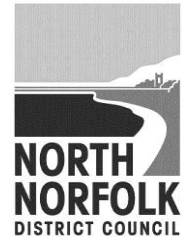


Planning Policy & Built Heritage Working Party



Please Contact: Linda Yarham

Please email: linda.yarham@north-norfolk.gov.uk
Direct Dial: 01263 516019

5 October 2017

A meeting of **Planning Policy & Built Heritage Working Party** will be held in the **Council Chamber** at the Council Offices, Holt Road, Cromer on **Monday 16 October 2017 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 arrive at least 15 minutes before the start of the meeting. It will not always be possible to accommodate requests after that time. This is to allow time for the Committee Chair to rearrange the order of items on the agenda for the convenience of members of the public. Further information on the procedure for public speaking can be obtained from Democratic Services, Tel: 01263 516010, Email: democraticservices@north-norfolk.gov.uk

Anyone attending this meeting may take photographs, film or audio-record the proceedings and report on the meeting. Anyone wishing to do so must inform the Chairman. If you are a member of the public and you wish to speak on an item on the agenda, please be aware that you may be filmed or photographed.

Emma Denny
Democratic Services Manager

To: Mrs S Arnold, Mrs J English, Ms V Gay, Mrs P Grove-Jones, Mr J Punchard, Mr R Reynolds, Mr S Shaw, Mr N Smith, Mrs V Uprichard, Ms K Ward, Vacancy

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

Heads of Paid Service: Nick Baker and Steve Blatch
Tel 01263 513811 **Fax** 01263 515042 **Minicom** 01263 516005
Email districtcouncil@north-norfolk.gov.uk **Web site** www.north-norfolk.gov.uk

AGENDA

1. APOLOGIES FOR ABSENCE

To receive apologies for absence, if any.

2. PUBLIC QUESTIONS

3. MINUTES

Page 4

To approve as a correct record the Minutes of a meeting of the Working Party held on 21 August 2017.

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. BROWNFIELD REGISTER

Page 10

Summary: This report provides an introduction to the duties and actions arising from the Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017.

Recommendations: **That the brownfield land register be prepared and published.**

Cabinet Member(s):	Ward(s) affected:
Cllr S Arnold	All
Contact Officer, telephone number and email: Sarah Tudhope, 01263 516011, sarah.tudhope@north-norfolk.gov.uk	

8. HOUSING NEEDS ASSESSMENT, REVISED APPROACH CONSULTATION

Page 14

Summary: Outlines a current government consultation on proposals to alter the way in which local Housing Needs Assessments are undertaken.

Conclusions: The Council will be responding to the consultation.

Recommendations: **Item is for information only**

Cabinet Member(s)	Ward(s) affected
Cllr S Arnold	All
Mark Ashwell, 01263 516325, Mark.ashwell@north-norfolk.gov.uk	

9. LOCAL PLAN – DRAFT VISION AND OBJECTIVES

Page 18
(Appendix A – page 19)

Summary: Outlines a draft Vision and set of Local Plan Objectives for inclusion in the consultation draft of the new Local Plan .

Recommendations: **That the draft Vision and Objectives identified in Appendix A are agreed as a basis for policy development and public consultation.**

Cabinet Member(s)	Ward(s) affected
Cllr Sue Arnold	All
Mark Ashwell, 01263 587281. Mark.ashwell@north-norfolk.gov.uk	

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

21 AUGUST 2017

Minutes of a meeting of the **PLANNING POLICY & BUILT HERITAGE WORKING PARTY** held in the Council Chamber, Council Offices, Holt Road, Cromer at 10.00 am when there were present:

Councillors

Mrs S Arnold (Chairman)
J Punchard (Vice-Chairman)

Mrs J English	R Reynolds
Mrs P Grove-Jones	S Shaw
Ms V Gay	Mrs V Uprichard
Ms K Ward	

Observers:

Mrs A Claussen-Reynolds
N Dixon
Mrs A Fitch-Tillett
Mrs A Green
Ms M Prior
J Rest
B Smith

Officers

Mr M Ashwell – Planning Policy Manager
Mr I Withington – Planning Policy Team Leader

18. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors N Pearce and N Smith.

19. PUBLIC QUESTIONS

None.

20. MINUTES

The Minutes of the meeting held on 24 July 2017 were approved as a correct record and signed by the Chairman.

21. ITEMS OF URGENT BUSINESS

There were no items of urgent business.

22. DECLARATIONS OF INTEREST

None.

23. UPDATE ON MATTERS FROM THE PREVIOUS MEETING

The Planning Policy Manager informed the Working Party that he would arrange a presentation by a representative of BT for the next meeting.

24. NORFOLK STRATEGIC FRAMEWORK CONSULTATION

The Planning Policy Manager presented an overview of the Norfolk Strategic Framework which had been published for consultation, and a table of comments to be recommended to Cabinet as the Council's response to the consultation.

The Working Party discussed the suggested response.

Agreements 1-3

Councillor Ms V R Gay stated that the coastline was one of the distinguishing features of the County and the need to defend it should be included. She also questioned whether the term "...safeguarding and enhancement ..." had a different meaning to "preserve and enhance" which had been used previously.

The Planning Policy Manager stated that coastal issues had been included in his comments. "Preserve" was used in the national guidelines and he agreed that it would be preferable.

Councillor J Punchard considered that it was important to include health within the agreements.

Councillor J Rest considered that most of the headline objectives were achievable except for "address all housing needs".

The Planning Policy Manager explained that Government legislation required all housing needs to be addressed.

Agreement 4

Comments agreed.

Agreements 5, 6 and 7

Councillor N D Dixon referred to Hoveton and Wroxham which had issues in common and considered that there were other examples elsewhere. There were common constraints which fed into each other and more needed to be done to identify them and address the concerns.

Councillor Mrs V Uprichard stated that some of the objectives were the responsibility of Norfolk County Council (NCC).

The Planning Policy Manager confirmed that NCC would also sign up and be bound by the agreements. NCC had authored a large part of the document and sat on the Duty to Co-operate Forum.

Agreement 8

Members strongly supported the need to widen the focus to reflect the importance of key sectors in the rural economy.

Councillor R Reynolds stated that it was important that the larger towns in North Norfolk were not forgotten.

Councillor N D Dixon considered that the tourism industry was equal to “Tier 1” economic zones. Much of the economy was focused on micro-businesses which were dependent on broadband speeds, mobile phones etc and other businesses were concerned about the road network. Power was also an issue for part of the area.

It was agreed that Councillor Dixon would consider suggested wording to cover these concerns.

Home-working was recognised by Members as a growth industry with a need for investment, and that there were people who would work at home if they were able to. Evidence was needed to support this view. It was suggested that a survey could be sent out with Council tax bills, or evidence obtained from Census data, although the situation was likely to have changed somewhat since the Census was conducted. Councillor Ms K Ward stated that a survey had been conducted by her office which she offered to share.

The Chairman suggested that support should also be shown for the fishing industry.

Agreement 9

Councillor N D Dixon considered that there needed to be more articulation as to how cross boundary infrastructure would be delivered.

Agreements 10-17

Comments agreed.

Councillor J Punchard considered that adding an additional buffer could lead to more planning appeals.

Councillor R Reynolds stated that there was a shortage of builders throughout the country and pushing to build even more houses could lead to failure.

Agreement 18

Considered under Minute 25.

Agreement 19

Councillor N D Dixon considered that the link between green (and blue) infrastructure and tourism had not been recognised. It was crucial that such infrastructure was preserved.

Councillor Ms V R Gay endorsed Councillor Dixon’s comments. Green infrastructure was vital to the life of residents and further emphasis would be helpful.

