

# Adoption of the North Norfolk Local Plan 2024-2040

Members Presentation: Overview & Decision Making.  
Planning Policy Team - October 2025



**NORTH  
NORFOLK  
DISTRICT  
COUNCIL**

# Introduction

## Purpose

- To provide an overview of the emerging Local Plan as modified through the examination by explaining the key objectives and policy considerations.
- Update Members of the DM Committee & other Members on the 'weight' & decision-making considerations given its advanced stage, and to discuss some scenarios.

This presentation assumes basic knowledge and some familiarity with the published Plan.

A modified version of the Plan (September 2025 - Examination Document MMC06) incorporating Main Modifications (MMs) as well as Additional Modifications (AMs), has been published.

# Local Plan Journey to Date

	Stage	Description	Date
✓	First Regulation 18 Consultation	Subject of the Local Plan	August 2015
✓	Evidence Gathering	Call for Sites, HELAA, SA/HRA Scoping, Open Space Review, SHMA, Retail Study, Economic Growth, LCA/LSA, SFRA etc	
✓	Second Regulation 18 Consultation	First Draft Local Plan, Alternatives Considered, Interim SA & HRA	May 2019
✓	Regulation 19 Consultation	Proposed Submission Version Local Plan, SA & HRA	January 2022
✓	Regulation 22	Submission of Draft Local Plan, SA & HRA	May 2023
✓	Examination Hearing Sessions	Matters & Issues (Public Hearings)	Jan - March 2024
✓	Further Consultation	Additional Sites, SGVs & Updated Gypsy & Traveller evidence	November 2024
✓	Examination Hearing Sessions	Further Matters & Issues (Public Hearings)	April 2025
✓	Main Modifications Consultation	Schedule of Main Modifications + Policies Map Changes	September 2025
	Examination Conclusion	Receipt of Inspectors Final Report	November 2025
	Local Plan Adoption	Cabinet & Full Council Endorsement	November / December 2025

# Summary of Main Changes Following Examination

## Modified version published [MMC06] – incorporates proposed Main Modifications:

- Changes the Plan period from 2016-2036 to 2024-2040.
- Additional and extended Housing Allocations & delivery phasing of larger site trajectories is pushed back.
- Additional Small Growth Villages identified - on 1 key service and 3 desirable, updated settlement boundaries, SGV indicative allowance uplift from 6%-9%
- SGV land supply yield capped at 80% - publish 5YHLS in October each year.
- Upward adjustments in windfall allowance.
- Housing requirement uplift, from 480dpa to 557dpa.
- Removal of employment sites H27/1 (Holt), NW52 (North Walsham), and the requirement of North Walsham West site to cross the railway.
- Updated G&T housing evidence & requirement, and updated policy to meet need of Gypsies & travellers (minimum 11 pitches ethnic need, 9 PPTS definition)
- Demonstration of a positive five-year supply of housing land upon adoption.
- Holds back a further 1,030 dwellings post Plan period (2040+).
- Incorporates nutrient neutrality requirements into policy.
- Deletion of sites C07/2 and W07/1.
- Identification of Strategic Policies via a new Appendix.





# Vision & Policies

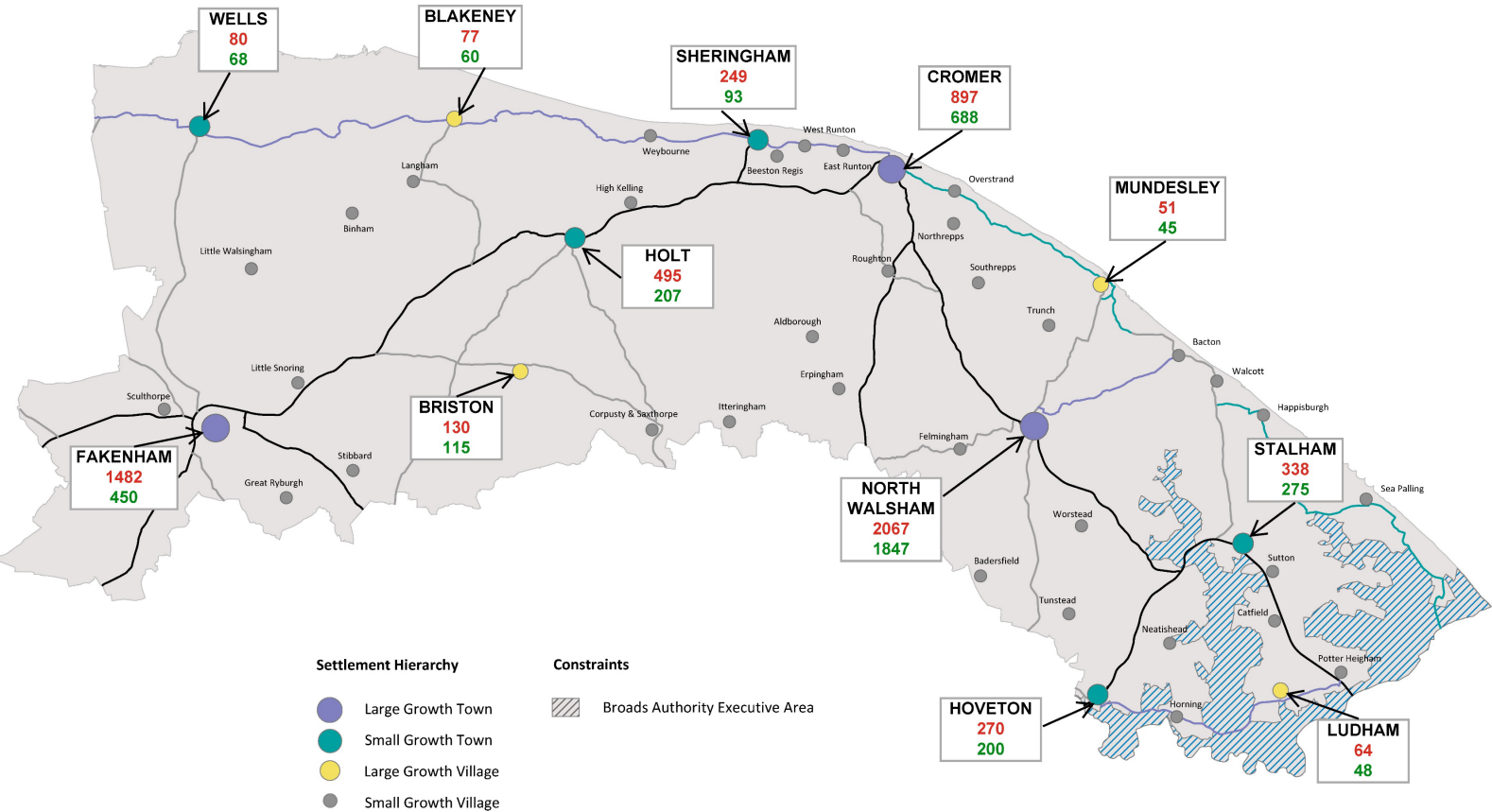
- **50 Policies & 27 Site Allocations set out over:**
- **20 Strategic Aims and Objectives** aligned to the vision of the Plan and the Council's Corporate Plan (2023-2027) and which provide the foundation for the policies and decision making.
- **5 Themed Policy Areas:**
  - Delivering Climate Resilient Sustainable Growth
  - Delivering Well Connected, Healthy Communities
  - Protecting Character, Conserving & Enhancing the Natural Environment
  - Meeting Accommodation Needs
  - Enabling Economic Growth

Overarching vision is to contribute to the achievement of climate resilient sustainable growth, enabling growth in the context of mitigation and adaptation to climate change whilst conserving & enhancing the natural environment improving connectivity, open space and health.

# Distribution of Growth

## Dwelling Growth in Main Settlements 2024-2040

Red Text = Total Growth | Green Text = Growth on Allocated Sites



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Local Housing need	Total Housing supply
8,900 homes (557 dpa)	9,880 (including 4,584 site allocations 924/743 SGV & 2,520 windfall)

5YHLS - 5.39 yrs. (2023 base) -  
7.3 HDT 5% buffer But yrs (2025 base & adoption)  
potential to move to 20% persistent under delivery

**Employment Growth**  
**1.6 ha yr requirement 40ha**  
(based on past take up rate)

- 63 ha available employment land
- Including 8ha on new allocations.
- Flexible policy E3 in relation to local needs

## Policy SS1 - Spatial Strategy

- large growth towns: Cromer, Fakenham and North Walsham
- Small growth towns: Holt, Hoveton, Sheringham, Wells-next-the-Sea
- Large growth towns: Blakeney, Briston, Ludham & Mundesley
- 34 - Small Growth Villages
- Countryside policy area

## SS2 – Development in the Countryside

- Policy manages the types of development allowed in the designated countryside Policy Area

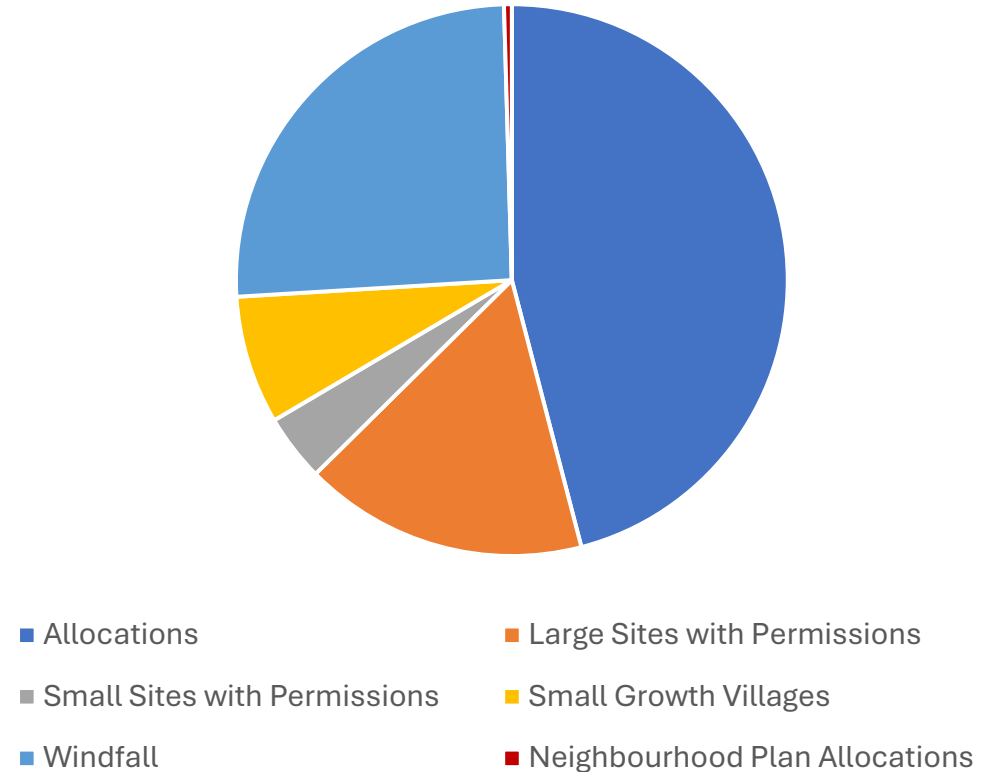
## SS3 - Community - Led Development

- Supports various types of development which contribute to vitality and viability of the community provided:
- Led by parish council
- Has community support

# Source of Planned Growth

Number of dwellings in Plan period  
2024-2040

- Minimum housing requirement
  - 8,900 dwellings @ 557dpa
  - Our supply = 9,880 dwellings





# Small Growth Villages

- Policy SS1 identifies **34 Small Growth Villages** (SGVs) and sets out **9% indicative growth figure requirements in Table 3**. There are **NO site allocations for SGVs**.
- Proposals inside the settlement boundary, rural exception schemes (Policy HOU3), Community Led Development (Policy SS3) do not count to the indicative growth totals i.e. will be in excess.
- **Policy SS1(3) sets out where and how proposals will be permitted outside defined settlement boundaries:**
  - **Immediately adjacent** to the defined settlement boundary.
  - Number of new dwellings granted (less any lapsed) **is not significantly more** than the indicative growth figures of each settlement (Table 3).
  - Proposal is small scale, incremental growth, compatible with the form and character of the village and landscape setting in terms of siting scale design, impacts on heritage and historic character.
  - Safe and convenient access can be provided.
  - On larger sites, suitable schemes will receive more favourable consideration when proposed in partnership with **Registered Providers and deliver a minimum of 50% affordable housing**.

# Neighbourhood Planning

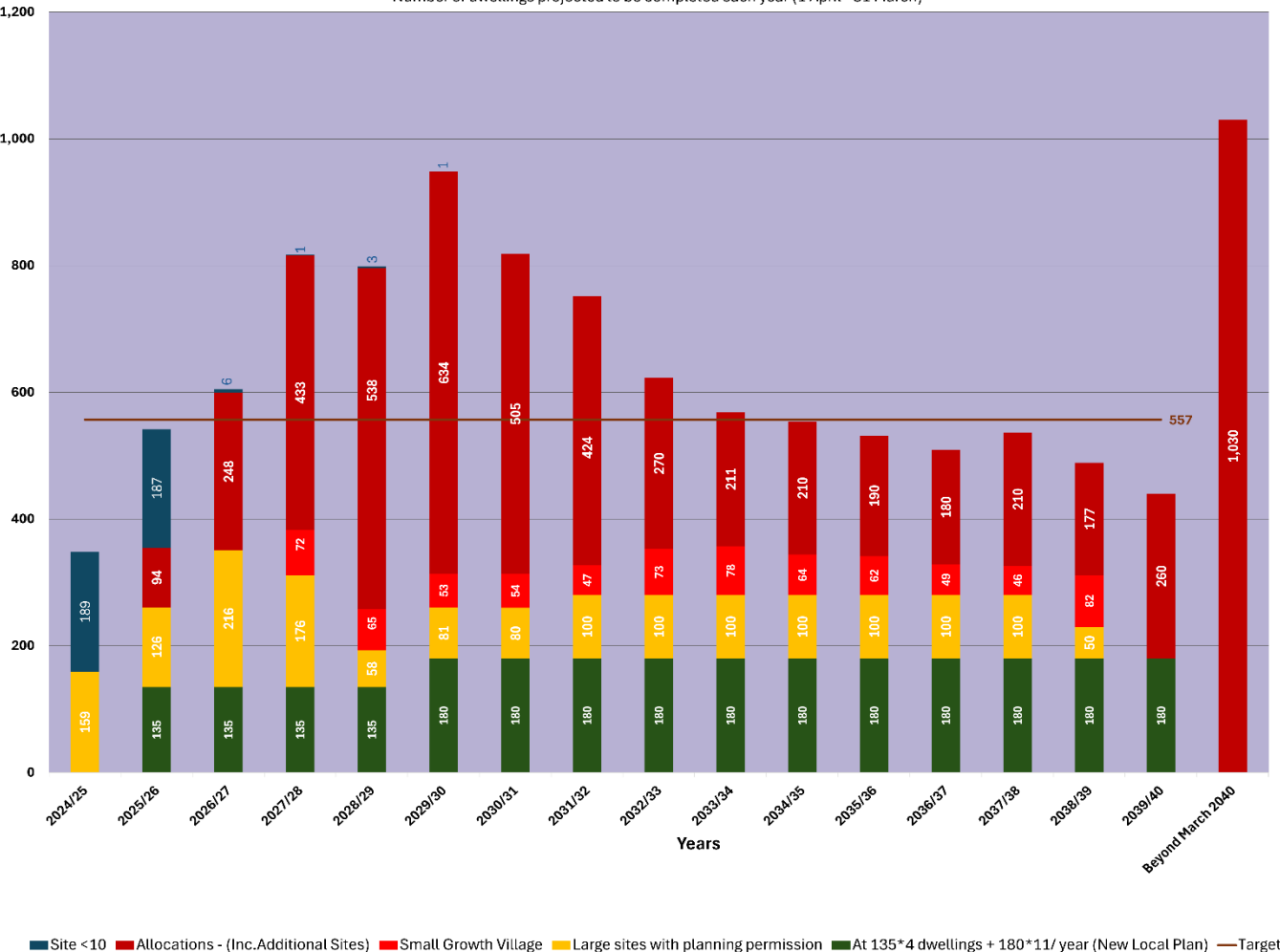
- The Local plan continues to support the production of neighbourhood plans and community led development.
- Once made, neighbourhood plans form part of the local development plan, alongside the Local Plan. Neighbourhood Plans should be in conformity with the Local Plan and should not cover strategic matters.
- If there is conflict between policies for strategic matters, the latest adopted plan should be referred to.
- Policy SS1 Table 3 identifies the minimum housing requirement through the indicative growth figures for each Small Growth Village in accordance with the NPPF, which communities can take forward if they choose to prepare a Neighbourhood Plan.

