolk and to ensure that all new dwellings and work places are connected by fibre, or are able to be connected in the future.

### Policy HC 6 - Telecommunications Infrastructure (modified policy)

**The purpose of this policy** is to maximise digital connectivity across North Norfolk by supporting the provision of well-designed digital infrastructure, which takes account of its visual impacts

### Policy HC 7 - Parking Provision (modified policy)

**The purpose of this policy** is to ensure the provision of adequate safe and secure vehicle and cycle parking.

### Policy HC 8 - Safeguarding Land for Sustainable Transport (modified policy)

**The purpose of this policy** is to safeguard land for potential sustainable transport related uses.

## 6 Environment

### Policy ENV 1 - Norfolk Coast Area of Outstanding Natural Beauty & The Broads (existing policy)

**The purpose of this policy** is to ensure that the statutory duty and appropriate high level of protection is given to these designated landscapes through conservation and enhancement of the defined special qualities of the Norfolk Coast Area of Outstanding Natural Beauty and the Broads.

### Policy ENV 2 - Protection & Enhancement of Landscape & Settlement Character (existing policy)

**The purpose of this policy** is to ensure that development proposals reflect the defining and distinctive qualities of the varied landscape character areas, their key characteristics and valued features and the character, appearance and integrity of the historic and cultural environment of North Norfolk.

### Policy ENV 3 - Heritage & Undeveloped Coast (existing policy)

**The purpose of this policy** is to protect the appearance and character of the coast.

### Policy ENV 4 - Biodiversity & Geodiversity

**The purpose of this policy** is to protect and enhance biodiversity and geodiversity.

### Policy ENV 5 - Impacts on International & European sites: Recreational Impact Avoidance & Mitigation Strategy (new policy)

**The purpose of this policy** is to ensure compliance with the Conservation of Habitats and Species Regulations 2017 (as amended) and enable growth in the District through the implementation of measures to avoid adverse effects on the integrity of Habitats Sites arising from recreational disturbance, through the Norfolk-wide Green infrastructure & Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).

### Policy ENV 6 - Protection of Amenity (new policy)

**The purpose of this policy** is to maintain, protect and promote adequate living and working conditions for the District's communities in order to ensure that all occupants benefit from a good standard of amenity.

### Policy ENV 7 - Protecting & Enhancing the Historic Environment (modified policy)

**The purpose of this policy** is to conserve and where possible, enhance the historic environment.

### Policy ENV 8 - High Quality Design (modified policy)

**The purpose of this policy** is to provide a set of design principles which will result in improved design and ensure the special character and qualities of North Norfolk are maintained and enhanced.

## 7 Housing

### **Policy HOU 1 - Delivering Sufficient Homes (new policy)**

**The purpose of this policy** is to set a minimum housing target for the District that ensures that all existing and future housing needs are addressed in locations that comply with the Settlement Hierarchy in **Policy SS 1 'Spatial Strategy'**.

### **Policy HOU 2 - Delivering the Right Mix of Homes(modified policy)**

**The purpose of this policy** is to ensure that the type, size and tenure of homes provided closely matches the existing and predicted future needs of the local population.

### **Policy HOU 3 - Affordable Homes in the Countryside (modified approach to Rural Exceptions Housing)**

**The purpose of this policy** is to provide for the delivery of an increased supply of affordable homes in locations close to where the need for such accommodation arises.

### **Policy HOU 4 - Essential Rural Worker Accommodation (existing policy)**

**The purpose of this policy** is to meet the need for essential accommodation associated with the use of land for agriculture, forestry and other rural based businesses in locations that would otherwise be judged as unsustainable.

### **Policy HOU 5 - Gypsy, Traveller & Travelling Showpeople's Accommodation (existing policy)**

**The purpose of this policy** is to meet the needs for both permanently occupied and transit pitches for the gypsy and traveller communities.

### **Policy HOU 6 - Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation (modified policy)**

**The purpose of this policy** is to manage the visual impacts of proposed replacement dwellings, house extensions and domestic outbuildings on the character of the District. **Policy ENV 8 'High Quality Design'** and the detailed advice of the North Norfolk Design Guide are also applicable.

### **Policy HOU 7 - Re-use of Rural Buildings in the Countryside (modified policy)**

**The purpose of this policy** is to allow for the conversion and re-use of good quality, structurally sound buildings in ways which respects their character and protects wildlife.

### **Policy HOU 8 - Accessible & Adaptable Homes (modified policy)**

**The purpose of this policy** is to ensure that new homes address the District's needs, are built to accessible and adaptable standards and as such can:

1. be easily and cost effectively adapted as people's needs change throughout their lifetime;
2. increase the overall percentage of appropriate housing across all housing types and tenures;
3. address the historical deficiency in supply.