Councillor Mrs A Fitch-Tillett considered that the Norfolk Coast Partnership would wish to have an input. She considered that visitor pressure should be recognised.

The Planning Policy Manager stated those with an interest in green and blue infrastructure would be involved through the Officer level working group and a report would be brought to the Working Party in due course. Visitor pressure was reflected in the wording of the agreement but had not been included in the report.

Agreement 20

The Chairman stated that it was hugely important to improve broadband and mobile infrastructure as parts of the District were not properly serviced at present.

Councillor R Reynolds considered that current glass fibre technology would not disappear.

The Working Party considered that the Agreement should be expanded to include all mobile/broadband technology rather than focus only on 5G technology.

Other comments

Councillor Dixon commented that there had been no mention of rail capacity or bus services. He considered that there was a need to extend the National Grid so that the North Norfolk countryside was not carved up for every offshore windfarm development and that this issue should be addressed at county-wide level. There were also issues with water supply, surface water drainage and sewerage in some parts of the District. He considered that these issues should be addressed through this process.

The Planning Policy Manager stated that there were references to infrastructure issues in the documents but they were not plans of action. Councils were not providers of these services and thought needed to be given as to how the agreements might be worded.

Councillor Dixon considered that now was an appropriate time to address these issues. It would be difficult to challenge infrastructure providers if they raised no concerns with regard to site allocations.

The Planning Policy Manager stated that infrastructure providers were not co-signatories to the agreements and could not be obligated. He suggested that authorities could collectively seek to influence Government and Local Enterprise Partnerships etc to address infrastructure issues.

Councillor R Reynolds supported Councillor Dixon's comments. He considered that windfarms were excellent but caused damage to the countryside with no direct benefit to North Norfolk. It was vital that the windfarms were connected together to provide a decent supply. He considered that it may be necessary to accept pylons in the District.

Councillor Mrs A M Fitch-Tillett commented that NCC had responsibilities as Lead Local Flood Authority but had fallen behind other Authorities in England in preparing its strategy. Up to date flood maps were not available on the planning system.

The Chairman considered that installation of charging points for electric vehicles needed to be progressed.

It was agreed that the Planning Policy Manager would produce a schedule of modifications to Table 1 based on the comments above and circulate it to Members of the Working Party. Subject to this, it was

RECOMMENDED to Cabinet

That the Council welcomes and supports the production of the Framework document and indicates its overall support for the Vision, Objectives and the Agreements it contains, subject to further consideration of the comments in Table 1, as amended.

25. PLANNING IN HEALTH PROTOCOL

The Planning Policy Manager presented a report on the Planning in Health Protocol which was an engagement protocol between local planning authorities and health organisations in Norfolk. The Protocol had been prepared jointly by a team of planning officers and health practitioners and all Norfolk planning authorities were being asked to endorse it as part of their adoption of the Norfolk Strategic Framework. It would be used by planners when preparing Local Plans and determining planning applications.

Councillor N D Dixon questioned the terminology “public health” in paragraph 1.2 of the officer’s report as it was a very specific part of the health system which dealt with the prevention of illness and did not include delivery of health services.

The Planning Policy Manager explained that the protocol included public health, clinical commissioning groups and the primary health care providers. He agreed to amend paragraph 1.2 to encapsulate this.

Councillor Dixon considered that a statement should be made in respect of the difficulty people had in accessing primary health care in a timely manner.

The Planning Policy Manager suggested that the point could be made in the context of the document .

Councillor Ms K Ward stated that there was nothing in the document relating to private care providers, and in particular, private residential care. An increasing number of residential care facilities also included medical facilities which would not be picked up in the protocol.

Councillor R Reynolds referred to a major scheme in Fakenham which would result in 1000 homes and asked if Section 106 agreements included future improvement of the surgery facilities.

The Planning Policy Manager explained that Section 106 agreements related to matters which made unacceptable development acceptable, eg. road improvements, school buildings, library books, health services. Section 106 agreements could be used in relation to buildings but could not influence the number of doctors. The Fakenham surgery building was large enough as it had been designed with a view to long term expansion.

The Planning Policy Manager stated that service providers were formally consulted and routinely responded saying there was no problem, which often conflicted with other people’s experience of the services.

Councillor Mrs A Claussen-Reynolds stated that Health Overview and Scrutiny Committee (HOSC) at NCC did excellent work. She had sat on HOSC for many years and regularly reported back.

Councillor Ms M Prior stated that there was common misunderstanding by the public regarding surgery appointments and that it was necessary to be careful about what were important issues and public perceptions.

The Planning Policy Manager stated that the Protocol was not an NNDC document. He recommended endorsement of the Protocol and concerns could be fed back as to how the Protocol could be amended in the future.

It was proposed by Councillor R Reynolds, seconded by Councillor J Punchard and

RECOMMENDED to Cabinet

That the Council approves the Planning in Health Protocol for use when preparing Local Plans and determining planning applications.

The meeting closed at 11.45 am.

CHAIRMAN

16 October 2017

BROWNFIELD REGISTER

Summary: This report provides an introduction to the duties and actions arising from the Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017.

Recommendations: **That the brownfield land register be prepared and published.**

Cabinet Member(s)	Ward(s) affected - All
Contact Officer, telephone number and email: Sarah Tudhope, 01263 516011, sarah.tudhope@north-norfolk.gov.uk	

1. Introduction

- 1.1 This report is to inform members about the new Town and Country Planning (Brownfield Land Register) Regulations 2017 (BLRR) and the Town and Country Planning (Permission in Principle) Order 2017 (PiP).
- 1.2 From 16 April 2017 a new duty¹ has been placed on local planning authorities (LPAs) to prepare, maintain and publish a register of previously developed land (brownfield land) which is suitable for residential development. The register must be published by 31 December 2017. The register will be in two parts, Part 1 will comprise all brownfield sites appropriate for residential development and Part 2 those sites granted permission in principle. The register is intended to help provide certainty for developers and communities and to encourage investment in local areas. It also is intended to help drive the Government’s ambition to have planning permissions for homes in place on more than 90% of suitable brownfield land by 2020².
- 1.3 As such, further work is required to review and revise existing processes and to set up new procedures and undertake the detailed tasks resulting from the new duties.

2. The Register

- 2.1 Brownfield land registers must include all brownfield sites in the local authority area that are suitable for housing development (or housing-led development) irrespective of their planning status. This includes sites that have extant planning permission for development that has not been implemented. The definition of brownfield land is as set out in Annex 2 of the National Planning

¹ See The Town and Country Planning (Brownfield Land Register) Regulations 2017.
² See Press Release 2014 - <https://www.gov.uk/government/news/government-initiatives-to-help-build-more-new-homes-on-brownfield-land>

Policy Framework (NPPF)³. Not all brownfield land in the district will appear on the register. It will only be the sites which the LPA considers to be appropriate for residential development 'having regard to' the criteria⁴ set out in [regulation 4](#) of the BLRR. Local authorities are also required to have regard to the development plan, including relevant neighbourhood plans, and the NPPF when making decisions about which sites to include on their registers. This means, for example, that a site that complies with the definition of brownfield land but is located within an area designated as countryside in the development plan would not appear on the register.

- 2.2 The register must be kept in two parts. The first part is the list of suitable brownfield land sites and the second part (a sub-set of Part 1) is for those entries in Part 1 that the authority considers are suitable for 'permission in principle'⁵.