## In addition:

- Policy SS3 Community Led Development sets out support for specific proposals initiated by parish councils or a constituted community land trust and meets criteria such as:
  - Community support, benefits retained by the local community in perpetuity.
  - For housing it needs to be affordable, or key worker.
  - A small amount of open market housing would be acceptable as long as clearly demonstrated it was the minimum necessary to deliver the affordable housing.

# Housing Trajectory

Trajectory of Expected Housing Delivery 2024 - 2040  
Number of dwellings projected to be completed each year (1 April - 31 March)



- Detailed in Section 23 of the Local Plan.
- Small Growth Village delivery is stepped back to 2027/28.
- Only 80% of the indicative target is allowed for housing land supply calculations.
- Sites impacted by Nutrient Neutrality are stepped back to 2032.

## Allocations

- **High percentage coming forward (at time of examination)**
  - 5 allocations have so far been granted planning permission.
  - 4 allocations are awaiting determination.
  - A further 11 have specified they intend to submit an application this year (2025) – i.e 40% of sites
  - **4** further sites have advised they will progress applications on confirmation of allocation (adoption).
- **Windfall remains important**
  - Must be in line with expectations of the Spatial strategy.
- **NP: only Wells NP has an allocation - others to follow.**

# Five-Year Housing Land Supply Updated

- Local plan position delivers **5.9 years supply** - Delivery of **3,144 dwellings** in the first 5 years against a supply of 3,712 dwellings.
- The Council's most up to date monitoring shows a supply of **7.3 years** when measured against the standard method (563 dpa).
  - Includes all new allocations in the Local Plan plus a 5% buffer
  - NPPF allows use of Local Plan requirement upon adoption for 5 years (557dpa)
  - Figures also influenced by change in affordability ratio and use of standard methodology and revised housing requirement.

## A note of Caution: Housing Delivery Test annual requirement

HDT measures delivery over a three-year period against the housing requirement. Those councils seen as failing by 5% need an action plan, and those with 20% persistent under delivery need to add a 20% buffer to their housing requirement.

Likely to result in a need to apply the 'presumption in favour of sustainable development' in future if completions do not meet the requirement over the three-year period (figures published by MHCLG in arrears).



# Housing Delivery Test

- **Local Plan position is based on 2023 Base line monitoring- HDT addition of a 5% buffer = 87% & Action Plan requirement to address persistent under delivery.**
- Action Plan is the Local Plan adoption.
- Forecast HDT requirement of 20% buffer territory next year - **forecast will maintain 5YHLS of approx. 6.3 yrs**

## 2021-24

ONS Code	Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2024 measurement	Housing Delivery Test: 2024 consequence
		2021-22	2022-23	2023-24		2021-22	2022-23	2023-24			
E07000147	North Norfolk	531	562	567	1660	456	348	226	1030	62%	Buffer

## 2022 – 2025 forecast

ONS Code	Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2025 measurement	Housing Delivery Test: 2025 consequence
		2022-23	2023-24	2024-25		2022-23	2023-24	2024-25			
E07000147	North Norfolk	562	567	572	1701	348	226	329	903	53%	Buffer

# Delivering Climate Resilient Sustainable Growth

- Action on climate change is embedded throughout the Plan and an integral part of many policies.
- The Plan sets the framework on how climate change could and should be considered.

- **Section contains 13 policies:**

1. CC1 - Delivering Climate Resilient Sustainable Growth
2. CC2 - Renewable & Low Carbon Energy
3. CC3 - Sustainable Construction, Energy Efficiency & Carbon Reduction
4. CC4 - Water Efficiency
5. CC5 - Coastal Change Management
6. CC6 - Coastal Change Adaptation
7. CC7 - Flood Risk & Surface Water Drainage
8. CC8 - Electric Vehicle Charging
9. CC9 - Sustainable Transport
10. CC10 - Biodiversity Net Gain
11. CC11 - Green Infrastructure
12. CC12 - Trees, Hedgerows & Woodland
13. CC13 - Protecting Environment Quality

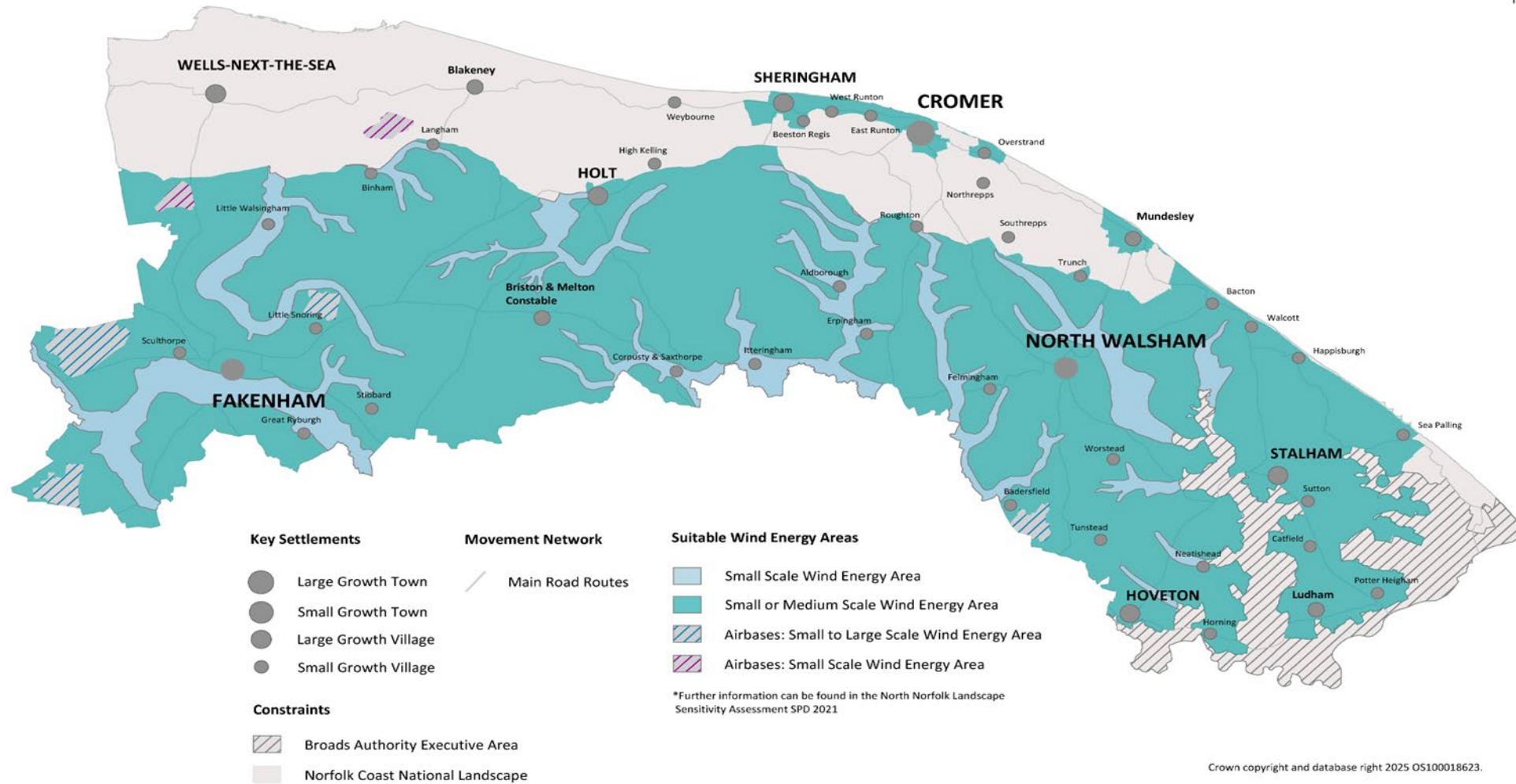


## Climate Change: Examples of some policy additions/differences

- **Renewable Energy (Policy CC2):** Positively supports renewable and low-carbon energy projects, including wind and solar, where impacts are acceptable.
  - Criteria includes assessment of visual, noise, biodiversity, heritage and landscape impacts in relation to individual and cumulative effects.
  - Figure 5 of the Local Plan sets out a high-level map showing ‘Suitable Wind Energy Areas’ as a starting point (devised from the Landscape Sensitivity Assessment SPD) for onshore wind turbine proposals.
- **Sustainable Construction (Policy CC3):** Set in the context of The Future Homes Standards (expected summer 2025) and **the requirement to move to net zero by 2035 in a progressive way to ensure we meet our legally binding target to reduce Greenhouse emissions by at least 80% by 2050.** Originally sought a **78% reduction to 1990** levels on greenhouse gas emissions by 2035 in line with the countries legally binding target. However, the Inspector aligned the policy to Building Regulations as per the PPG which have not been updated (yet). **This does not stop consideration of progression as a material consideration.**
- **Water Efficiency Policy CC4:** Requires new dwellings to achieve the higher water efficiency standard of **110 litres per person, per day.** Encourages water recycling, rainwater harvesting, and landscaping that reduces water demand.

# Figure 5 - Suitable Wind Energy Areas

(based on Landscape Sensitivity Assessment SPD, 2021)





# Climate change: Examples of some policy additions/ differences

- **Coastal Change Management (Policy CC5):** includes a new **30 metre risk zone** in ‘**Hold The Line Zones**’ where a Coastal Erosion Vulnerability Assessment (CEVA) will be required for new development, or intensification of development. *(as illustrated on next slide).*
- **Coastal Change Adaptation (Policy CC6):** Rollback and replacement proposals for all types of development considered for sites within the Coastal Change Management Area (CCMA) and forecast to be affected by erosion within **50 years** of the date of the proposal.
- **Green Infrastructure (Policy CC11):** Proposals need to **fully incorporate GI** i.e provide new GI on site (or financial contribution), mitigation and enhancement of existing GI, improve wider connectivity and access and set out how it will be maintained. Links in with policies HC2, CC7 and ENV5 - Sets out that Enhanced GI is needed in accordance with ENV5 on schemes of 50 units in addition to HC2 requirements.
- **Trees, Hedgerows & Woodland (Policy CC12):** Policy wording modified to allow for climate change adaptation and mitigation, so that planting is suitable native **or appropriate species** of new trees, hedgerows and woodland across the district.
- **Protecting Environmental Quality (Policy CC13):** Includes the consideration of **Nutrient Neutrality** and HRA requirements. Similar to Core Strategy Policy EN 13, but instead of demonstration of there being ‘**no unacceptable impacts**’ (EN13) development **should ‘not give rise to adverse impacts.’** **New matters for consideration include criterion 3, where proposals should minimise impact on tranquillity and dark skies** in North Norfolk and the adjoining authorities.



# Delivering Well Connected, Healthy Communities

## Policy HC1 Health & Welbeing

This policy ensures **major development is informed by the Planning and Health Protocol** and have regard to the healthy Planning checklist and updated building for life measures that are detailed in the protocol. HIA required for proposals of **250 or more**.

## Policy HC2 Provision & Retention of Open Spaces

Purpose is to **protect** existing designated and undesignated open land areas & ensure development **provides additional** open space to the minimum quantitative standards.

## Policy HC3 Provision & Retention of Local Facilities

This policy seeks to ensure new community facilities will be supported in the 'selected settlements' and sets criteria that must be satisfied before any disposal or change of use from premisses use or last used for important community facilities.

Policy also **identifies a number of Health and Social** care campuses where loss of such use would not be permitted unless replacement of equal or greater community benefit in the locality.

## Policy HC4 Infrastructure Provision, Developer Contributions & Viability

This policy sets out the strategic approach to ensure new development contributes to infrastructure needs (transport, schools, health facilities, open space, utilities). Developer contributions must meet legal and policy tests. **The policy also sets out that proposals not accompanied by a viability will be required to be fully policy compliant.**

## Policies HC5 & HC6

Covers telecommunications and fibre to premises and requires all new dwellings and >100m2 commercial floorspace to be served by fibre broadband. **Proposals supported by a digital infrastructure connectivity plan.**

## Policy HC7 Parking Provision

Policy aligns with **NCC parking guidelines** and links to Policy CC8 electric Vehicle charging provision.

## Policy HC8 Safeguarding Land for Sustainable Transport

Safeguards track bed such as Weavers Way and that between Fakenham and Walsingham. Protects land for rail related development i.e.. terminals (similar to Core Strategy policy).

## Policy ENV1: Norfolk Coast National Landscape & the Broads

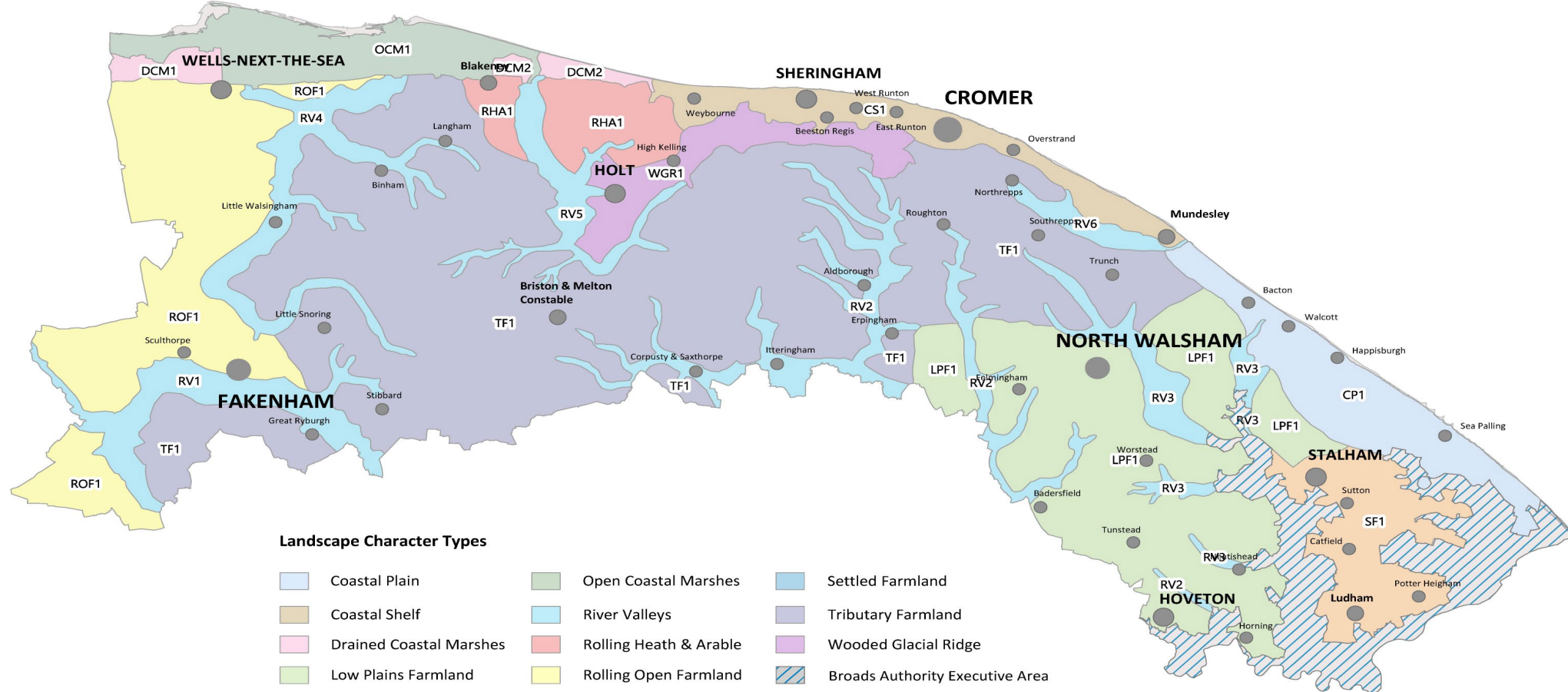
- Strengthens emphasis on conserving and enhancing landscape character and special qualities. Updated terminology - policy applies to the Norfolk Coast National Landscape and **updates wording to incorporate Environment Act, which ‘seeks to further the purposes of designation.’**
- **Major development must be refused** unless allocated in LP/NP or exceptional circumstances exist and it is demonstrated to be in the public interest.
- Proposals need to be accompanied **by a Visual Impact Assessment where it is considered there are potential adverse impacts on local landscape character.**

## Policy ENV2: Protection and Enhancement of Landscape & Settlement Character

Requires development to **respect and enhance local landscape character, settlement patterns, and the** relationship between settlements and their surroundings.

