

North Walsham West Development Brief: Consultation Proposals.

Summary: This report provides a general update on progress in preparing a Development Brief for the North Walsham West Urban Extension proposed in the North Norfolk Local Plan and seeks support for a public consultation on the draft Brief.

Recommendations: **1. Members of the Planning Policy & Built Heritage Working Party endorse the consultation arrangements contained in Appendix A**

Cabinet Member(s)	Ward(s) affected.
Cllr Andrew Brown	All North Walsham wards and adjacent rural Parishes
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1. Background

1.1 The North Norfolk Local Plan proposes a large-scale urban extension to the west of North Walsham. The Local Plan policy attached to the proposed allocation includes a requirement that development should not occur until such time as a Development Brief has been prepared and approved for the site.

1.2 The policy requires:

‘Prior approval and adoption of a comprehensive Development Brief incorporating a site wide Vision and Master Plan demonstrating how the development will respond to the particular characteristics of the site and detailing the delivery of all uses and infrastructure required in this policy’.

1.3 The preparation and approval of a Development Brief is an important stage in the planning of the site. It is a tool used on largescale, multi-phase developments to establish the principles that subsequent planning applications should comply with. In the case of this proposal the policy also requires the approval of a number of other technical documents including a Design Code, Drainage Strategy, and Highway Strategy.

1.4 In May of 2021 the Council consulted on what were described as high level aims and objectives for the development of the site including an overall vision for the development and an illustrative Master Plan. The consultation

responses and a number of technical appraisals are informing the preparation of a first draft of the Development Brief which, it is proposed, should be subject to public consultation.

1.5 The in-principal decision to allocate this site, or not, will be tested via the Local Plan examination so any final endorsement of the Brief will need to await the outcome of the examination, or be subject to allocation being confirmed. However, preparation of the Brief at this point in the process is clear evidence of the Authorities, and the site promoters, commitment to bring the site forward for development and would help at the Local Plan Examination hearings to demonstrate clearly to the Inspector that the proposals are deliverable.

1.6 This report is not seeking endorsement of the content of the Consultation Draft of the Brief which will be presented to the Working Party at its August Meeting. Agreement is being sought solely in relation to the proposed arrangements for public consultation as these will take some time to prepare.

2. Consultation Proposals

2.1 It is recommended that the Brief should be subject to a significant period of public consultation similar to that undertaken on the Local Plan. This will include a range of media coverage, direct notifications, in person exhibition, and consultation with all key internal and external consultees.

2.2 Detailed proposals and an indicative timetable are attached as Appendix A

3. Recommendations

1. **Members of the Planning Policy & Built Heritage Working Party endorse the consultation arrangements contained in Appendix A**

4. Legal Implications and Risks

4.1 None

5. Financial Implications and Risks

5.1 None

Appendix – Consultation Proposals