3. Permission in Principle

- 3.1 Permission in principle is a new alternative way of obtaining planning permission which separates the consideration of matters of principle (which are limited to location, land-use and amount of development) from the technical detail of the development. This is somewhat similar to outline and reserved matters permissions but where the outline stage is undertaken by the authority rather than the developer; such that sites granted permission in principle still require technical details consent before development can commence. It will also be for the authority to indicate, in the Part 2 entry of the register for a site, the particulars required at technical details consent application stage. Applications for technical details consent must be decided by the LPA in accordance with the terms of the permission in principle. Full planning permission is only granted once a technical details consent application has been approved.

- 3.2 Inclusion of a site in Part 1 does not mean that it will automatically be granted permission in principle. The regulations set out the requirements for publicity and consultation where an authority proposes to enter sites on Part 2 of the register. There is no right of appeal where an LPA decides not to enter a site in Part 2 of the register and not trigger the grant of permission in principle. A person with an interest in a site has the option of submitting a planning application to the LPA in the usual manner.

³ Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

⁴ The criteria referred to in paragraph (1)(b) of regulation 3 (BLRR) are, in relation to each parcel of land—

- (a) the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- (b) the land is suitable for residential development;
- (c) the land is available for residential development; and
- (d) residential development of the land is achievable.

⁵ See The Town & Country Planning (Permission in Principle) Order 2017 and the National Planning Practice Guidance 'Permission in Principle' - <https://www.gov.uk/guidance/permission-in-principle>

- 3.3 As the determination of planning applications is a function of the Council delegated to the Development Committee, officers are currently seeking legal advice in respect of where the decision making for the granting of 'permission in principle' and 'technical details consent' lies.

4. Proposed Actions

- 4.1 • Compile and publish Part 1 of the register

The Government considers that LPAs already have established processes for identifying sites (for example the SHLAA⁶ – now translated into the HELAA⁷) and already advertise opportunities, such as a call for sites, to promote sites for consideration. Whilst these processes may be closely aligned it is however considered that additional work will be required to review and revise those processes in order to ensure that information is collected in an appropriate format to identify suitable brownfield sites. Notwithstanding the reviews required it is proposed to use the HELAA as the base data source for creation of the register and not to invite an additional 'call for sites' this year. Publication of Part 1 of the register to include suitable previously developed land with existing planning permissions, sites allocated in the existing adopted development plan and those sites identified in the HELAA which comply with the adopted Core Strategy (i.e. within the adopted development boundary).

- Investigate and establish internal procedures for determining which sites are suitable for the grant of permission in principle
- Establish development management procedures for processing technical details consent applications

5. Legal Implications and Risks

- 5.1 It is a legal requirement to prepare, maintain and publish a register. The register (Part 1) must be in place by 31 December 2017. There is also a legal requirement to enter any sites from Part 2 of the register (sites granted permission in principle) into the Planning Register (the Council's online planning application search facility) within 14 days of the land being entered into Part 2 of the brownfield land register.
- 5.2 The Government has stated its intention to measure progress made by LPAs in getting planning permissions in place for suitable sites on registers.
- 5.3 The preparation (and maintenance thereafter) of the register will ensure the Council meets its statutory requirements.

6. Financial Implications and Risks

- 6.1 A new burdens grant payment of £14,645 for 2016/17 has been received by the Council and further grant payments for 2017/18, 2018/19 and 2019/20

⁶ Strategic Housing Land Availability Assessment

⁷ Housing and Economic Land Availability Assessment

have been announced with the amount of funding from 2016/17 onwards being kept under review.

- 6.2 The brownfield land register must be reviewed at least once a year and therefore the process requires an ongoing officer commitment.

7. Recommendation

- 7.1 Produce and publish Part 1 of the brownfield land register as outlined in the report above.

(ITEM FOR INFORMATION)**HOUSING NEEDS ASSESSMENT, REVISED APPROACH CONSULTATION**

Summary: Outlines a current government consultation on proposals to alter the way in which local Housing Needs Assessments are undertaken.

Conclusions: The Council will be responding to the consultation.

Recommendations: **Item is for information only.**

Cabinet Member(s)	Ward(s) affected
Cllr S Arnold	All
Mark Ashwell, 01263 516325, Mark.ashwell@north-norfolk.gov.uk	

1. Introduction

- 1.1 Members may recall that earlier in the year, and also as part of the Housing White Paper, government indicated that it would be publishing further details on its proposed revised approach to calculating housing needs. Planning for the Right Homes in the Right Places was published for consultation on 14 September and outlines the governments proposed approach. Consultation responses are due by 9 November.
- 1.2 This report considers the proposed approach to calculating the need for new homes in the district and how this need relates to the housing target used in Local Plans and considers the consequences for Local Plan preparation.

2. Background

- 2.1 The current approach to establishing the need for new homes in an area is a complex one involving many stages. To complete the task most Authorities appoint specialist consultants to prepare Strategic Housing Market Assessments. These Assessments are the principle evidence which is used by authorities to establish Local Plan Housing targets and they are often subject to challenge both through the development management process (planning applications and appeals) and at the public inquiries examining the soundness of Local Plans. Government considers that there should be a single simplified process to the assessment of housing need and that the current process lacks transparency and has failed to ensure that Local Plans are providing for sufficient homes

3. The Current Approach

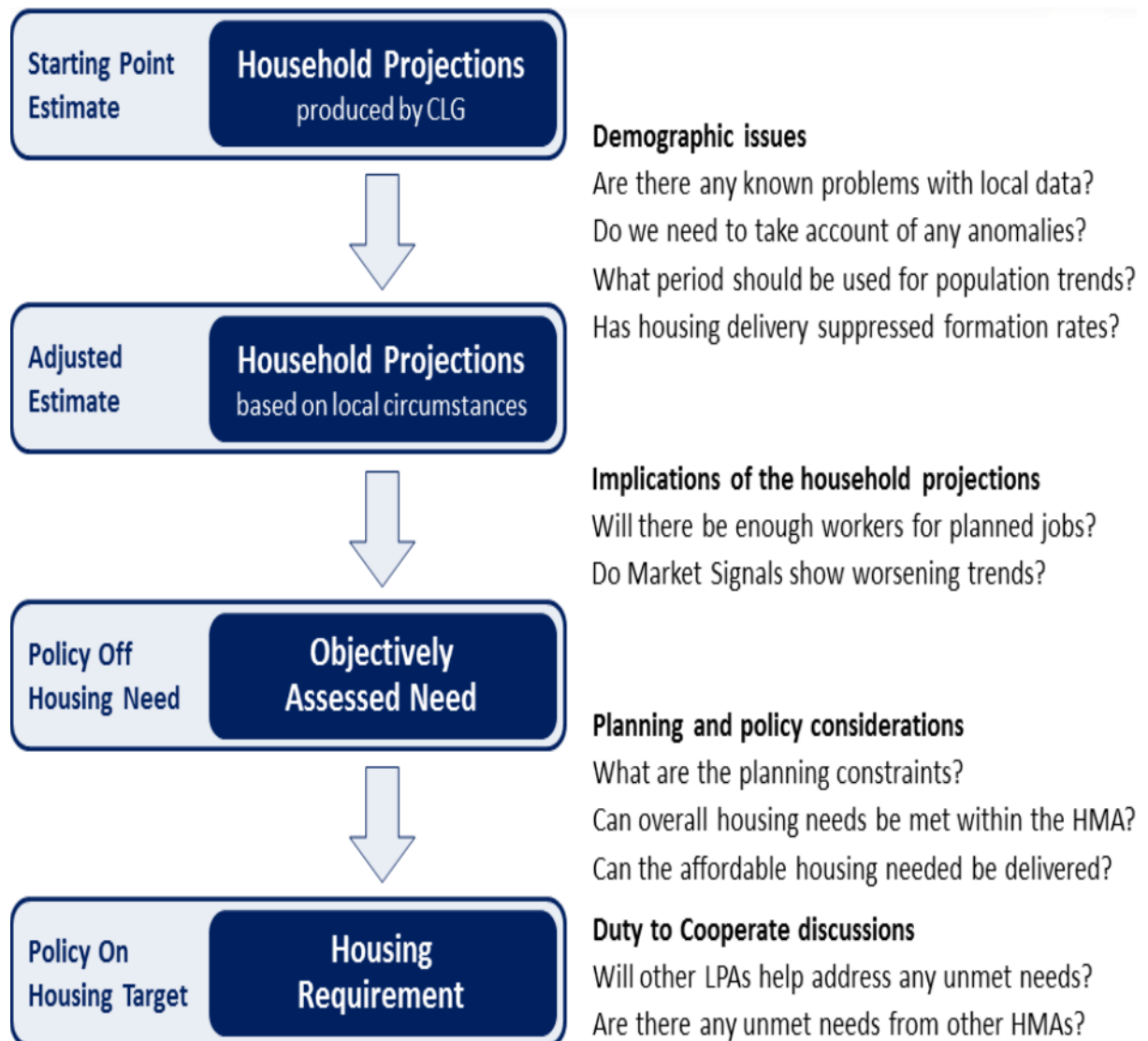
- 3.1 The National Planning Policy Framework (NPPF) requires that each planning authority provides for all of the dwellings which are likely to be required over the plan period. The total number of dwellings or Objectively Assessed Need