- Assess proposals against Landscape Character Assessment SPDs.
- Proposals should be sympathetic to the key characteristic & valued features.
- Layout, scale, and landscaping should integrate development into its setting.
- Proposals should set out how they protect and conserve the defining qualities and distinctiveness of the Landscape character type.
- Allows officers the consideration of cumulative impacts in seeking changes to proposals.

# Landscape Character Areas





## Policy ENV3: Heritage and Undeveloped Coast

Includes protection of the nationally defined North Norfolk Heritage Coast. Modification provides further clarity to the exceptions where specific development is allowed by the Local Plan through site allocations or a Neighbourhood Plan.

## Policy ENV4: Biodiversity & Geodiversity

Requires protection, enhancement, and net gain for biodiversity and geodiversity. Proposals must avoid harm to designated sites and deliver measurable biodiversity net gain (BNG). **Includes hooks for appropriate ecological surveys to establish impacts on priority habitats and or protected species, ancient woodland etc.**

## Policy ENV5: GIRAMS

Enshrines into policy the GIRAMS. Applies to all net increases in residential development (including tourist accommodation) within the identified 'Zones of Influence'. Mitigation is usually via a standard per-dwelling tariff, secured through a planning obligation.

## Policy ENV6: Protection of Amenity

New policy (expands on Core Strategy EN4) that applies to all development proposals, where existing and future occupiers may have their standard of amenity effected and introduces consideration that an adequate standard of living or working conditions should not prevent or unreasonably restrict continued operation of authorised uses and activities on adjacent sites.

**Policy ENV7: Protecting & Enhancing the Historic Environment** - Purpose is to protect and where possible enhance the significance of heritage assets, while recognising opportunities for sympathetic reuse and regeneration. Formulated in collaboration with Historic England. Provides specific criteria for designated and non-designated heritage assets, conservation areas, archaeology and heritage at risk.

**Policy ENV8: High Quality Design** - Policy provides a set of design principles that will result in a high quality of design and ensure the special character and qualities of the district are maintained and enhanced. Linked to Design Guide SPD.



# North Norfolk Local Plan 2024-2040



## Any questions

- ❖ Climate change policies
- ❖ Environmental policies
- ❖ Spatial Strategy

# Housing

## Policy HOU1: Delivering Sufficient Homes

- Sets out the minimum housing requirement distributed across the hierarchy of 557dpa (8,900 dwellings + 2,000 affordable homes).

## Policy HOU2: Delivering The Right Mix of Homes

- Sets the mix of dwelling types, sizes, and tenures, including affordable housing to be policy compliant.
- Identifies **two policy compliant affordable housing zones** at least 15% and at least 35%.
- **Lowers the threshold** to 6 and above for Affordable housing in **designated Rural Areas**.
- Sets the proportion of **self build plots required** in relation to the size of proposals.
- Sets the minimum number of **adult specialist housing** requirement (elderly care) in relation to proposals over 151 dwellings.



Bodham

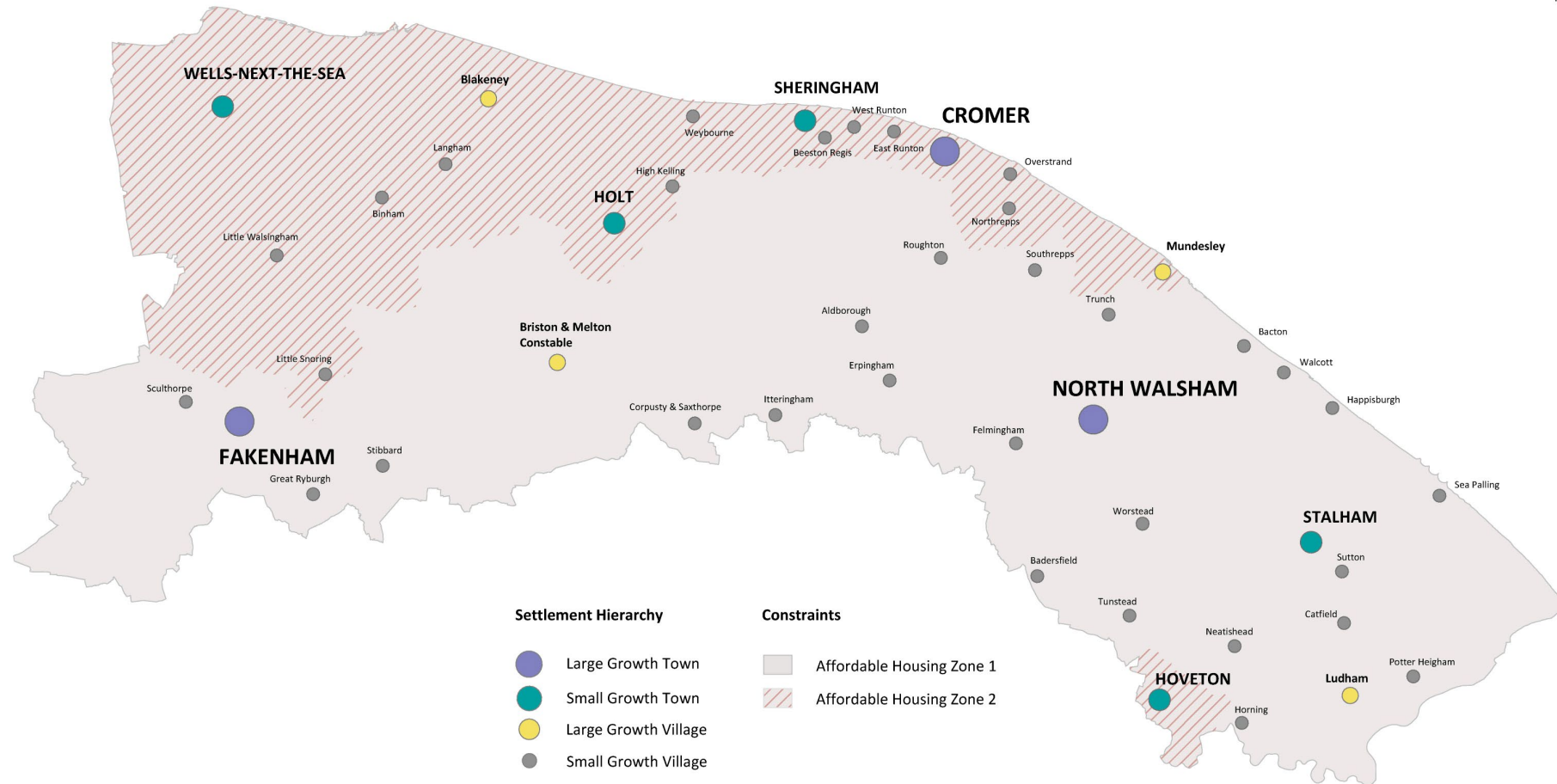


Warham



# Housing

Figure 10 - Affordable Housing Zones



## Policy HOU3: Affordable Homes in the Countryside

Supports the delivery of affordable homes in the **Countryside Policy Area** through **Rural Exception Sites**.

- Significant change to Core Strategy Policy HO 3 is the introduction of the potential for a **limited number of market homes**, where it is clearly demonstrated to be the minimum number necessary in order to deliver affordable dwellings which would not otherwise be provided, and in all cases the majority of the homes provided are affordable.

## Policy HOU4: Essential Rural Workers Accommodation

- Sets out the criteria to meet the need for essential rural workers accommodation, such as those employed in agriculture, forestry, or other land-based industries within the Countryside Policy Area, where such locations would otherwise be considered unsustainable.
- **Similar to Core Strategy policy HO5.**

## Policy HOU5: Gypsy, Traveller & Travelling Showpeople's Accommodation

- Incorporates updated accommodation needs assessments, sets provision of a minimum of **11 permanent pitches**. New criterion 3 stating that proposals which result in the **loss of existing** authorised sites/yards or pitches/plots will **not be supported** unless it can either be demonstrated that there is no longer a need for the accommodation on the relevant site or, that replacement pitches or plots are provided within the District.

## Policy HOU6 Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation Policy:

- The approach to annexed accommodation is set out in criterion 3, where an annexe is supported **where it is either an extension that is physically attached to an existing dwelling or is for the sympathetic conversion of an existing building**. Both options would need to provide a subordinate scale of accommodation in comparison to the existing dwelling and where a new extension has clearly been designed for the intended purpose.

# Housing

## Policy HOU7: Re use of Rural Buildings in the Countryside

Supports the conversion and re-use to residential and commercial uses of good quality, structurally sound buildings which respects their character and protects wildlife.

## Policy HOU8: Accessible & Adaptable Homes

**To ensure new homes address the needs of the District's population:**

- Aim is to increase supply and the percentage of appropriate accessible housing across all tenures.
- Enables homes to be further adapted at a cost-effective way.
- Addresses the historical deficiency.
- **New policy: all new dwellings** to meet M4(2) standards - accessible and adaptable dwellings - and minimum of 5% on larger sites of 20 meet M4(3) - wheelchair user dwellings.
- **Exceptions only if not practical** to achieve given physical characteristics or **significantly harm viability**.
- Any exemptions should be on the minimum - not the whole scheme.

**Compliance for each housing type/plot to be set out in Design & Access Statement - permissions conditioned.**

## Policy HOU9: Minimum Space Standards

**Ensure designs reflect the optional nationally described standards** as set out in Building Regulations and evoked through the Local Plan.

Purpose is to ensure new homes offer a reasonable **minimum level of internal space**; privacy, storage leading to usable rooms - adaptable rooms and increase the usability of homes (and long-term use).

Standard prescribed and set out in Appendix 3.

- **Applications should be refused where they don't comply** and exemptions only granted where they are sought specifically and determined to be justified.
- Any exemption should only apply to the minimum number of units.

# Housing - Statistics

- By 2040, an additional **9,754 residents will be over 65 years old.**
- Percentage proportion increases **from 34.47% to 40.5%** (double the England average).
- **Over 80s will account for 14% and be the fastest growing cohort.**
- Policy supports health and wellbeing and aligns with the approach to adult care where significant emphasis is on supporting people in the community in their own homes rather than residential care and aims to increase choice and flexibility by staying in homes for longer.
- Projected **increase** in people living with **dementia** and limiting long term illness (activity limited a lot) mobility issues (including children) - **65% and a 49% increase when aligned with local demographics over the plan period.**
- **Historic deficit** of adaptable properties across all sectors with the **greatest requirement in the PRIVATE sector.**
- Homes that meet these standards are well laid out, benefit everyone including families and those that work at home - 12.3% (highest in East av 8.6%).
- **Old Age Dependency ratio is 640/1000 against national average of 303.**
- Approach goes hand in hand with Policy HOU9 Minimum Space Standards.

The Building Regulations 2010

Access to and use of  
buildings

M

APPROVED DOCUMENT

## Volume 1: Dwellings

M4(1) Category 1: Visitable dwellings

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

2015 edition incorporating 2016 amendments –  
for use in England\*

ONLINE VERSION

North Norfolk  
**Local Plan**  
2024-2040

North Norfolk  
**Local Plan**  
2018-2028



Examination Library Document Reference C7.1

North Norfolk District Council

## Background Paper 7 Housing Construction Standards

A review of evidence to support optional policy requirements in respect of access,  
water, nationally described space standards and energy & carbon reduction.

Published to support Regulation 18 First Draft Local Plan (Part 1) consultation,  
May 2019

More information and  
background contained in  
Background paper C7.1



## Policy HOU8: Technical Space Standards

- Internal floor area.
- Type and size of bedrooms.
- Dimensions of room sizes,
- Narrowest width & headroom.
- Internal storage.
- Details in PPG and Appendix 3.
- Proposals need to include sufficient information per plot/house type to assess compliance.
- **Permissions conditioned.**

### Space standards - Minimum Gross Internal Floor Area & Storage example

No of Bedrooms	No bed spaces (persons)	1 – Story dwelling (sqm)	1 – Story dwelling (sqm)	1 – Story dwelling (sqm)	Built in storage (sqm)
2	3p	61	70		2
2	4p	70	79		2
3	4p	74	84	90	2.5
3	5p	86	93	99	2.54
4	5p	90	97	103	3
4	7p	108	115	121	3

# Economy

## Policy E1: Employment Land

Sets out the quantum of land reserved for employment generation.

## Policy E2: Employment Areas

Sets out the approach to protecting designated employment areas for specific Use **Classes E(g), B2 and B8**. Criteria based policy where uses permitted subject to compliance with items such as scale, odour, amenity, highways etc.

## Policy E3: Employment Development Outside of Employment Areas

Policy supports and provides a **flexible approach** for the expansion of new & existing employment development outside those areas designated, but in line with the spatial strategy and selected settlements.

## Policy E4: Retail & Town Centre Development

Aim is to enhance the vitality, viability and sustainability of town centres. Follows national policy town centre first approach. Sets new impact thresholds. Seeks public realm improvements. Supports first floor residential use of in Primary Shopping Areas (PSA).

## Policy E5: Signage & Shopfronts

Seeks to avoid the proliferation of advertisements in sensitive locations, such as Conservation Areas, with the aim of ensuring new signage and shopfronts are well designed and reflect the character of the area. Linked to Design Guide SPD.

## **Policy E6: New Tourist Accommodation, Static Caravans & Holiday Lodges & Extensions to Existing Sites.**

Supports new-build tourist accommodation including holiday lodges, static caravans in within or well related to selected settlements and provides flexibility for existing businesses to expand or rollback within the countryside where appropriate.

## **Policy E7: Touring Caravan & Camping Sites**

To ensure that the use of land for touring caravan and camping sites is located in appropriate locations.

E7-Appropriate locations: defined in policy: within boundary of selected growth settlement or lies outside of the boundary but no within the National landscape, Heritage Coast or underdeveloped coast

## **Policy E8: New Tourist Attractions & Extensions**

Supports proposals for new tourist attractions and extensions to existing attractions that broaden the tourism opportunities in appropriate locations across the district and extend the tourist season.

## **Policy E9: Retaining an Adequate Supply & Mix of Tourist Accommodation**

Requirement for replacement accommodation to be provided of a similar scale and type in the vicinity and does not include assessment of any equivalent alternative provision available in the area. Evidence of marketing in accordance with best practice guidance published by the LPA.