### **Policy HOU 9 - Minimum Space Standards (new policy)**

**The purpose of this policy** is to ensure that new homes offer a reasonable minimum level of residential amenity and quality of life, ensuring that there is sufficient internal space, privacy and storage facilities to ensure long term sustainability and usability of new homes.

## 8 Economy

### Policy E 1 - Employment Land (new policy)

**The purpose of this policy** is to ensure that a sufficient quantity of land is reserved for employment generating developments across the District.

### Policy E 2 - Employment Areas, Enterprise Zones & Former Airbases (modified policy)

**The purpose of this policy** is to ensure that designated employment land within the District is protected for employment uses.

### Policy E 3 - Employment Development Outside of Employment Areas (modified policy)

**The purpose of this policy** is to provide opportunities for businesses situated outside of designated Employment Areas with the potential to expand and thrive and to recognise the importance of employment outside the designated Employment Areas to the wider economy by requiring such uses to be retained, where possible.

### Policy E 4 - Retail & Town Centre Development (modified policy)

**The purpose of this policy** is to maintain and enhance the vitality, viability and sustainability of the District's town centres.

### Policy E 5- Signage & Shopfronts ( existing policy)

**The purpose of this policy** is to seek to avoid the proliferation of advertisements in sensitive locations, such as in Conservation Areas and rural locations or locations which have high visual amenity, where it is considered that the amenity of the locality will be impaired and to ensure new and replacement shopfronts are well designed to reflect the character of the surrounding area and enhance the visual amenity of the local area.

### Policy E 6 - New Tourist Accommodation, Static Caravans & Holiday Lodges, & Extensions (modified policy)

**The purpose of this policy** is to ensure that new-build tourist accommodation, static holiday caravans and holiday lodges are located in appropriate locations and to allow flexibility for existing businesses within the countryside the opportunity to expand where appropriate.

### Policy E 7 - Touring Caravan & Camping Sites (modified policy)

**The purpose of this policy** is to ensure that the use of land for touring caravan and camping sites is located in appropriate locations.

### Policy E 8 - New Tourist Attractions & Extensions (modified policy)

**The purpose of this policy** is to ensure that tourist attractions that broaden the tourism opportunities across the District and extend the tourist season are encouraged in appropriate locations.

### Policy E 9 - Retaining an Adequate Supply & Mix of Tourist Accommodation (modified policy)



**The purpose of this policy** is to retain a mix of all types of tourist accommodation.

## 9 Places & Sites

Policies allocate a range of sizes of sites located within the selected settlements identified in the settlement hierarchy with each site providing homes, open space and supporting infrastructure with larger sites providing for elderly persons accommodation, sports facilities and local employment opportunities .

### **Policy DS1 - Development Site Allocations (new policy)**

**The purpose of this policy** is to ensure that sufficient development land is available in the District to meet all likely future development needs in locations that comply with the **Settlement Hierarchy**. Policy DS1 allocates a range of available, suitable and deliverable sites for homes, employment, open space and other uses. This policy ensures that development proposals on allocated sites comply with all of the general policies of the Plan and the specific requirements of policies applicable to each individual site.

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## 10 Cromer

### **Policy C07/2**

#### **Residential: Land at Cromer High Station, Norwich Road (site already allocated in current Plan)**

The site is allocated for approximately 22 dwellings, public open space and associated on and off-site infrastructure.

### **Policy C16**

#### **Residential: Former Golf Practice Ground, Overstrand Road (new allocation)**

The site is allocated for development of approximately 150 dwellings, specialist elderly care accommodation, public open space and associated on and off-site infrastructure.

### **Policy C22/2**

#### **Mixed-Use: Land West of Pine Tree Farm (new allocation)**

The site is allocated for development of approximately 400 dwellings, specialist elderly person's accommodation, sport and recreational facilities and associated on and off-site infrastructure.

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## 11 Fakenham

### **Policy F01/B**

#### **Residential: Land North of Rudham Stile Lane (second phase of existing large urban extension)**

The site is allocated for residential development of approximately 560 dwellings, elderly person's accommodation, public open space, and associated on and off-site infrastructure.

### **Policy F02**

#### **Land Adjacent to Petrol Filling Station, Wells Road (new allocation)**

The site is allocated for approximately 70 dwellings, public open space and associated on and off-site infrastructure.

### **Policy F03**

#### **Residential: Land at Junction of A148 and B1146 (new allocation)**

The site is allocated for development of approximately 65 dwellings, public open space and associated on and off-site infrastructure.

### **Policy F10**

#### **Residential: Land South of Barons Close (new allocation)**

The site is allocated for development of approximately 55 dwellings, 2.6 hectares of public open space, and associated on and off-site infrastructure.