(OAN) represents both the demand and need for all types of new dwellings including affordable homes, homes for the gypsy and traveller community, students and other types of permanently occupied dwellings. The OAN figure only relates to dwellings and notably does not make provision for those that may reside in other types of accommodation such as care homes, nursing homes and other types of residential institution. Local Plans should separately account for these specialist types of accommodation.

- 3.2 The NPPF also makes clear that the starting point for housing needs assessment is the nationally produced population and household projections which are published by the Office of National Statistics on a roughly bi annual basis. These projections are then subject to testing and adjustment to reflect local circumstances and the results of this process are presented in a Strategic Housing Market Assessment. The latest such Assessment published for the North Norfolk area is the Central Norfolk Strategic Housing Market Assessment (SHMA) published in 2017. The National Household and Population projections published by the Office for National Statistics use a standard methodology across the country which projects forward historical trend and takes account of factors such as future births, deaths, migration rates and household sizes. The resulting figure is referred to as the demographic starting point.
- 3.3 Under the current process the first stage of any needs assessment is to consider if there is any evidence which would suggest previous trends are unlikely to continue and to test whether the base line assumptions from which the demographic starting point is derived are locally appropriate. This first stage may make multiple adjustments to the demographic starting point, for example, it may include testing of alternative migration trends (typically adopting a migration trend based on rates over a ten year period rather than the five year period used in the ONS projections), corrections for historical over or under reporting of population growth in earlier projections (referred to as UPC), and consideration of significant one off local events which may distort the projection such as the closure of airbases.
- 3.4 The evidence (SHMA) shows that the principal driver of household growth in North Norfolk is inward migration. Without inward migration the population of the district would remain relatively static over the plan period as the projected number of new births in the district is broadly matched by the number of deaths. For North Norfolk the effect of adopting a ten year period for migration trends and removing the UPC from the forecasts results in a lower household growth forecast over the plan period than would be the case if the ONS demographic starting point was adopted unadjusted.
- 3.5 Having adjusted the demographic starting point for alternative migration periods and UPC it is then necessary to consider other locally specific factors which might impact on the requirement for new dwellings. This includes considering if the demographic growth is likely to provide sufficient affordable homes (affordability uplift), whether the stock of homes is likely to be large enough to accommodate the expected workforce (employment uplift), and comparing trends in North Norfolk with those in other similar areas to see if any inconsistencies emerge (market signals adjustments). Another significant consideration in North Norfolk is adjusting the figures to account for the high proportion of second and vacant homes in the District. Such an adjustment is necessary based on a likelihood that the proportion of homes which are used as second homes or are not available as a principal residence is unlikely to

fall in the future when compared to existing levels. Consequently, allowance needs to be made for second and vacant homes in setting the housing target and in the case of North Norfolk 13.5% is added to the requirement for this factor alone.

- 3.6 Having established the number of new dwellings which are likely to be needed the resulting figure (OAN) is then subject to further testing through the preparation of the Local Plan. This process seeks to establish if the area is likely to have the capacity to deliver the required growth, what would be the land use consequences of such a scale of development, and whether there may be a need to accommodate development from elsewhere.
- 3.7 This process produces an OAN figure for North Norfolk of 409 dwellings per year.



4. The Proposed Approach

4.1 Under the proposed new approach the ONS national household projections would continue to be the demographic starting point but unlike the current approach the consultation does not suggest that any local adjustment could be made to the demographic starting point. Instead, the ONS projection would be subject to a single adjustment with the size of the adjustment determined by the relationship (affordability ratio) between local mean lower quartile incomes to local mean lower quartile house prices- the greater the gap between local incomes and house prices the higher the adjustment (uplift) becomes. All authorities where more than four times mean household incomes are required to purchase an average low cost property would be subject to such uplifts.

4.2 To minimise the impact of any uplift the methodology then applies a cap to ensure that irrespective of the results of stages 1 and 2 no authority would face an increase in housing targets of more than 40% above existing OAN or Local Plan targets.

4.3 Under this proposed approach because North Norfolk is a low wage area but house prices are relatively high a significant uplift is required increasing the annual OAN from the current 409 per annum to 511.

5. Implications for Local Plan Production

5.1 The OAN figures derived under either methodology are not the housing target for Local Plan purposes. The Local Plan target would also need to address any under or over provision which may have occurred during the plan period and consider if it is possible to provide the OAN figure in a sustainable way. In those circumstances where the evidence suggests OAN cannot be delivered any shortfall must nevertheless be addressed via the Duty to Co-operate.

5.2 Local Plan preparation to-date has been based on a likely requirement for around 420 -450 dwellings in each of the 20 years covered by the plan resulting in draft target of around 8,400 -9,000 new homes. Making allowance for what has been built already, what has planning permission and an allowance for future windfall the Plan was aiming to allocate land for around 4,000 new homes on allocated sites. The new methodology if agreed following the consultation would increase the requirement by a further 2,000 homes over the 20 year plan period.

5.3 Meeting the existing target was already likely to be a significant challenge and was/is dependent on the deliverability of large scale growth in one of the bigger towns (preferred at North Walsham) and further land releases in each of the remaining towns and some villages.

6. Recommendation: Paper is for information

LOCAL PLAN – DRAFT VISION AND OBJECTIVES

Summary: Outlines a draft Vision and set of Local Plan Objectives for inclusion in the consultation draft of the new Local Plan .