## Employment: Examples of some policy additions/ differences

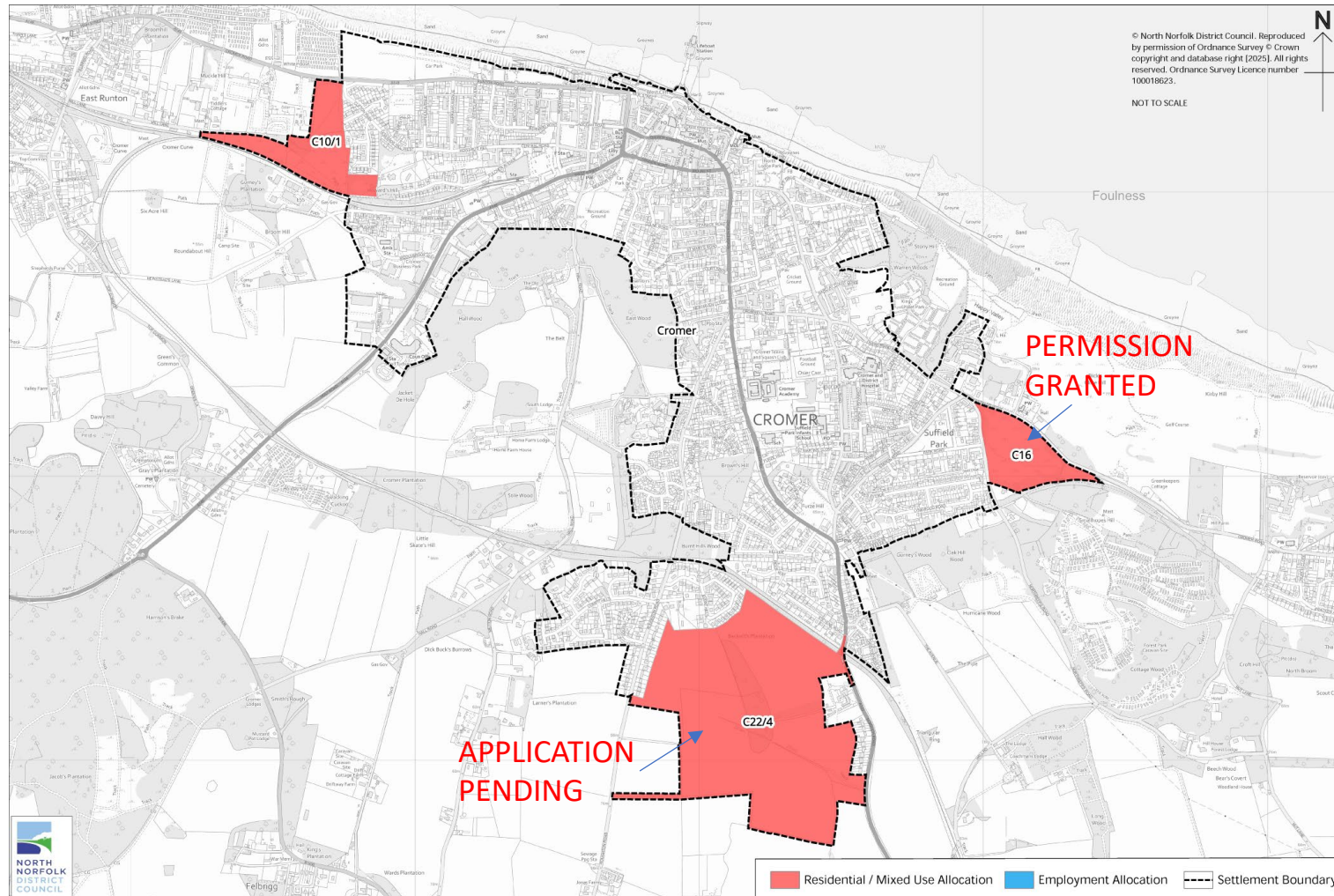
- **Policy E6 New Tourist Accommodation, Static Caravans & Holiday Lodges & Extensions to Existing Sites** Modified policy supports new small-scale sites where they would be well related to a defined Selected Settlement or established tourist business. **Additional criterion - requires any adverse impacts of proposals to be weighed against the economic benefits** of the sustainable growth and expansion of all types of tourism businesses in the rural area. **No Tourist Asset Zones.**
- **Policy E7 Touring Caravan & Camping Sites:** Additional criterion, which requires any adverse impacts of proposals to be weighed against the economic benefits of the sustainable growth and expansion of all types of tourism businesses in the rural area. **Locationally proposals only supported if within selected settlements** or if a site is outside a selected settlement, not within the Norfolk Coast NL, Undeveloped Coast or Heritage Coast designations.
- **Policy E8 New Tourist Attractions & Extensions:** Additional criterion added at examination, which requires any adverse impacts of proposals to be weighed against the economic benefits of the sustainable growth and expansion of all types of tourism businesses in the rural area. Should not be located within the designated Norfolk Coast NL, Undeveloped Coast or Heritage Coast, unless it is demonstrated that such a location is integral to the development. Proposals located within designated Countryside required to demonstrate that there are no suitable existing buildings that can be re-used in the locality.
- **Policy E9 Retaining an Adequate Supply & Mix of Tourist Accommodation:** **Requirement for replacement accommodation to be provided of a similar scale and type in the vicinity** and does not include assessment of any equivalent alternative provision available in the area, as current policy does. Modification in relation to the marketing requirements of a viability assessment. Evidence of marketing in accordance with best practice guidance published by the LPA.

# Site Allocations





# Site Allocations (Cromer)



## C10/1: Land at Clifton Park / Runton Road

- 70 Dwellings (25 affordable).
- 4.6 ha Public Open Space and biodiversity retention and enhancement.
- High-quality landscaping.
- Development stepped back from Runton Road.

## C16: Former Golf Practice Ground, Overstrand Road

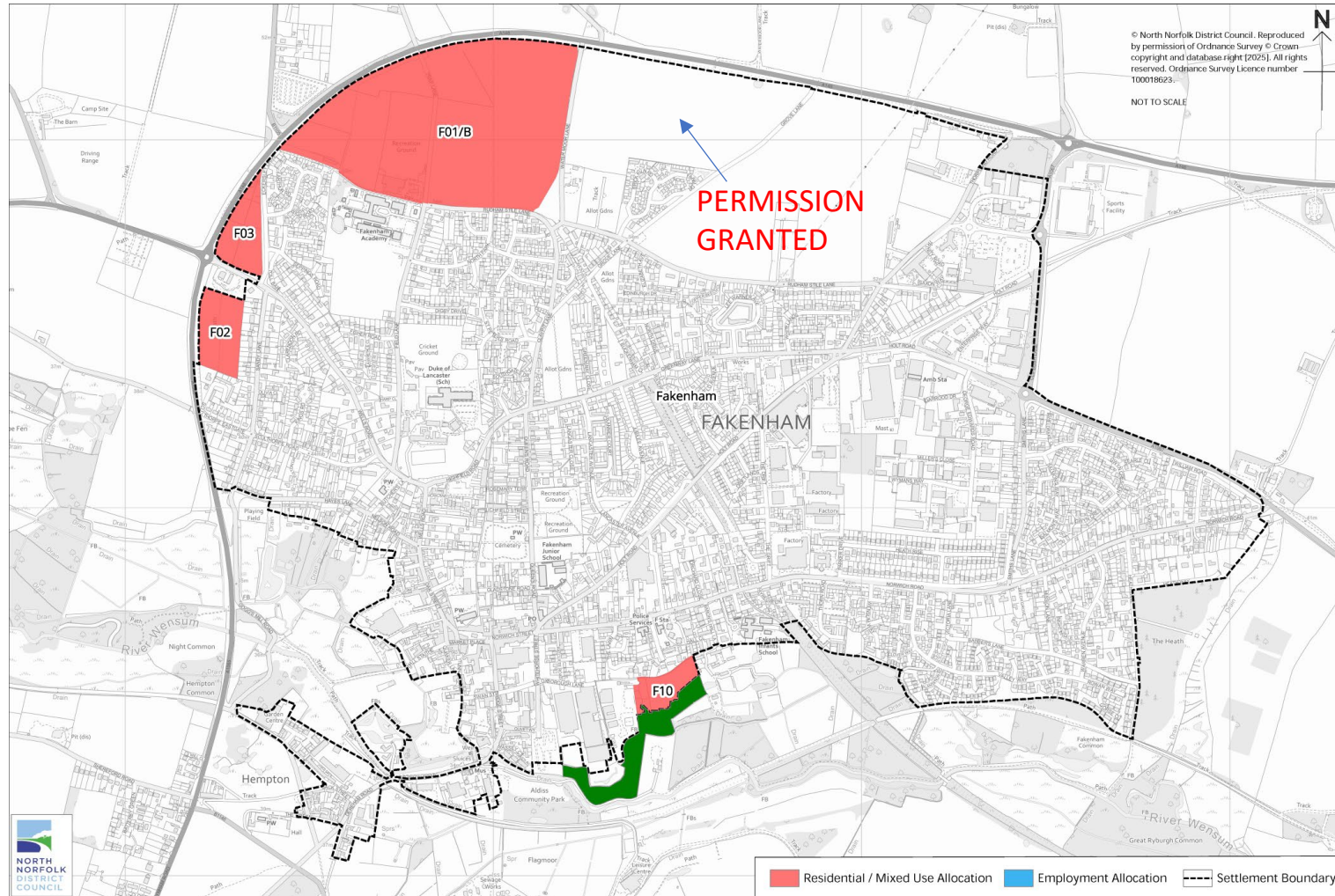
- 150 Dwellings (53 affordable) + 40 elderly care.
- 1.3 ha multifunctional Public Open Space.
- Requires Transport Impact Assessment.
- Careful design consideration due to National Landscape location.

## C22/4: Land West of Pine Tree Farm

- 500 Dwellings (175 affordable) + 67 elderly care.
- 4.9 ha multifunctional Public Open Space including sports pitches.
- Dedicated footbridge or alternative railway crossing.
- Roundabout at southern access (Norwich Road).
- Requires Transport Impact Assessment.



# Site Allocations (Fakenham)



## F01/B: Land North of Rudham Stile Lane

- 560 Dwellings (84 affordable) + 67 elderly care.
- 7.5 ha multifunctional Public Open Space.
- Requires Master Plan, Foul Water Drainage Strategy, Access Strategy and Transport Assessment.
- Retention or replacement of existing sports facilities.

## F02: Land Adjacent Petrol Filling Station, Wells Road

- 70 Dwellings (11 affordable).
- 0.2 ha multifunctional Public Open Space.
- Requires Foul Water Drainage Strategy.
- Provision/retention of strong landscaping along western boundary.

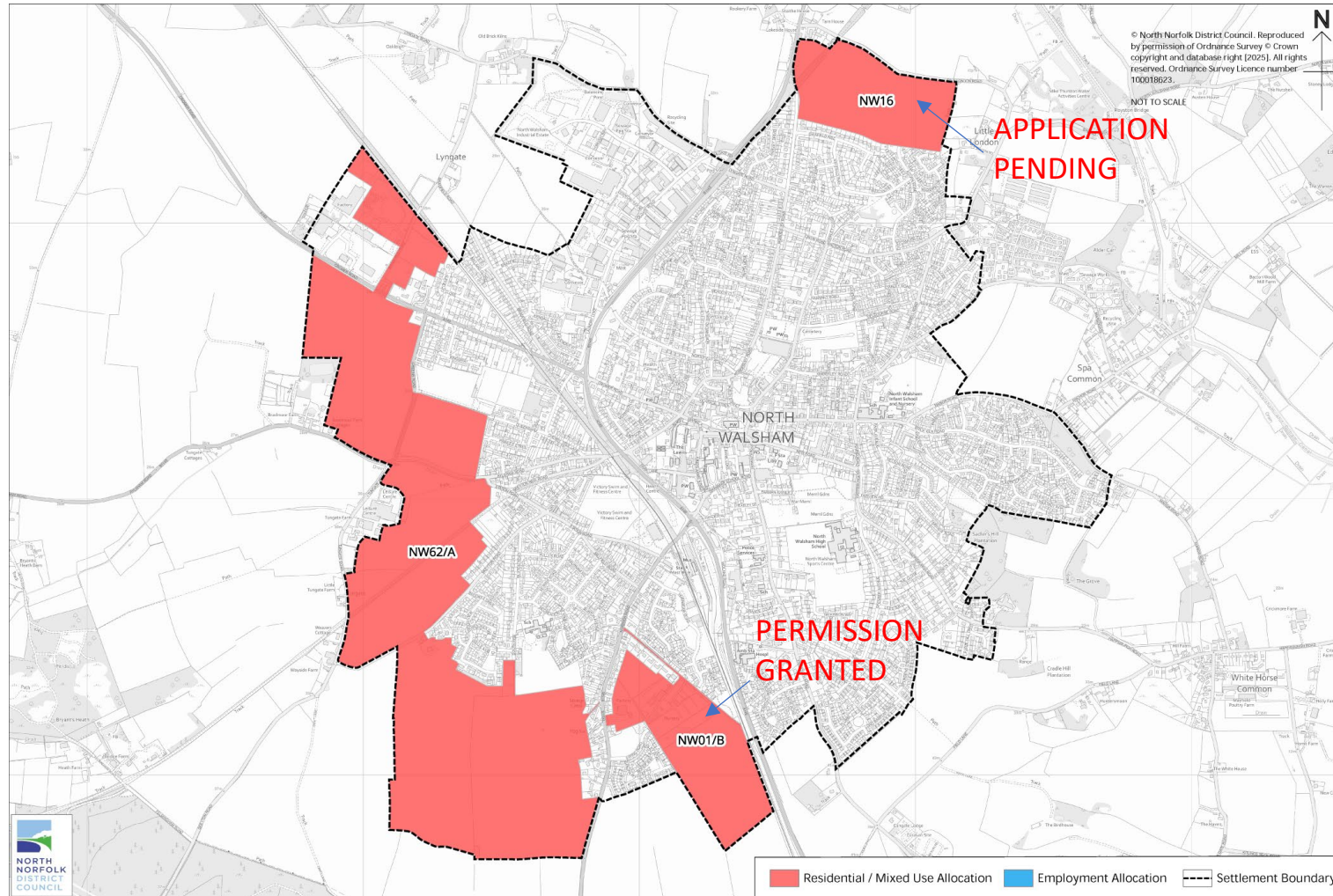
## F03: Land at Junction of A148 & B1146

- 65 Dwellings (10 affordable).
- 0.2 ha multifunctional Public Open Space.
- Highways/pedestrian improvements.
- Land retention for A148 junction improvement scheme.

## F10: Land South of Barons Close

- 55 Dwellings (8 affordable).
- 2.6 ha multifunctional Public Open Space.
- Requires Flood Risk Assessment.

# Site Allocations (North Walsham)



## NW01/B: Land at Norwich Road & Nursery Drive

- 350 Dwellings (53 affordable) + 67 elderly care.
- 3.5 ha Public Open Space.
- Estate road with through-connection to existing residential areas.

## NW16: Land at End of Mundesley Road

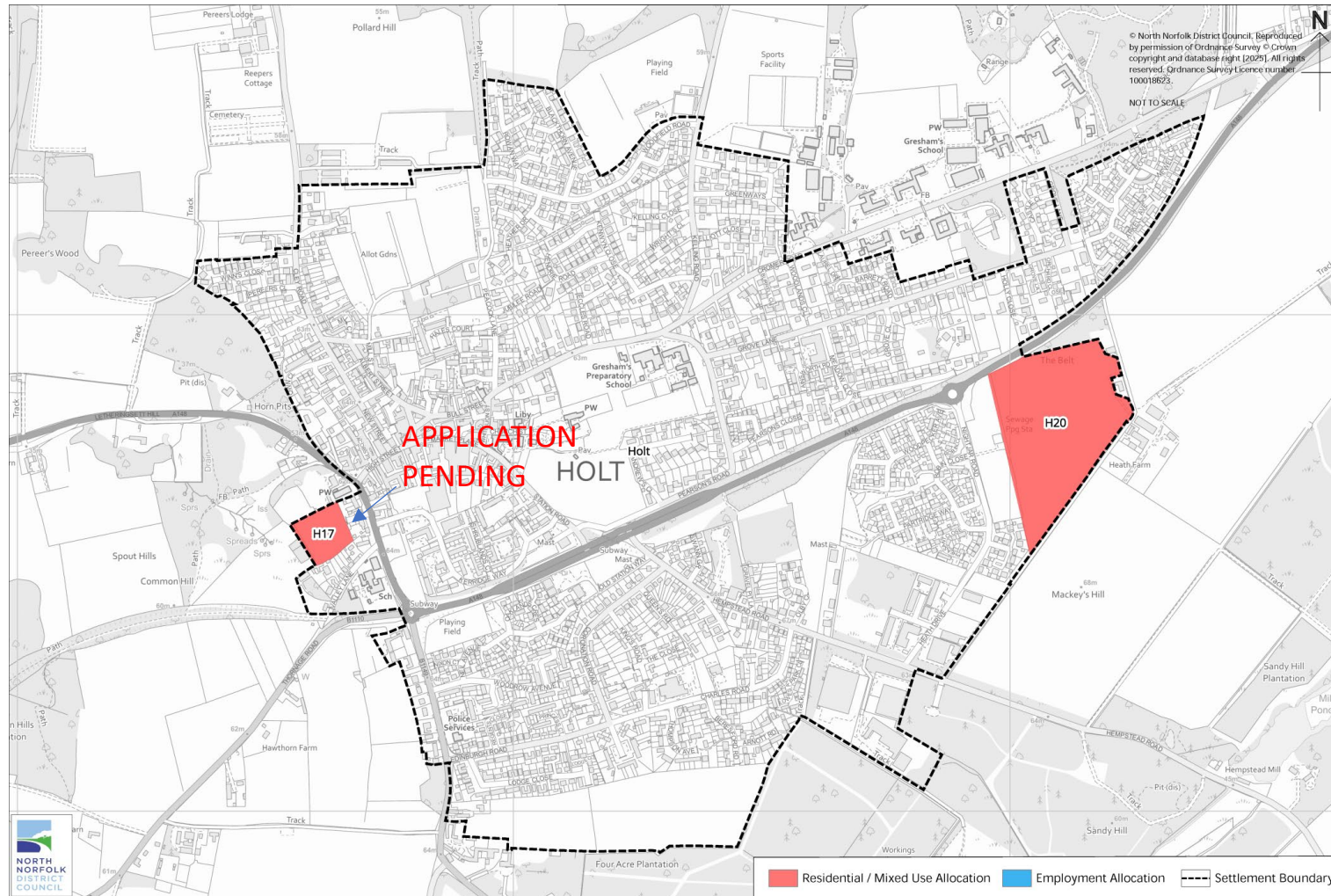
- 330 Dwellings (50 affordable) + 40 elderly care.
- 1.35 ha multifunctional Public Open Space.
- Requires Foul Drainage Strategy, Surface Water Management Plan.
- Provision of a bridge over Paston Way, and enhancement of access to the trail.