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## **12 Holt**

### **Policy H17**

#### **Residential: Land North of Valley Lane (new allocation)**

The site is allocated for residential development of approximately 27 dwellings, public open space, and associated on and off-site infrastructure.

### **Policy H20**

#### **Residential: Land at Heath Farm (second phase of recently developed residential area)**

The site is allocated for residential development of approximately 180 dwellings, elderly persons accommodation, public open space, and associated on and off-site infrastructure.

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## **13 Hoveton**

### **Policy HV01/B**

#### **Residential: Land East of Tunstead Road (new allocation adding to recently developed area)**

The site is allocated for approximately 150 dwellings, elderly person's accommodation, open space and associated on-site and off-site infrastructure.

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## **14 North Walsham**

### **Policy NW01/B**

#### **Mixed-Use: Land at Norwich Road & Nursery Drive (site part new and part existing allocation)**

The site is allocated for a mixed-use development including approximately 350 dwellings, elderly person's accommodation the retention 2 hectares of existing employment land and provision of 3.5 hectares of public open space and supporting infrastructure.

## **Policy NW52**

### **Employment: Land East of Bradfield Road (new allocation)**

The site is allocated for employment development.

## **Policy NW62/A**

### **Mixed-Use: Land West of North Walsham (new urban extension to the west of North Walsham)**

The site is allocated for approximately 1,800 dwellings, 7 hectares of employment land, green infrastructure, community facilities and a road linking Norwich Road, Cromer Road and the industrial estate.

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## **15 Sheringham**

### **Policy SH04**

#### **Residential: Land Adjoining Seaview Crescent (existing allocation in current Plan)**

The site is allocated for residential development of approximately 45 dwellings, public open space, and associated on and off-site infrastructure.

### **Policy SH07**

#### **Residential: Former Allotments, Weybourne Road, Adjacent to The Reef (now has planning permission for affordable residential and care home)**

The site is allocated for residential development of approximately 40 dwellings, public open space, and associated on and off-site infrastructure.

### **Policy SH18/1B**

#### **Residential: Land South of Butts Lane (second phase of under construction scheme)**

The site is allocated for residential development of a maximum of 48 dwellings, public open space, and associated on and off-site infrastructure.

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## **16 Stalham**

### **Policy ST19/A**

#### **Residential: Land Adjacent Ingham Road (extension of recently built development)**

The site is allocated for residential development of approximately 70 dwellings, public open space, and associated on and off-site infrastructure.

### **Policy ST23/2**

#### **Mixed-Use: Land North of Yarmouth Road, East of Broadbeach Gardens (extension to recently built development)**

The site is allocated for mixed use development of approximately 80 dwellings, not less than 1 hectare of employment land, open space, and associated on and off-site infrastructure.

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## **17 Wells-next-the-Sea**

### **Policy W01/1**

#### **Residential: Land South of Ashburton Close (extension of recently built development)**

The site is allocated for residential development of approximately 20 dwellings, public open space, and associated on and off-site infrastructure.

### **Policy W07/1**

#### **Residential: Land Adjacent Holkham Road (new allocation)**

The site is allocated for residential development of approximately 50 dwellings, 0.6 hectares public open space, and associated on and off-site infrastructure.

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## **Large Growth Villages**

## **18 Blakeney**

### **Policy BLA04/A**

#### **Residential: Land East of Langham Road**

The site is allocated for residential development of approximately 30 dwellings, public open space and on and off-site infrastructure.

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## **19 Briston**

### **Policy BRI01**

#### **Residential: Land East of Astley Primary School**

The site is allocated for residential development of approximately 25 dwellings, public open space, school parking and associated supporting on and off-site infrastructure.

### **Policy BRI02**

#### **Residential: Land West of Astley Primary School**

The site is allocated for residential development for approximately 40 dwellings, public open space, school parking and associated supporting on and off-site infrastructure.

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## **20 Ludham**

### **Policy LUD01/A**

#### **Residential: Land South Of School Road**

The site is allocated for residential development of approximately 20 dwellings inclusive of open space and associated on and off-site infrastructure.

### **Policy LUD06/A**

#### **Residential: Land at Eastern End of Grange Road**

The site is allocated for residential development of approximately 15 dwellings, inclusive of open space, and associated on and off-site infrastructure.

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## **21 Mundesley**

### **Policy MUN03/B**

#### **Residential: Land off Cromer Road & Church Lane**

The site is allocated for residential development of approximately 30 dwellings inclusive of open space and associated on and off-site infrastructure.

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## **Other Areas**

## **22 Tattersett**

### **Policy E7**

#### **Employment: Tattersett Business Park**

The site is allocated for employment development.