Recommendations: **That the draft Vision and Objectives identified in Appendix A are agreed as a basis for policy development and public consultation.**

Cabinet Member(s)	Ward(s) affected
Cllr Sue Arnold	All
Mark Ashwell, 01263 587281. Mark.ashwell@north-norfolk.gov.uk:	

1. Introduction

- 1.1 The National Planning Policy Framework requires that Development Plans are positively prepared and plan to meet all the identified development needs of an area. They should be founded upon a sound evidence base including a detailed understanding of the nature of places, their role and function, and the issues which the district and individual places within it face.
- 1.2 Local Plans start with a description which provides an overview, or portrait, of the key land use (spatial) characteristics/issues of the area, followed by the identification of the key objectives of the Local Plan. Together these should provide the foundation for the development of the strategic and more detailed policies of the Local Plan and help to justify the approaches which are taken.
- 1.3 The current Core Strategy was published in 2008 and included long term visions and aims and objectives for the District intended to influence how the area would develop over a period of around 20 years. In large part many of the key issues faced by the District remain unchanged and most of the high level aims and objectives of the Core Strategy remain applicable today. In preparing the new Local Plan the District Council has also agreed as part of the duty to co-operate to produce a plan which contributes towards a set of high level objectives which relate to the County as a whole.
- 1.4 **Appendix A** of this report includes a revised draft Vision for North Norfolk and a set of overarching Objectives from which detailed policies will be developed. These reflect national policy requirements, the Vision and Objectives agreed for the County as a whole and the key land use issues which the district will face over the plan period. At this stage these should be regarded as working drafts and over the coming months they are expected to evolve prior to being published for consultation as part of the draft plan.

2. Recommendation

That the draft Vision and Objectives identified in Appendix A are agreed as a basis for policy development and public consultation.

Section 1 – Plan Introduction

In the table below the text in the right side is intended to represent the text for inclusion in the draft Local Plan. It will be subject to a process of on-going refinement and modification to reflect the emerging evidence, changes in national guidance and Member consideration over the coming months . The final version will be approved for consultation purposes when the draft Local Plan is published.

The text in the left pane is explanatory and will not appear in the final consultation document.

<p>Section A</p> <p>Part 1 - This part of the consultation draft will include an introduction to the local plan, what it includes and how it has been prepared. It will explain the key stages in the process, how the plan meets the requirements of the plan making regulations, it’s relationship with other planning documents including those prepared under the Duty to Co-operate, and introduce the key evidence which supports the plan. It will explain the arrangements for getting involved in the consultation and what will happen next.</p> <p>This section is likely to require some modification following the expected publication of a revised NPPF in the Spring of 2018.</p>	<p>Section A –Introduction</p> <p>1. The Local Plan</p> <p>North Norfolk District Council is producing a new Local Plan. This new Plan reviews and updates our currently adopted Core Strategy and Site Allocations Development Plan documents and when it is adopted it will replace both of these documents and together with any Neighbourhood Plans it will become the adopted Development Plan for the District.</p> <p>It is proposed that the new Plan will cover a twenty year plan period commencing in 2016 through to 2036 but may be reviewed at any time over this period, it allocates land for the development which will be needed over this period and includes development management policies which the Council will use to determine planning applications.</p> <p>As with the currently adopted Plans the new plan covers the whole of the administrative area of North Norfolk apart from that lying within the Broads Authority area, for which the local planning authority is the Broads Authority. The Broads Authority produces a separate Local Plan for their area.</p> <p>Insert Map of the District showing our boundary and the Broads Authority</p> <p>2. Purpose of this document</p> <p>This document represents a key stage in the statutory process of preparing a new Local Plan for the district. The Council has prepared supporting evidence, considered the options which might be available, both in terms of planning policies and in relation to the options for allocating land for development, and following consideration of these and a process of Sustainability Appraisal it has identified the options which it considers will best meet the development needs of the District over the plan period.</p> <p>The key stages in plan preparation are:</p> <ul style="list-style-type: none"> • Gathering evidence to understand what development is likely to be required, the options available, and the merits of these options.(Completed) • Undertake public participation on the Proposed Approaches and Alternative Options considered (current stage). • Amend the Plan to respond to public participation. • Consult on the final draft Plan • Make any further modifications and submit to the Secretary of State for examination. • Independent examination of the draft Plan by the Planning Inspectorate. • Receipt of Inspectors report which is binding on the Council. • Adoption of the Local Plan by the Council. <p>How to use this document.</p>
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As part of the plan making process it is necessary to show that the policies and proposals represent the **most** appropriate approach for the district. It is therefore necessary to publish and seek views on the range of alternatives which have been considered and why these have been rejected.

It is proposed that details of other alternatives considered will be published in separate documents with links to these documents embedded in the consultation draft as appropriate.

This is a consultation document and the [Proposed Policies](#) and [Proposed Site Allocations](#) identified within it do not represent the Council's **final view** on the contents of the new Local Plan. Before coming to that view we wish to hear from as many people as possible. The consultation is open for an eight week period between x and y.

Comments can be made in a number of ways and further details are included in Appendix 1

Alongside this Plan we have published a large number of supporting documents which are referred to throughout the text. These are accessible by using the links embedded within the Plan and are all also separately available on our web site in the Local Plan Document Library, and include :

- **Evidence documents** – These contain the evidence which the Council has relied upon in preparing this plan. They include a range of regularly published sources of information such as the Census and population and household projections published by government and commissioned studies related to specific issues such as assessing the need for new homes in the district.
- **Topic Papers** – We have prepared a number of topic based papers to help explain various aspects of the Draft Proposals and why we are proposing to take a particular approach.
- **Procedural and Technical documents.** In preparing the Plan legislation requires that it is subject to Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA), Equalities Assessment (EA) and various regulatory requirements including a formal duty to co-operate with other authorities and organisations.

We have also published details of the alternatives options both in relation to policies and the allocation of sites for development which have been considered.

This Plan is in three main parts. In [Part A](#) we have included details of the planning policies which the Council intends to submit for examination. These include strategic policies dealing with issues relating to the overall quantity and type of development that is required and its distribution across the District, and development management policies which deal with specific issues.

In [Part B](#) we have included details of the proposed development site allocations. These allocated sites are specifically identified as future development sites and the Council expects that they will be developed for the identified purposes within the timeframe covered by this plan, namely by 2036. Each of the proposed sites has been subject to a detailed appraisal to establish that it is available for development, that the site is suitable for the proposed use and that there is a realistic prospect of development being delivered over the plan period. Each of the site allocations is also subject to its own proposed policy which specifies what the Council will expect to happen before and when the site is developed.

[Part C](#) outlines how the Plan will be monitored and includes a number of technical Appendices.

Each of the Proposed Policies is identified in a coloured text box and given a unique reference. Before each policy we have included some explanation, sometimes referred to as the 'reasoned justification'. This explains why the Council is proposing the specific policy and will sometimes refer to the various evidence documents which have been prepared.

In making these draft Proposals the Council has considered and discounted a range of alternative options. After each policy we have provided details of any alternatives which have been considered and details of where these

can be viewed.

The Proposed Site Allocations and the areas in the District where specific policies will be applied are shown on a **Proposals Map**. This has been published alongside this Draft Plan and can also be viewed on our web site. **Topic Paper 1 – The Proposals Map explained** provides further details of how the Proposals Map works and how to use it.

How can you have your say?

We are inviting comments on all aspects of the proposed policies and the proposed site allocations. We want to hear from you if you either support or object to the proposals or if you simply wish to make a comment or suggest a modification. In doing this you may wish to comment on the other options which the Council has discounted at this stage or refer to some aspect of the supporting evidence.

Whilst you may comment on any aspect of the Plan and the alternatives considered it is important that you make clear which part of the Plan your comments relate to. If you wish to make comments you **must** do so by completing a **'Representations Form'**. Only comments made using the Representations Form will be considered.

You can obtain a form in the following ways:

- Use our on-line consultation system. Follow the consultation links
- Download a response form from the web site and complete by hand
- Pick up a response form from our Cromer Offices, Public Libraries or from one of our exhibitions.