## NW62/A: Land West of North Walsham

- 1800 Dwellings (270 affordable) + 200 elderly care.
- 17 ha multifunctional Public Open Space including new town park.
- Link road connecting Norwich Road and Cromer Road.
- 7 hectares of employment land.
- Community facilities including new Primary School,
- Requires Development Brief, Design Code, Phasing & Delivery Plan, GI Strategy, Drainage Strategy.
- **See Policy for further details.**



# Site Allocations (Holt)



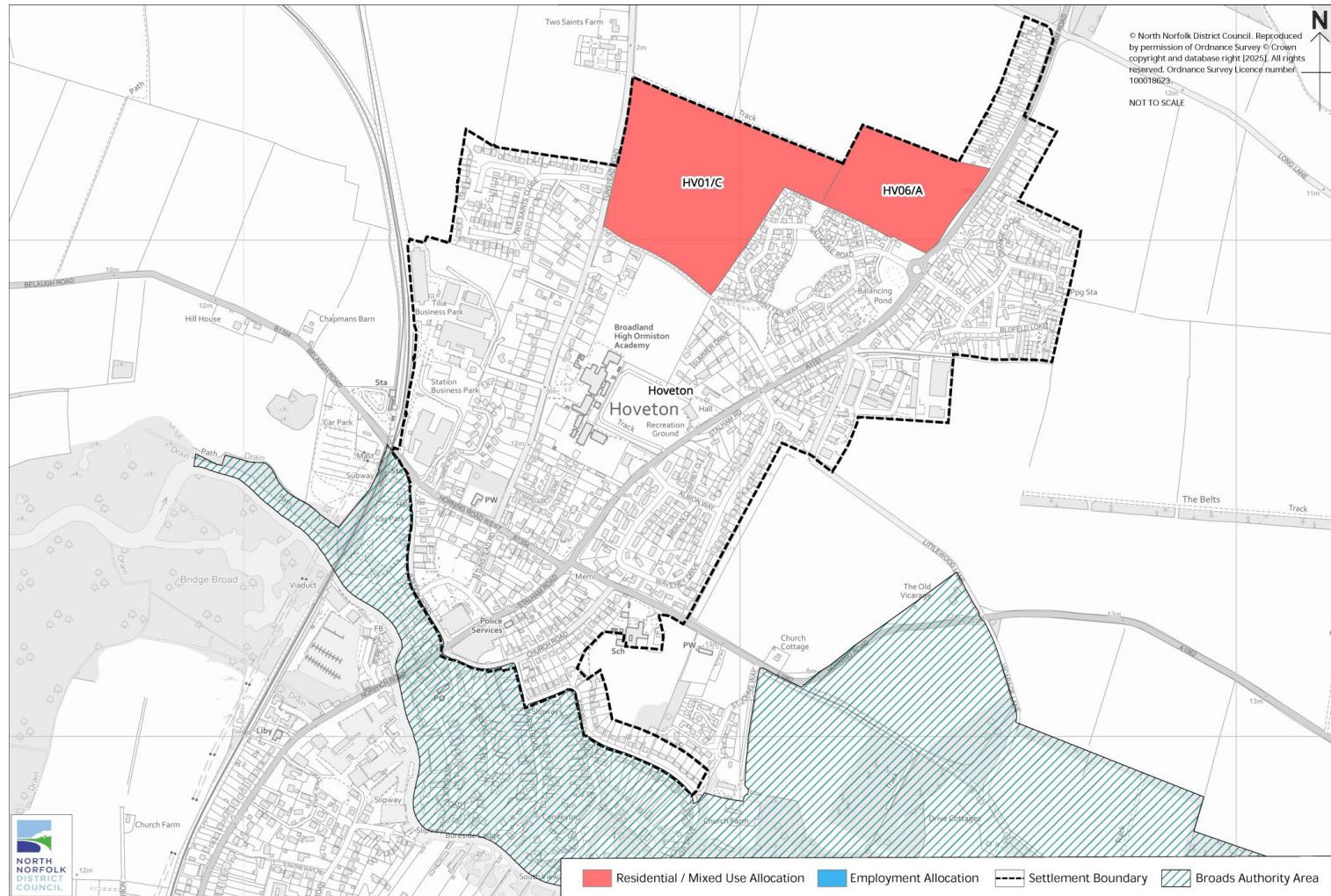
## H17: Land North of Valley Lane

- 27 Dwellings (9 affordable).
- 0.07 ha Public Open Space.
- Sensitive development and landscaping taking into account adjacent Spout Hills County Wildlife Site.
- Improved pedestrian access into Spout Hills from the town.
- Requires Foul Drainage Strategy, Surface Water Management Plan.

## H20: Land at Heath Farm

- 180 Dwellings (63 affordable) + 40 elderly care
- Public Open Space
- Consideration of design around existing water and gas mains.
- Enhanced pedestrian access across and along A148.
- Requires Foul Drainage Strategy, Heritage Impact Assessment, Project-Level HRA, Surface Water Management Plan, Transport Assessment.

# Site Allocations (Hoveton)



## HV01/C: Land East of Tunstead Road

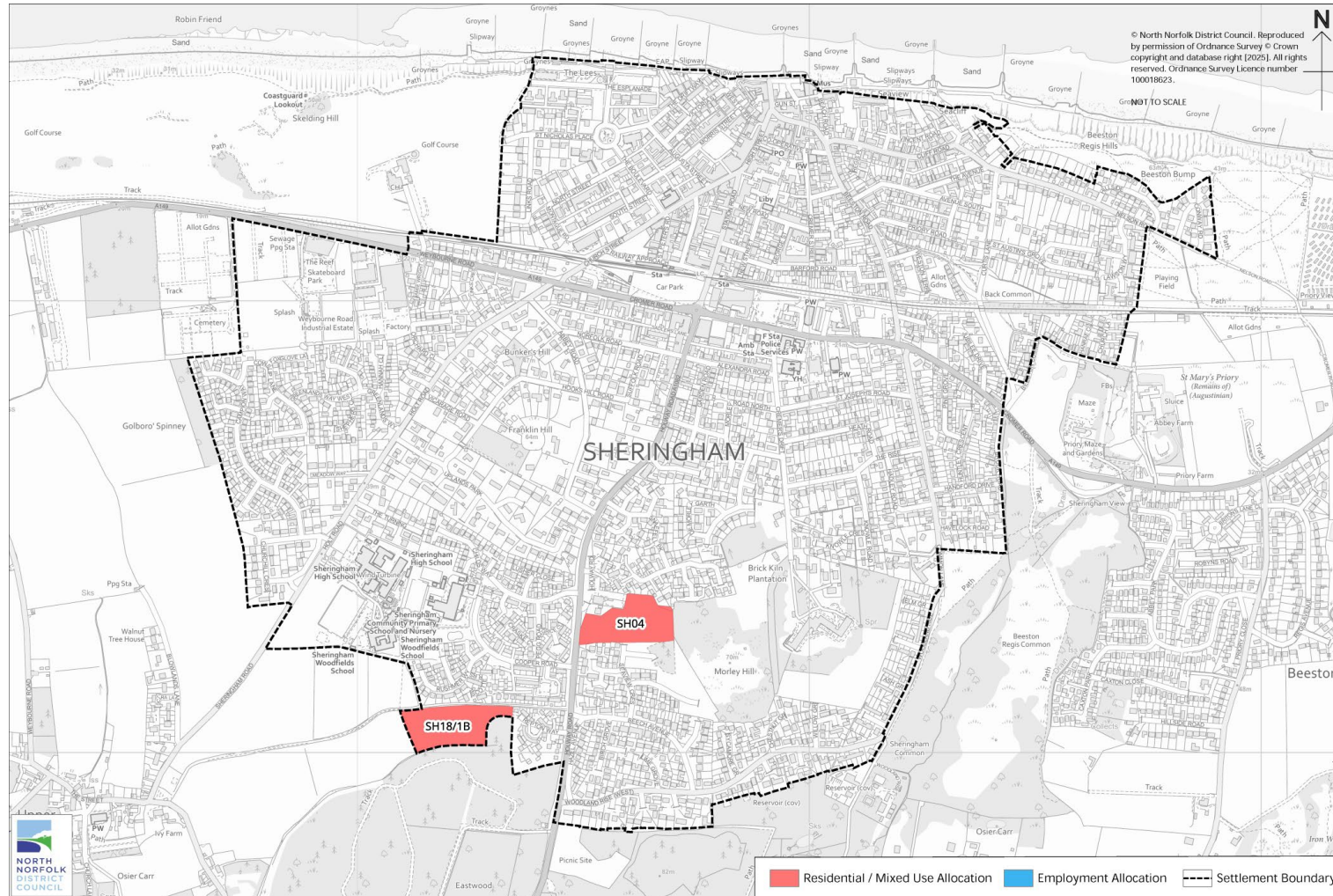
- 150 Dwellings (53 affordable) + 40 elderly care.
- 1.07 ha multi-functional Public Open Space.
- Traffic calming on Tunstead Road.
- Through-connection to Brooke Park and Stalham Road roundabout (through allocation HV06/A).
- Pedestrian/cycleway connecting to Stalham Road through adjacent allocation HV06/A.
- Consideration of heritage assets.
- Requires Transport Assessment, Water Catchment & Foul Drainage Strategy in association with HV06/A.

## HV06/A: Land at Stalham Road

- 50 Dwellings (18 affordable).
- Multifunctional Public Open Space
- Off-site mitigation improvements to the A1151/A1062 double mini roundabout.
- Pedestrian/cycleway connecting to Stalham Road and adjacent allocation HV01/C.
- Consideration of heritage assets.
- Requires Transport Assessment, Water Catchment & Foul Drainage Strategy in association with HV01/C.



# Site Allocations (Sheringham)



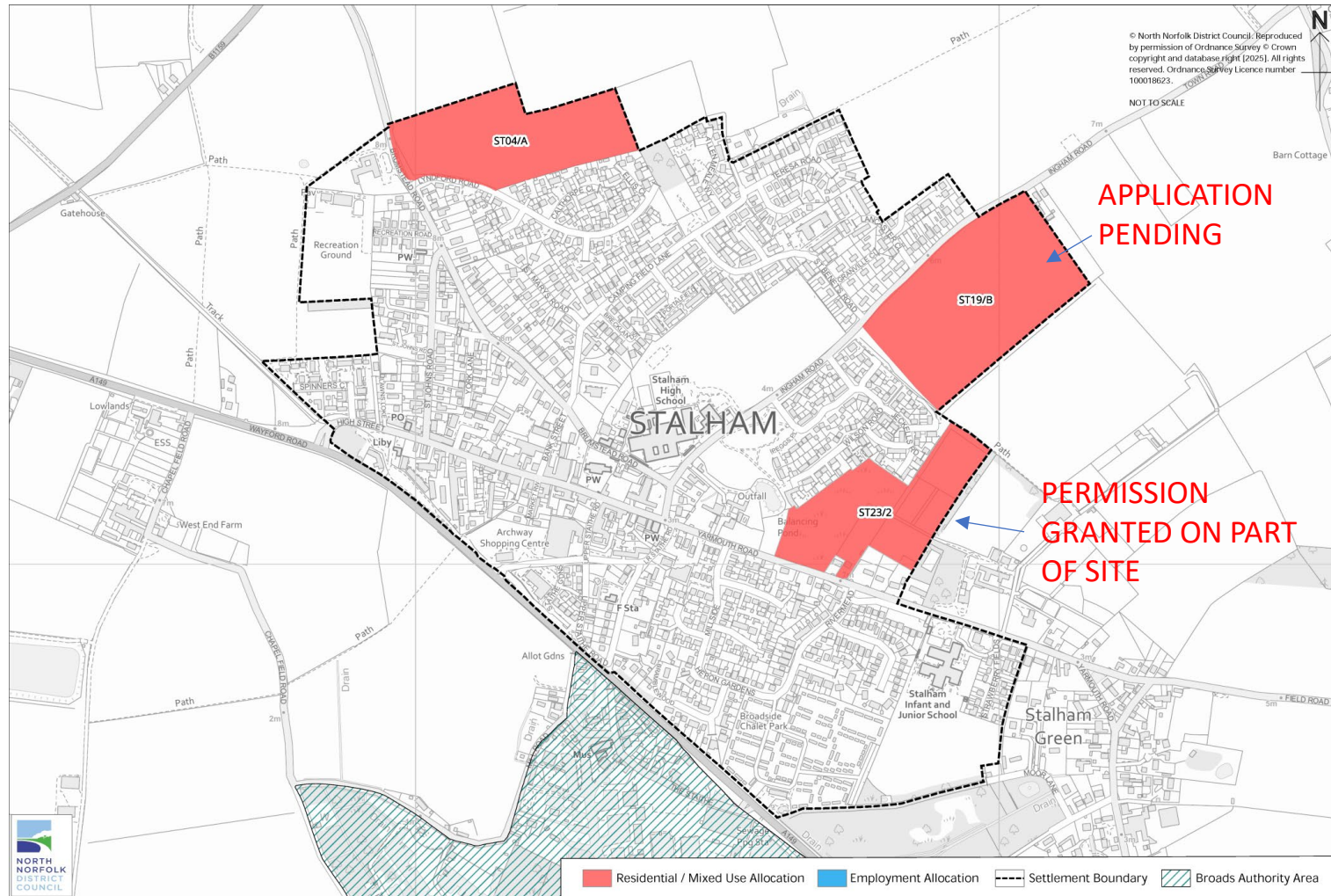
## SH04: Land Adjoining Seaview Crescent

- 45 Dwellings (16 affordable).
- 0.12 ha Public Open Space.
- Pedestrian/cycle route across the site from Holway Road to Morley Hill + pedestrian/maintenance access from Sheringham Community Centre to Morley Hill.
- Pedestrian crossing on Holway Road.
- Careful design consideration due to National Landscape location.
- Sensitive design to preserve views towards Morley Hill
- Requires Surface Water Management Plan & Drainage Strategy.

## SH18/1B: Land South of Butts Lane

- 48 Dwellings (17 affordable).
- 0.13 ha Public Open Space.
- Careful design consideration due to National Landscape, conservation area and Sheringham Park location.
- Pedestrian/cycling improvements including connectivity with Public Right of Way.
- Requires Foul Drainage Strategy.