You can submit a form in the following ways:

- POST:
- ONLINE:
- EMAIL :

We are unable to accept any representations which are made outside of the formal consultation period which runs from and which are made not using the official Representations Form. Also please be aware that all representations received cannot be treated as confidential and will be made available for public inspection. When making representations you may refer to or rely upon evidence that we may not have considered. If this is the case please ensure that this is clearly referenced in your representation and copies are submitted with your representation.

What happens Next?

The Council will consider all duly made representations and we will amend our proposals as appropriate. We will publish a **Consultation Statement** providing details of the representations received together with the Councils intended response. Please note that whilst we will acknowledge and consider all representations we will not be able to respond individually. A Draft Plan incorporating our responses will be prepared which will be subject to a further period of consultation before being independently examined by a government appointed Inspector. A public inquiry will be held and the Inspector will determine if the Plan is sound and meets a number of legal tests.

3. Context

THE NPPF

The National Planning Policy Framework states that land use planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision

for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.

Plans must be positively prepared to meet all the likely future needs for development in an area including ensuring that sufficient homes are built to address local needs, that opportunities are provided for job creating developments, that development is served by appropriate infrastructure, and that services are available.

The Duty to co-operate

Following the abolition of Regional Spatial Strategies a new legal duty to cooperate has been introduced into the plan making process. This duty applies to all planning authorities which must demonstrate that in preparing development plans they have co-operated with neighbouring authorities and others to ensure that strategically important cross boundary land use issues are taken into account.

Details of how this duty has been discharged can be found in the [Duty to Co-operate Statement, Statement of common Ground](#) and the [Norfolk Strategic Framework](#).

SUSTAINABLE DEVELOPMENT

SOME SUPPORTING EVIDENCE

The NPPF requires that the provisions in a development plan should be supported by proportionate evidence. This evidence should clearly justify why the Council is making the proposals it is making and demonstrate that it has properly considered reasonable alternatives.

Portrait

North Norfolk is a large rural area of some 87,040 hectares (340 square miles) (excluding Broads Authority Area) situated on the northern periphery of the East of England Region. The nearby urban area and major economic, social and cultural centre of Norwich (approximate population 213,000) is situated some 35 km (22 miles) to the south of Cromer and exerts a significant influence over parts of the district. The towns of Kings Lynn situated 34 km (20 miles) to the west of Fakenham and Great Yarmouth situated 25 km (16 miles) to the south-east of Stalham are the other principal neighbouring settlements but their impact on the district is far more limited.

North Norfolk District had an estimated resident population of 101,149 in the 2011 Census. The main settlements in the District are its seven towns (Cromer, Fakenham, Holt, North Walsham, Sheringham, Stalham and Wells-next-the-Sea) and three large villages (Briston / Melton Constable, Hoveton & Mundesley). These settlements are distributed more or less evenly across the district, and accommodate half of the population. The other half lives in the large number of smaller villages, hamlets and scattered dwellings which are dispersed throughout the rural area. The District is the most rural in the East of England and one of the most rural Districts in lowland England.

The District can usefully be divided into three smaller sub-areas. The west of the District is very rural, with problems of rural transport poverty, high property prices and a high level of second home ownership. The main centre is Fakenham (population 7,617), an historic market town on the upper reaches of the River Wensum, which has an attractive central market place and square, medieval church, and weekly market. The racecourse to the south of the town lies in the wildlife rich Wensum valley. Fakenham acts as a local centre for employment, particularly in food-manufacturing, and for retailing and services.

Wells-next-the-Sea (population 2,165) with its working harbour, salt-marshes and wide beaches is an attractive town and important tourist destination. The town also acts as a local service centre, but its remote location, in addition to the high price of housing has created problems in terms of retaining local services (there is no petrol filling station in the town and there is currently spare capacity at local schools) and in providing for affordable housing for local people including key workers.

The central area served by the cluster of Cromer, Holt and Sheringham has a strong tourist and retirement character. Cromer (population 7,683) is an attractive Victorian resort town, dominated by its medieval church tower and pier. Cromer's popularity as a holiday resort began in the Georgian era, and expanded greatly as a result of the coming of the railway in 1877. As well as its tourist role, it acts as a local centre for retail, local government and health services. Holt (population 3,810) is a charming small Georgian town with a good range of specialist gift shops and galleries and a Country Park to the south. It is home to

Section B – Portrait, Visions and Aims

This section will include a description of the District the key land use issues which need to be addressed and present the aims/objectives of the plan. It is suggested it is in three parts

Part 1 – A description (Portrait) of North Norfolk – what are the defining characteristics, why is it special? This section will provide a detailed description of the District and those reading it should gain an understanding of the key demographic, social, environmental and economic characteristics of North Norfolk.

Part 2 – Identification of the key land use issues which the area faces

Part 3 – The Aims of the Local Plan based on the Sustainability Scoping report

In large part the content of this section can build upon similar content included in the existing adopted Core Strategy with appropriate updates to reflect changes in legislation, work already undertaken in relation to preparation of the Norfolk Strategic Framework and shifts in priorities locally.

Content areas to include in the Portrait

Geography, climate change, coastal erosion

Demography

Society – health, quality of life, family, housing stock quality/affordability

Environment - green and built

Economy – numbers of jobs, quality, economic activity rates, employment land, key sectors Tourism, retail, health and public sector.

Infrastructure and Services- broadband

All population figures relate to Parish areas and are from the 2011 Census.

Gresham's independent school and provides a significant level of employment opportunities in the Central North Norfolk area. Sheringham (population 7,367) is an attractive resort town nestling between the sea and the Cromer ridge and is a popular location for retirement. The Victorian town developed from a small fishing village as a result of the railway arriving in 1887 and quickly attracted a number of fine hotels and a golf course. As well as its continuing tourist role, it acts as a local centre for retail, leisure and other services.

The east of the district forms part of the Norwich travel to work area, with pockets of social deprivation and the coastal area suffering potential blight due to coastal erosion. North Walsham (population 12,634) which is the largest settlement in the district, is an historic market town with a large number of listed buildings and was once rich from the medieval wealth of the wool trade. The town has a solid manufacturing base, but this has been in decline in recent years suffering from poor road transport links to Norwich in addition to the constraints of the railway bridges in the town making HGV access to employment areas difficult. North Walsham is served by both passenger and freight rail services, providing good rail links to Cromer, Sheringham, Norwich and beyond. North Walsham's location has increasingly meant that it acts partly as a dormitory town to Norwich, with large numbers of commuters travelling to the Norwich area to access better paid job opportunities and access the wider choice of retail and other services available in the city. North Walsham contains a sixth form college and is set in attractive countryside. Hoveton (population 1,804) and Wroxham sit astride the River Bure and together are the main gateway to the Norfolk Broads. Although Hoveton is a village, rather than a town, its size, particularly taken with Wroxham (in Broadland District), means that it acts as a local retail and service centre. Stalham (population 3,000) is an attractive market town lying on the northern edge of the Norfolk Broads and has the largest boat hire business on the Broads. It is a tight linear settlement on the Yarmouth to Cromer Road and on the Weavers Way long-distance path. It is in need of regeneration and has high levels of commuting into the Norwich area, owing to the limited employment opportunities available locally.

North Norfolk's peripheral location is reflected in the fact that it has no trunk roads or motorways. Only the A140 (Cromer to Norwich), the A148 (Cromer to King's Lynn - via Holt and Fakenham but also serving Sheringham) and the A1065 (Fakenham to Mildenhall) are regarded as part of the national 'primary route network'. Other important routes are the A1067 (Fakenham to Norwich), the A149 (Cromer to Great Yarmouth – via North Walsham and Stalham) and the A1151 (linking the A149 at Smallburgh to Norwich via Hoveton). The only public rail service is the 'Bittern Line', operated by Abellio, linking Sheringham with Norwich. This is part of the regional rail network and includes stations at Cromer, North Walsham and Hoveton as well as several rural halts. The 'Poppyline' provides a tourist attraction rail link from Sheringham to Holt. There is also the Bure Valley Railway in Broadland which provides a tourist / leisure link between Aylsham and Hoveton / Wroxham. Most of North Norfolk's villages are served only by very limited public bus services and two of the seven towns, **Holt and Stalham, are deemed by the County Council not to benefit from the desired level of service for their respective populations.** The 'Coast Hopper' bus service runs from Hunstanton to Cromer providing a popular regular service for locals and visitors along the coast.

The District has 73 km (45 miles) of North Sea coastline between Holkham in the west and Horsey in the south-east. The vast majority of this is very attractive and parts of the coast and surrounding rural landscapes are nationally recognised in the designation of the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the North Norfolk Heritage Coast. The east of the District surrounds and provides a gateway to the Norfolk Broads, a unique area of internationally recognised wetlands. North Norfolk is also important for its biodiversity and areas of nature conservation interest. In particular, the north coast stretching from Weybourne in the east, westwards along to the boundary with the Borough Council of Kings Lynn and West Norfolk in the west is of international importance for wildlife habitats.

Whilst the coastal area plays a major role in creating North Norfolk's distinctive environment and is important to the economy through tourism, it also presents two significant challenges. The first emanates from the fact that North Norfolk's cliffed coastline between Kelling Hard (near Weybourne) and Cart Gap (near Happisburgh), which is made of soft glacial deposits, has been eroding since the last Ice Age. The second concerns the low-lying coastline either side of the cliffs, which is at risk from tidal flooding.

The varied landscape and geology of North Norfolk has led to the development of local architectural styles and traditions such as flint, pantiles and thatch roofs which are still prevalent today. The quality and distinctive character of the built environment derived from these architectural styles and traditions is particularly apparent in the areas' town centres, small villages and older farm buildings; and has been recognised in the large number of Listed Buildings (2250)^(vi) and Conservation Area designations (82).

As well as underpinning a strong and diverse tourism industry, North Norfolk's attractive and distinctive coastal and rural environments have proved popular retirement locations. This was reflected in the findings of the Mid 2003 population estimates which show that 55% of the population of North Norfolk was over 45 compared with 40% in England and Wales. Indeed, retirement has been a major cause of the net inward migration which has fuelled population growth in the area over the last thirty years or so (in spite of the fact that deaths have exceeded births in the area during this period). This attractiveness to retired incomers is an economic resource supporting a range of local services and businesses, however it can also raise challenges.

The 2001 Census found that overall 8% of homes in North Norfolk are second homes. However this is not uniform across the district and in some settlements it is far higher, for example 44% in Cley next the Sea and 31% in Weybourne^(vii). House prices have more than doubled since 2001, rising from £91,560 to £189,375 for an average house, creating acute housing shortage for local people, most of whom are not able to access the private housing market^(ix) based upon the relatively low average incomes

in the District.

Although overall the area appears affluent, there are pockets of social deprivation, especially in the east of the district. Unemployment within the area is low, as are rates of economic activity, due to the high numbers of retired residents. Rates of pay / household income in the District are only 70% of regional and national averages (£20,766 compared with £28,988 in England) and are amongst the lowest in England reflecting the dependence of employment on low value-added sectors – i.e. agriculture, tourism and social care. Rural poverty is often exacerbated by lack of transport to access jobs and local

The economy of North Norfolk remains fairly narrow with a relatively high dependence upon employment in the agriculture, manufacturing and tourism sectors – all of which face significant structural change and operate in a global context. The local economy is particularly characterised by the fact that the majority of employees (84%) work in small businesses. Whilst there has been a change in the business base of the manufacturing sector with business closures / rationalisations in the food processing and engineering sectors in recent years, there has been a growth in employment in the manufacture of plastic and timber products and marine engineering / boat-building which continue to perform strongly.

Today, significant numbers of employees in the District are engaged in the provision of education, health and social care, public administration, retailing and tourism. In recent years the tourism sector has enjoyed growth through investment in quality accommodation and attractions, and a move to year-round operations capturing short breaks and specialist markets in addition to the traditional summer holiday.

Whilst most of North Norfolk's towns have small industrial estates, the main concentration of manufacturing employment is in Fakenham and North Walsham. Cromer, Mundesley, Sheringham and Wells-next-the-Sea are traditional seaside resorts, and Hoveton acts as an important centre for Broads-based tourism.

Over the last fifteen years or so, the traditional role of North Norfolk's seven resort or market towns as local employment and service centres have been subject to increasing competition from Norwich. The Council has for some years recognised that additional measures are necessary to sustain the viability and secure the revitalisation of the District's towns thereby forming the basis for a more sustainable area-wide community. Accordingly, Cromer, Fakenham, and North Walsham have experienced regeneration initiatives, including town centre environmental enhancement schemes financed by the District and County Councils with support from the Regional Development Agency, the Heritage Lottery Fund and the European Union. Each town also now has an Area Partnership working to foster wider community involvement in decisions on regeneration initiatives in the towns.

North Norfolk's peripheral location is reflected in the fact that it has no trunk roads or motorways. Only the A140 (Cromer to Norwich), the A148 (Cromer to King's Lynn - via Holt and Fakenham but also serving Sheringham) and the A1065 (Fakenham to Mildenhall) are regarded as part of the national 'primary route network'. Other important routes are the A1067 (Fakenham to Norwich), the A149 (Cromer to Great Yarmouth – via North Walsham and Stalham) and the A1151 (linking the A149 at Smallburgh to Norwich via Hoveton). The only public rail service is the 'Bittern Line', operated by National Express, linking Sheringham with Norwich. This is part of the regional rail network and includes stations at Cromer, North Walsham and Hoveton as well as several rural halts. The 'Poppyline' provides a tourist attraction rail link from Sheringham to Holt. There is also the Bure Valley Railway in Broadland which provides a tourist / leisure link between Aylsham and Hoveton / Wroxham. Most of North Norfolk's villages are served only by very limited public bus services and two of the seven towns, Holt and Stalham, are deemed by the County Council not to benefit from the desired level of service for their respective populations. The 'Coast Hopper' bus service runs from Hunstanton to Cromer providing an increasingly popular regular service for locals and visitors along the coast. Related to the modest level of public transport services across the area is the finding from the 2001 Census that 82% of households in North Norfolk owned at least one car and 33% owned two or more

Vision and Objectives

The Vision and Objectives are the foundation of the Plan. The NPPF requires that Plans are realistic and deliverable but also aspirational in their content. The Vision and Objectives should be specific to North Norfolk and should encapsulate the essence of what the plan is aiming to do. They should be grounded in the Portrait and the land use issues which have been identified via consultation and through the evidence gathering. The Vision and Objectives identify 'What' the Plan is aiming to do whilst the Policies determine 'How'

As part of the duty to co-operate North Norfolk has agreed to *contribute* to the following Vision and Objectives

Vision for North Norfolk

The following Vision for North Norfolk and the associated Objectives provide the foundation for the Strategic and Development Management policies which follow. They are based on an understanding of the nature of North Norfolk and the key development issues which the area faces over the plan period. They reflect the provisions of current National Planning Policy to ensure that all development needs are addressed in a sustainable way and will contribute towards the overarching vision for County as a whole as agreed by each of the Norfolk Authorities as part of the Duty to Co-operate.