# Site Allocations (Stalham)



## ST04/A: Land at Brumstead Road

- 45 Dwellings (7 affordable).
- Multifunctional Public Open Space.
- Pedestrian and cycle enhancements.
- Care design to respect edge of town location.
- Requires Surface Water Management Plan, Foul Drainage Strategy.

## ST19/B: Land Adjacent Ingham Road

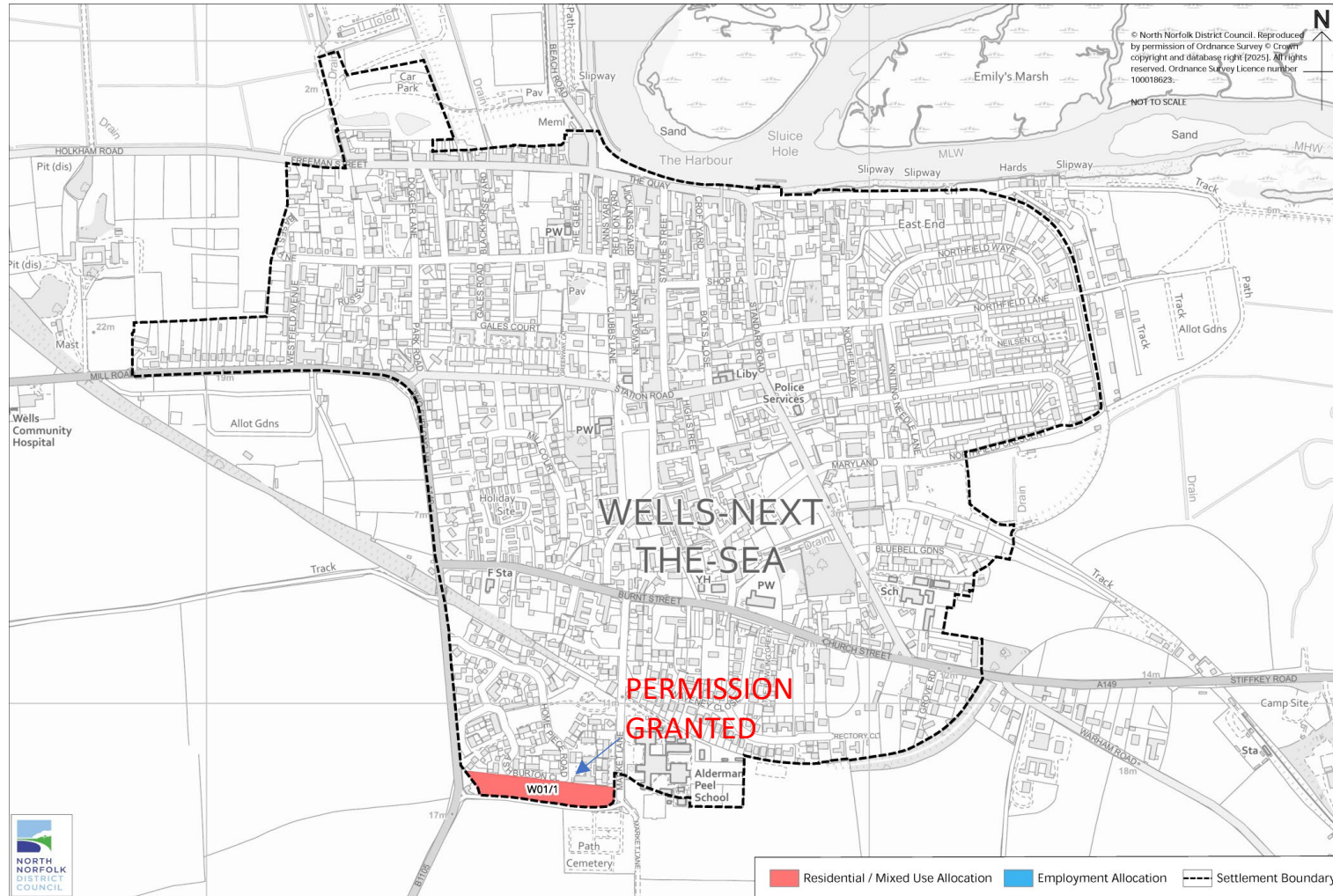
- 150 Dwellings (23 affordable).
- Multifunctional Public Open Space.
- Care design to respect edge of town location.
- Widening of Ingham Road to 6m.
- Requires Foul Drainage Strategy, Transport Assessment

## ST23/2: Land North of Yarmouth Road

- 80 Dwellings (12 affordable).
- 0.21 ha multifunctional Public Open Space.
- Pedestrian/cycle improvements.
- Consideration of heritage assets.
- Requires Master Plan, Foul Drainage Strategy, Transport Assessment.



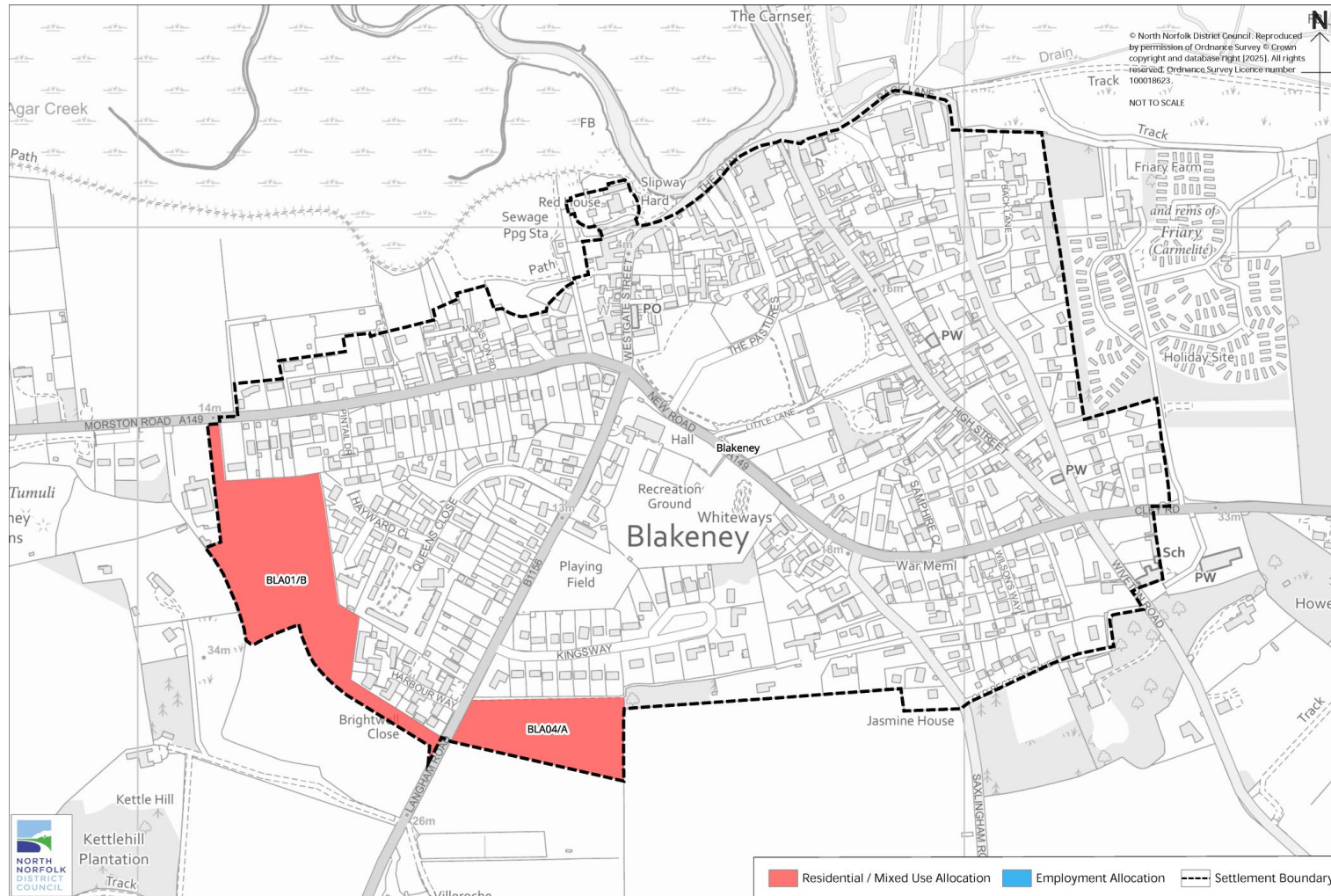
# Site Allocations (Wells-next-the-Sea)



## W01/1: Land South of Ashburton Close

- 20 Dwellings (7 affordable).
- 0.05 ha Public Open Space.
- Careful design consideration due to National Landscape location.
- Landscaping to minimise visual impacts from Grade 1 Holkham Hall Registered Park & Garden.
- Pedestrian/cycle improvements.
- Requires Surface Water Management Plan, Foul Drainage Strategy.

# Site Allocations (Blakeney)



## BLA01/B: Land West of Langham Road

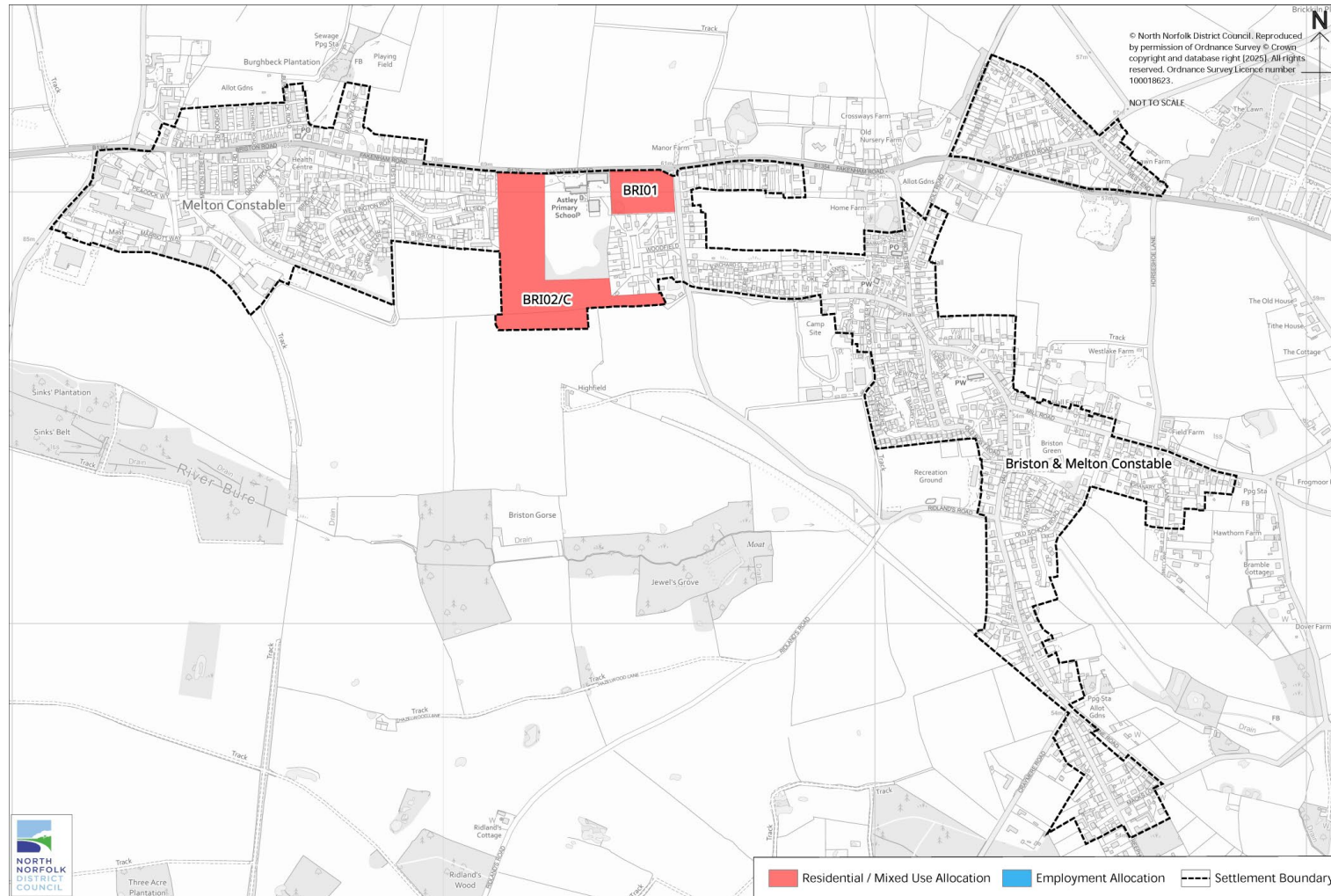
- 30 Dwellings (11 affordable).
- Multi-functional Public Open Space.
- Pedestrian/cycle improvements.
- Careful design and landscaping consideration due to National Landscape location, views to Blakeney Marshes, Two Bowl Barrows Schedule Monument, and Wiveton Downs SSSI.
- Development located to the north and east of the site.
- Requires Surface Water Management Plan, Foul Drainage Strategy, Wiveton Downs SSSI Impact Assessment.

## BLA04/A: Land East of Langham Road

- 30 Dwellings (11 affordable).
- Multi-functional Public Open Space.
- Pedestrian/cycle improvements, off-site footpath improvements for safer school access, and extension of 30mph speed limit to the south of the site.
- Careful design and landscaping consideration due to National Landscape location and views of Blakeney Church.
- Requires Surface Water Management Plan, Foul Drainage Strategy.



# Site Allocations (Briston)



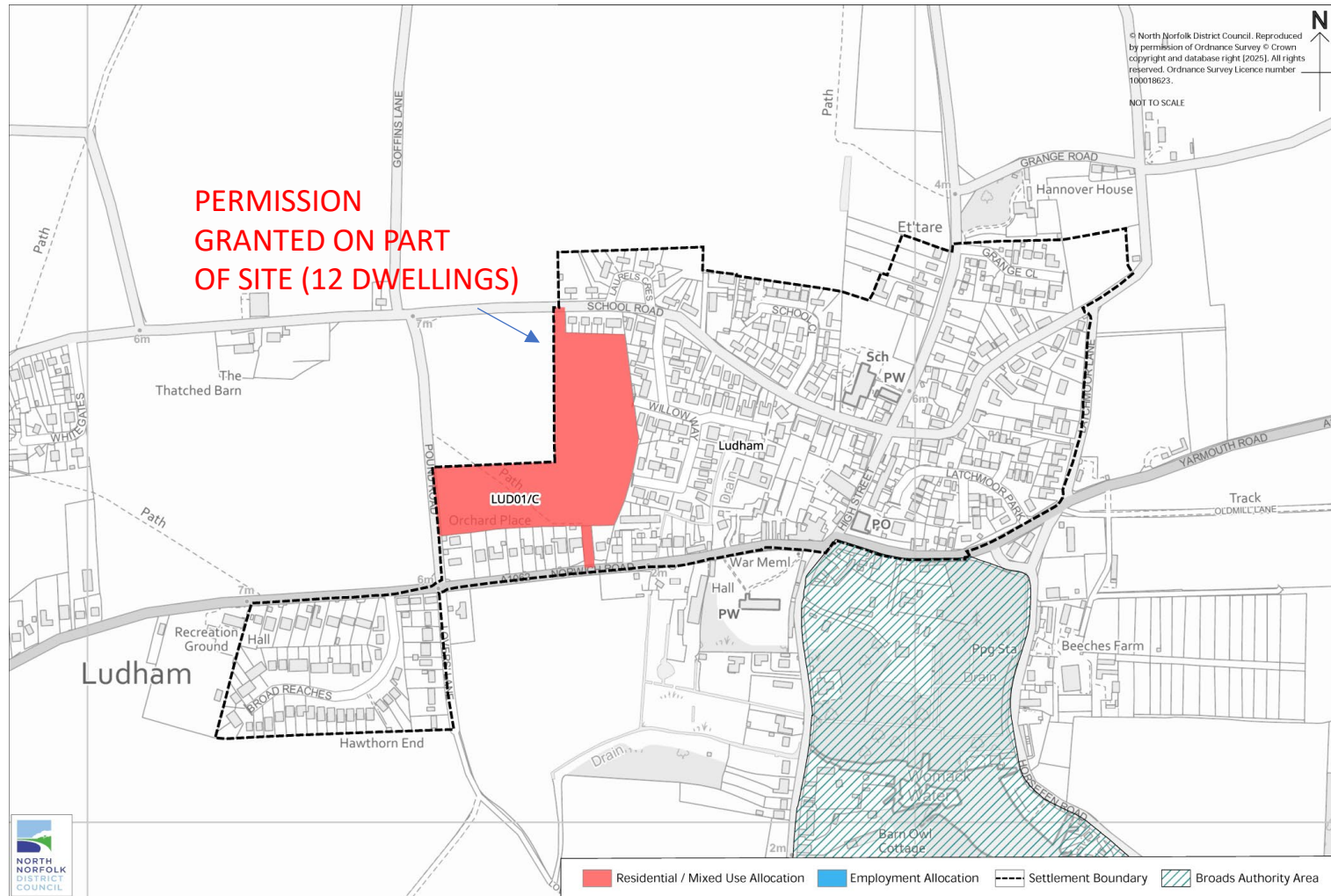
## BRI01: Land East of Astley Primary School

- 25 Dwellings (4 affordable).
- 0.07 ha Public Open Space.
- Access solely from 'The Lane'
- Footpath/cycle link through the development to the primary school.
- Requires Foul Drainage Strategy.

## BRI02/C: Land West of Astley Primary School

- 90 Dwellings (14 affordable).
- Multi-functional Public Open Space.
- Pedestrian/cycle improvements.
- Green wildlife links through the site.
- Setting back of development from the road frontage (unless a suitable alternative is identified).
- Provision of a car parking area for school drop-off.
- Protection for future school expansion.
- Requires Foul Drainage Strategy.

# Site Allocations (Ludham)

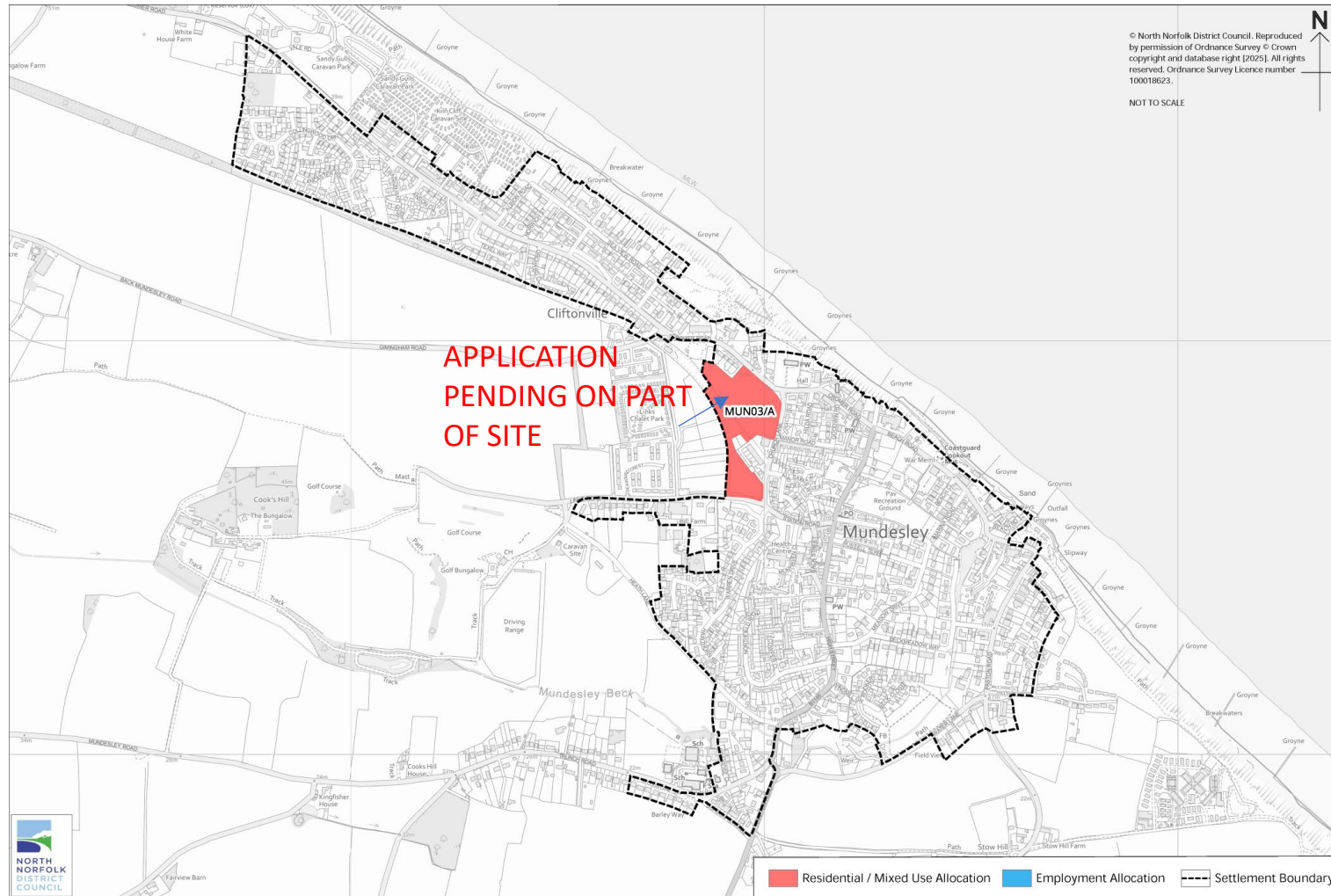


## LUD01/C: Land South of School Road

- 60 Dwellings (9 affordable).
- Multifunctional Public Open Space.
- Designated open space to offset impacts on Grade I listed Church
- Vehicle access from Norwich Road only
- Realignment and integration of disused FP3
- Requires Foul Drainage Strategy and on-site solutions



# Site Allocations (Mundesley)



## MUN03/A: Land off Cromer Road & Church Lane

- 45 Dwellings (16 affordable).
- Multi-functional Public Open Space.
- Built form is set back to offset impacts on nearby Grade II listed church
- Access from Cromer (north section) and Church Lane (south section)
- Development coming forward in two applications
- Foul Drainage Strategy required

## Any questions

- ❖ Housing
- ❖ Employment
- ❖ Site Allocations

## 10-minute break



Sheringham



Nothrepps Rural exception scheme



Holt adult care

# Decision Making (from September 2025)

## Current transition period until the emerging Local Plan is adopted:

- Since September 2025, DM Officers are referencing and taking into account the policies of the new Local Plan in Officer Reports (Delegated and Committee) for all Planning Applications, as well as in Pre-Application responses.
- It is important to demonstrate that the Council has consistently considered paragraph 48 of the NPPF, where weight may be given to policies in emerging plans based on:
  - **Stage of Preparation** - the Local Plan is at an advanced stage and so greater weight can be given.
  - **Extent of unresolved objections** - the less significant the unresolved objections, the greater the weight that may be given.
  - **Consistency with the NPPF** - the closer alignment of the policies in the Local Plan to the NPPF, the greater the weight that may be given.

# Decision Making (from September 2025)

- **Based on paragraph 48 of the NPPF, a four-tier weight scale is being used in relation to the emerging Local Plan, taking account of the Main Modifications:**
  - **Significant weight** - applies to policies/site allocations that have had previous objections resolved through the local plan process.
  - **Moderate weight** - applies to policies/site allocations where the overall principle has not changed and points of dispute have in the main been resolved, but some objections remain.
  - **Limited Weight** - applies to policies/site allocations where Main Modifications are more significant and there is a need to wait for consultation feedback to ascertain nature and extent of objection and suggested change.
  - **No weight** - applies to a small number of policies/ site allocations which the Inspector has advocated to be ‘deleted’ from the Plan *and* the operation of the Small Growth Village part of Policy SS1 which will not gain any weight until the Local Plan is adopted.



# Additional Validation Requirements

- **The Local Plan will see the introduction of new supporting documents and statements that will be required at the validation stage. These include (amongst others):**
  - **Coastal Erosion Vulnerability Assessment** - required for the majority of new development proposals within the Coastal Change Management Area (CCMA) to detail the proposed development in relation to the risk from coastal erosion. Information detailed in the Coastal Adaptation SPD.
  - **Energy Compliance Statement** - demonstrating the approach taken to address energy efficiency within the design and the comparative target energy performance and carbon emission rates of the proposal. Applies to each type of dwelling proposed and overall scheme
  - **Health Impact Assessment** - required for development proposals of 250 dwellings or more in order to assess how proposals will create healthy communities and provide adequate health facilities.
  - **Additional Information in Design & Access Statement** - demonstration of meeting Building Regulations M4(2) Standard: Category 2 - Accessible and Adaptable Dwellings and the minimum Nationally Described Space Standard.



# Example Scenarios

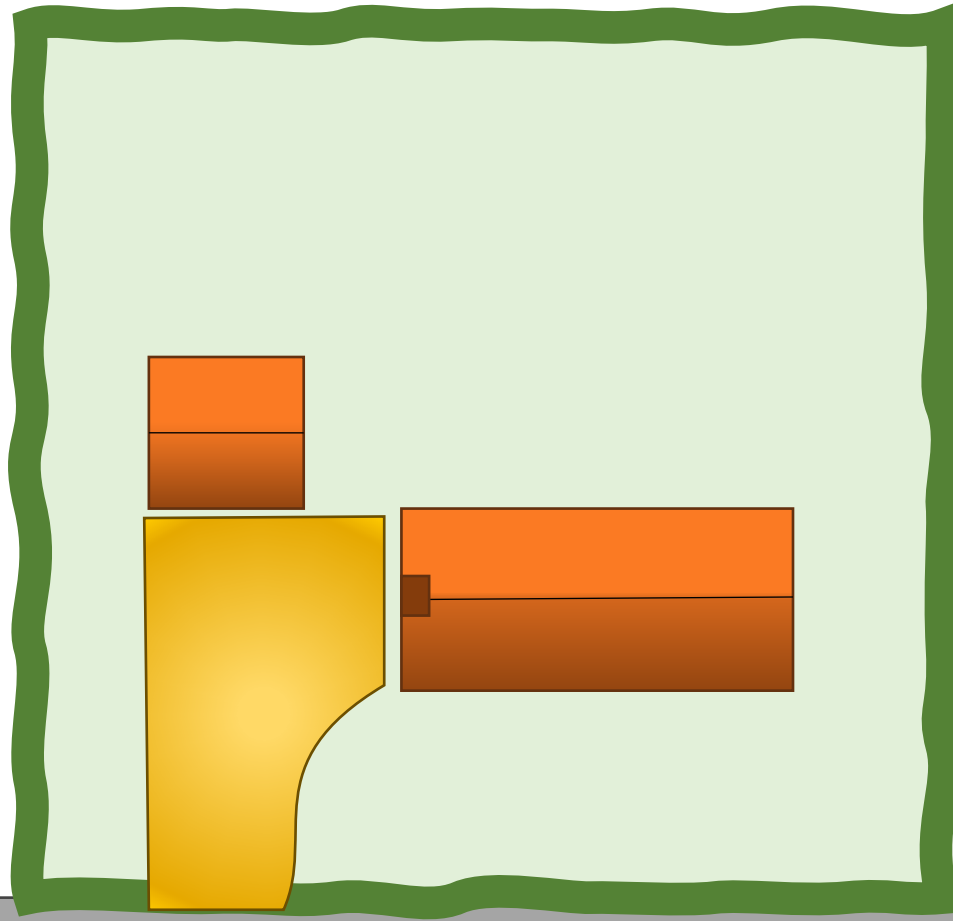


NORTH  
NORFOLK  
DISTRICT  
COUNCIL

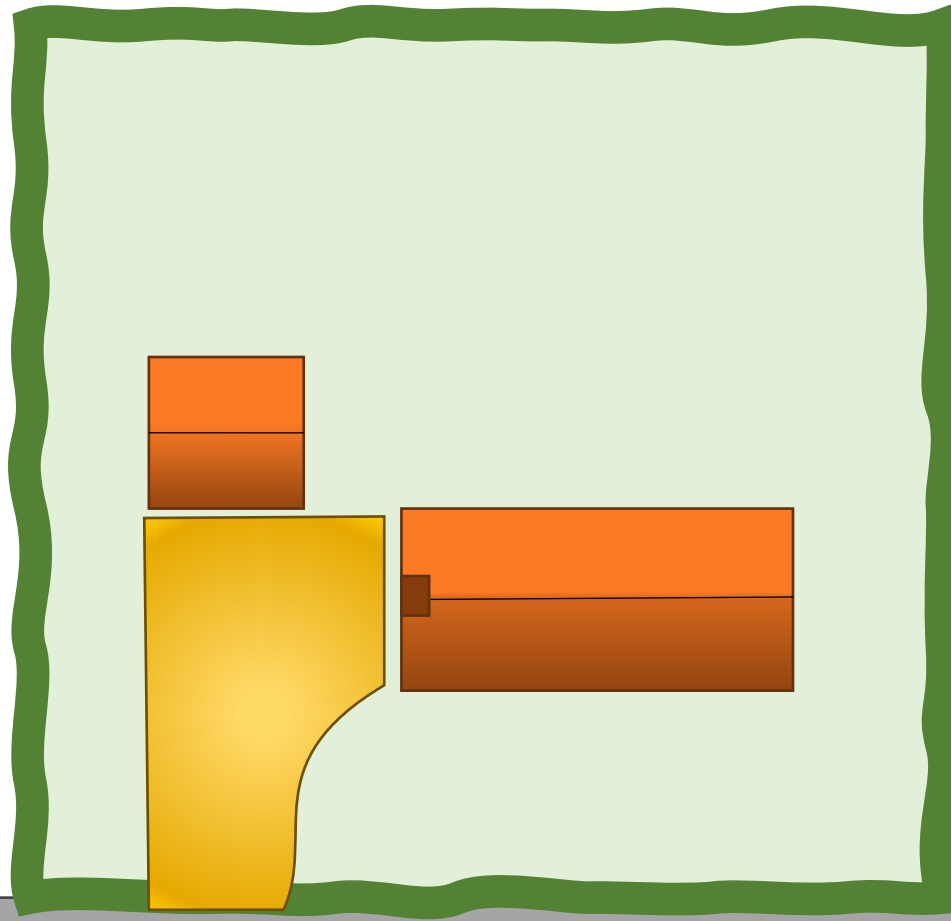
[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

# Scenario 1: Detached Annexes

**Scenario: Applicant has a detached house and garage and is seeking to provide an annexe for their elderly mother so they can provide care and support for their relative.**