In 2036, residents and visitors to North Norfolk will enjoy a high quality of life, the District will have retained its distinct identity as a predominantly rural area of villages and market towns and tourist destination whilst

Agreement 2 - In preparing their Local Plans the Norfolk Planning Authorities will seek to positively contribute towards the delivery of the following vision.

“By the middle of the 21st century Norfolk will be increasingly recognised nationally for having a strong and vibrant economy providing high quality economic opportunities for residents in urban and rural areas. Its settlements and key infrastructure will be physically resilient to the impacts of climate change. The natural and built environments will be enhanced through the regeneration of settlements, safeguarding and enhancement of current assets and networks, improving both biodiversity and the quality of life for residents. Housing needs will be met in full in socially inclusive communities. The County will be better connected by having good transport links to major cities in the UK and Europe and excellent digital connectivity. A good relationship between homes and jobs will minimise the need to travel and residents will have choice about how they meet their demand for local travel.”

To realise the economic potential of Norfolk and its people by:

- ☑ facilitating the development needed to support the region’s business sectors and clusters, driving economic growth through the enhancement of productivity, skills and education to provide widening opportunities in line with the New Anglia Local Enterprise Partnership Economic Strategy, the Greater Cambridge Greater Peterborough Enterprise Partnership Economic Strategy and this framework;
- ☑ fully exploiting the economic opportunities offered by the economic success and global reputation of Cambridge;
- ☑ providing for job growth broadly matching increases in housing provision and improving the alignment between the locations of workplaces and homes;
- ☑ ensuring effective and sustainable digital connections and transport infrastructure between and within Norfolk’s main settlements to strengthen inward investment; and
- ☑ strengthening Norfolk’s connections to the rest of the UK, Europe and beyond by boosting inward investment and international trade through rail, road, sea, air and digital connectivity infrastructure.

To reduce Norfolk’s greenhouse gas emissions as well as the impact from, exposure to, and effects of climate change by:

- ☑ locating development so as to reduce the need to travel;
- ☑ effecting a major shift in travel away from car use towards public transport, walking and cycling;
- ☑ maximising the energy efficiency of development and promoting the use of renewable and low carbon energy sources; and
- ☑ managing and mitigating against the risks of adverse weather events, sea level rise and flooding by reducing the impacts on people, property and wildlife habitats.

To address housing needs in Norfolk by:

- ☑ providing for the quantity of housing growth which will support the economic prospects of the County and address in full the identified need for new homes in line with the Economic Strategies of New Anglia & GCGP LEPs;
- ☑ ensuring that new homes built are of the right sort in terms of size, type, and tenure to contribute positively towards addressing identified needs including for affordable homes, homes for the elderly and students, and other groups in society requiring specialist living accommodation;
- ☑ contributing towards sustainable patterns of development including improving the relationship between homes, jobs and other key day to day services;
- ☑ delivering high quality, energy efficient homes in attractive living environments which make a positive contribution to the health and well-being of communities; and
- ☑ ensuring that homes are delivered at the right time to address identified needs.

To improve the quality of life for all the population of Norfolk by:

- ☑ ensuring new development fulfils the principles of sustainable communities, providing a well-designed living environment adequately supported by social and green infrastructure;
- ☑ promoting social cohesion by significantly improving the educational performance of our schools, enhancing the

accommodating the development of new homes and jobs that are needed. The district will have a diverse and thriving economy, with vibrant and attractive towns and villages which act as employment and service centres for their surrounding rural areas. Residents will have increased access to good quality affordable housing, a wider range of local better paid jobs, and good quality services and facilities close to where they live. The gap between local wages and house prices will have narrowed.

The towns of North Walsham, Fakenham and Cromer will be the focus for a significant proportion of the required development. North Walsham, as the main centre in the district, will accommodate the most growth (Note – The potential increase in housing targets may necessitate further consideration of alternative growth strategies which will need to be reflected in the overall vision). More employment opportunities will be available locally, reducing out-commuting, jobs will be better paid, and unemployment will remain low creating more balanced communities with better levels of self-containment.

A mix of residential development will be delivered to meet local needs including affordable housing, homes for the elderly and those with specialist accommodation needs whilst ensuring that necessary infrastructure and community facilities/services are in place to support growth. In the wider countryside, appropriate small-scale development will be allowed where this meets local needs and supports the long-term sustainability of a settlement.

The high quality of the natural and built environment, the AONB, and the distinctive character of the area will have been protected and enhanced. The overall diversity and quality of North Norfolk’s countryside and natural environment will have been maintained and the historic environment conserved and enhanced. There will be better access to the countryside and green spaces for local communities. New development will have been provided in locations and designed to minimise resource and energy use and minimise the risks arising from flooding and coastal erosion.

Objectives

1. Provide for sustainable development by:

- Minimising the demand for resources and mitigating the impacts arising from climate change.
- Facilitating the creation and maintenance of inclusive, environmentally sustainable communities making the best and most efficient use of already developed land, buildings and natural resources;
- Focusing larger scale development into areas where services are available, and where facilities can be supported and new development encourages use of a choice of sustainable travel modes;
- Managing and adapting to the impacts of coastal erosion and flooding thorough restricting development in areas where it would expose people and property to risks.
- Minimising water use, protecting water quality and minimising the impacts of air, land, light, and water pollution.

2. Meeting the need for new homes by:

- Delivering the quantity of homes necessary to meet the assessed needs of the district.
- Providing a variety of housing types, sizes and tenures including affordable homes, homes suitable for the elderly, those with disabilities, and those requiring specialist forms of accommodation.
- Encouraging high quality, sustainable, and climate change resilient design which respects the character and local distinctiveness of the area in which it is built.

3. Protecting the local distinctive character of North Norfolk by:

- Protecting, conserving and enhancing the natural environment, valuing green infrastructure for the many functions it performs;

skills of the workforce and improving access to work, services and other facilities, especially for those who are disadvantaged;

- ☒ maintaining cultural diversity while addressing the distinctive needs of each part of the county;
- ☒ ensuring all our communities are able to access excellent sporting facilities and health services;
- ☒ promoting regeneration and renewal of disadvantaged areas; and
- ☒ increasing community involvement in the development process at local level.

To improve and conserve Norfolk’s environment by:

- ☒ ensuring the protection and enhancement of Norfolk’s environmental assets, including the built and historic environment, protected landscapes, Broads and coast;
- ☒ protecting the landscape setting of our existing settlements where possible and preventing the unplanned coalescence of settlements;
- ☒ maximising the use of previously developed land within our urban areas to minimise the need to develop previously undeveloped land;
- ☒ where previously undeveloped land is developed, the environmental benefits resulting from its development will be maximised;
- ☒ protecting and, where appropriate, enhancing biodiversity through the preservation of habitats and species and creating new habitats through development;
- ☒ providing a network of accessible multi-functional greenspaces; and
- ☒ reducing the demand for and use of water and other natural resources.

- Contributing to the positive management of change in the historic environment, protecting, enhancing and maintaining the unique qualities and character of the district , the wider landscape and setting, and its designated and un-designated heritage assets;
 - To ensure high quality design that reflects local distinctiveness
- 4. Enable sustainable economic development by:**
- Promoting and supporting economic growth, diversifying and broadening the economic base of the district enabling inward investment and supporting the growth of existing businesses.
 - Promoting the vitality and viability of the districts town centres
 - Promoting improved broadband connectivity.
 - Maximising the economic, environmental and social benefits of tourism.
- 5. Delivering Healthy thriving communities**
- Encouraging the creation of a network of accessible formal and informal green spaces
 - To protect and enhance community facilities, existing infrastructure services and public transport
 - To improve access to key services by public transport and facilitate increased walking and cycling.