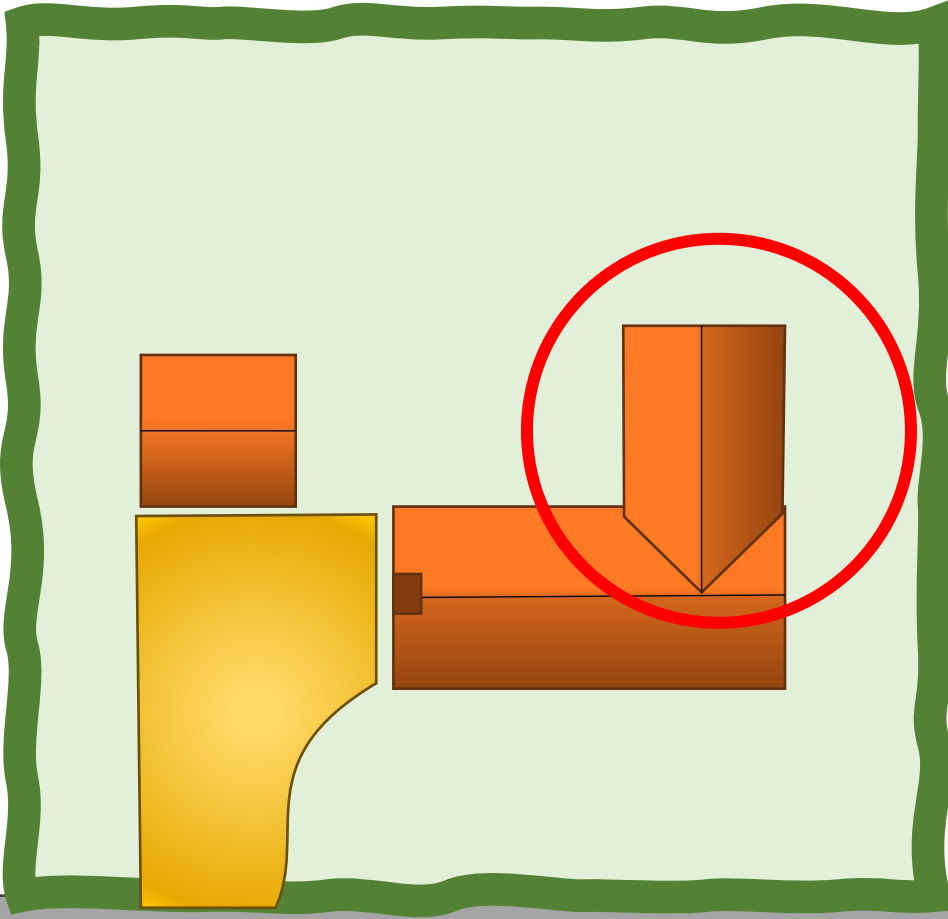




**Policy HOU 6** is the key policy which states:

3. Proposals for annexed accommodation will be supported provided that the proposal:

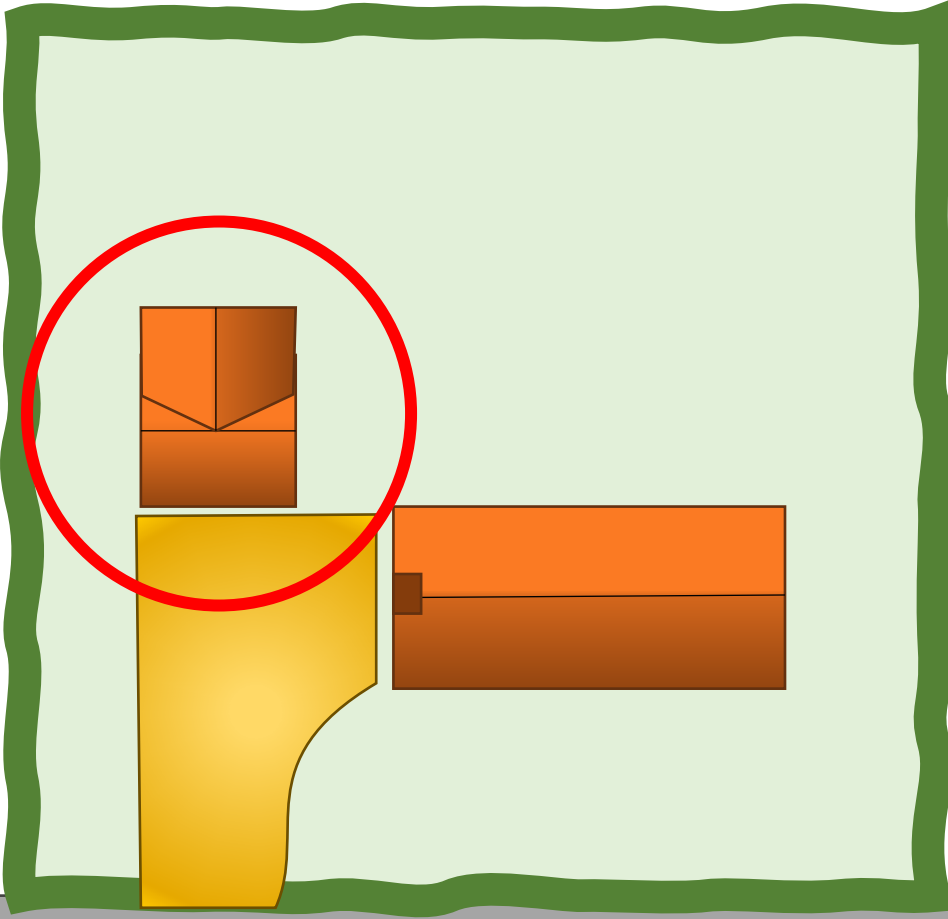
- a) is **physically attached** to, and comprises an extension to, an existing dwelling; **or**
- b) is for the and restoration of an existing building; and, sympathetic conversion
- c) in both cases, provides a **scale of accommodation which is subordinate to the existing dwelling** and clearly designed for the intended purpose.



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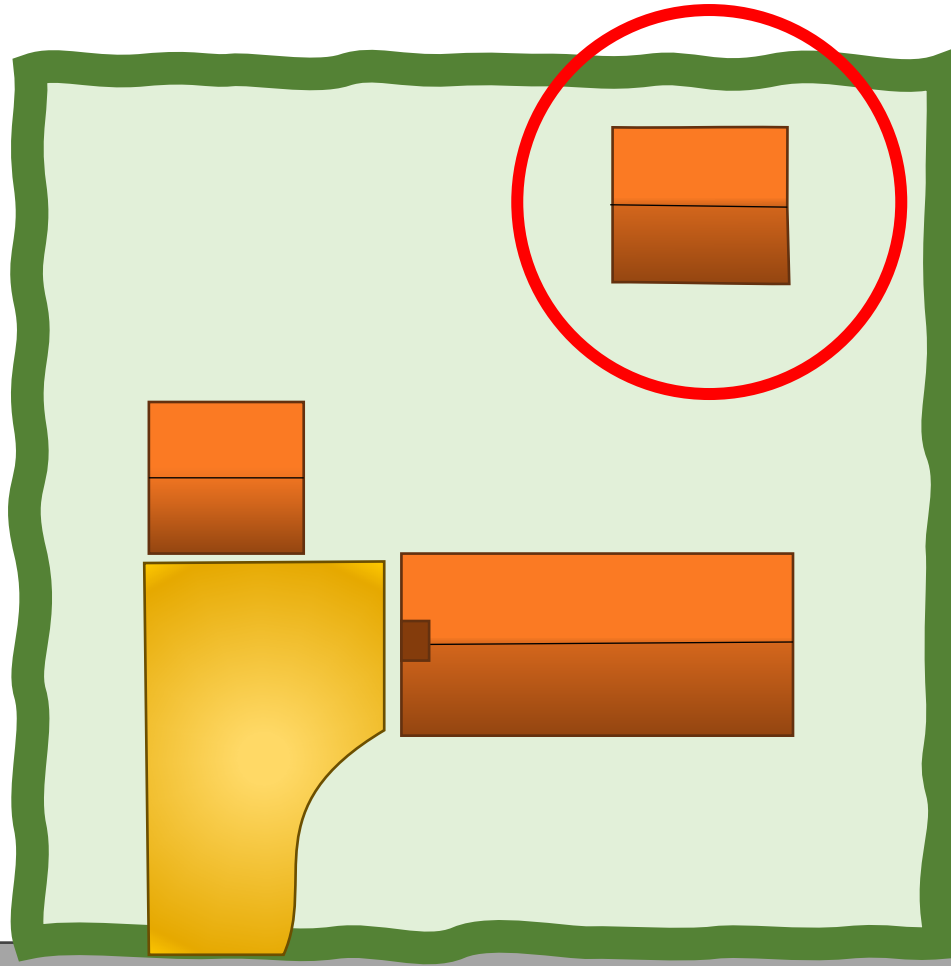


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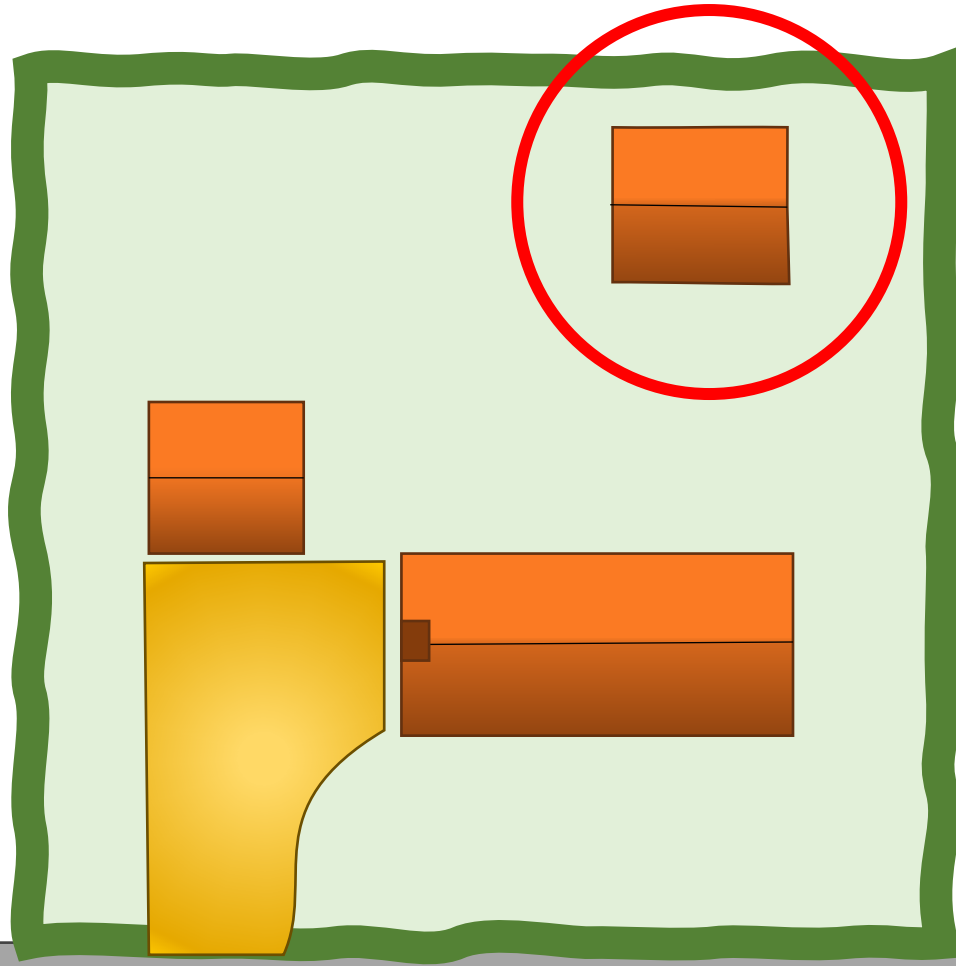




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- b) is for the sympathetic conversion and restoration of an existing building; and,
- c) in both cases, provides a **scale of accommodation which is subordinate to the existing dwelling** and clearly designed for the intended purpose.



A detached Annexe would be considered as a **departure** from Policy HOU 6.

### **Doesn't mean an automatic refusal**

Would need to consider relevant material considerations:

Why can't they extend or convert?

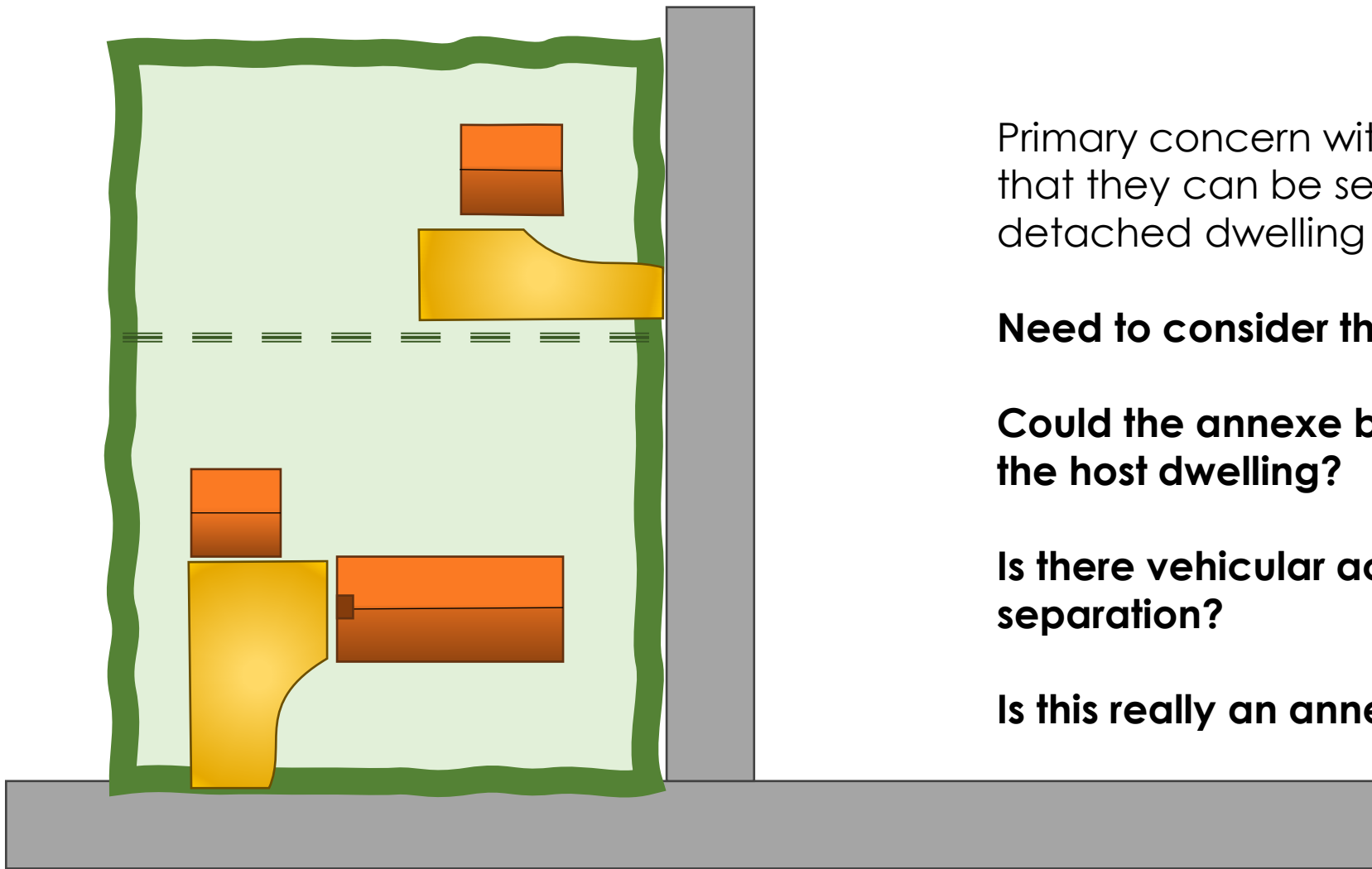
Is there adequate justification to depart from Policy HOU 6?

A diagram showing a detached annexe. It consists of a light green rectangular area with a dark green, irregular border. Inside this area, there are three orange rectangular blocks: one in the top right, one in the bottom left, and one in the bottom right. The bottom left block is connected to a yellow, irregular shape. To the right of the green area is a tall, grey vertical rectangle. At the bottom is a wide, grey horizontal rectangle.

Primary concern with detached annexes is that they can be seen as a precursor to a detached dwelling

**Need to consider the specific circumstances**





Primary concern with detached annexes is that they can be seen as a precursor to a detached dwelling

**Need to consider the specific circumstances:**

**Could the annexe be easily separated from the host dwelling?**

**Is there vehicular access to enable easy separation?**

**Is this really an annexe?**



# Any Questions?

# Scenario 2: Dwelling(s) within Small Growth Villages



**Scenario: Applicant proposes a new detached dwelling under the Council's new Small Growth Village policy.**

Existing Settlement boundary of Small Growth Village

## Policy SS 1 – Spatial Strategy

Outside of the defined boundaries of Small Growth Villages residential development will be permitted subject to criteria

- **The site is immediately adjacent to the defined Settlement Boundary;**

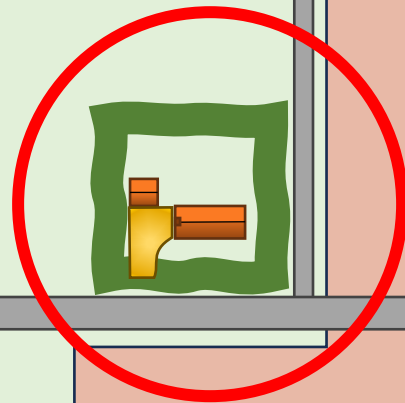


Existing Settlement boundary of Small Growth Village

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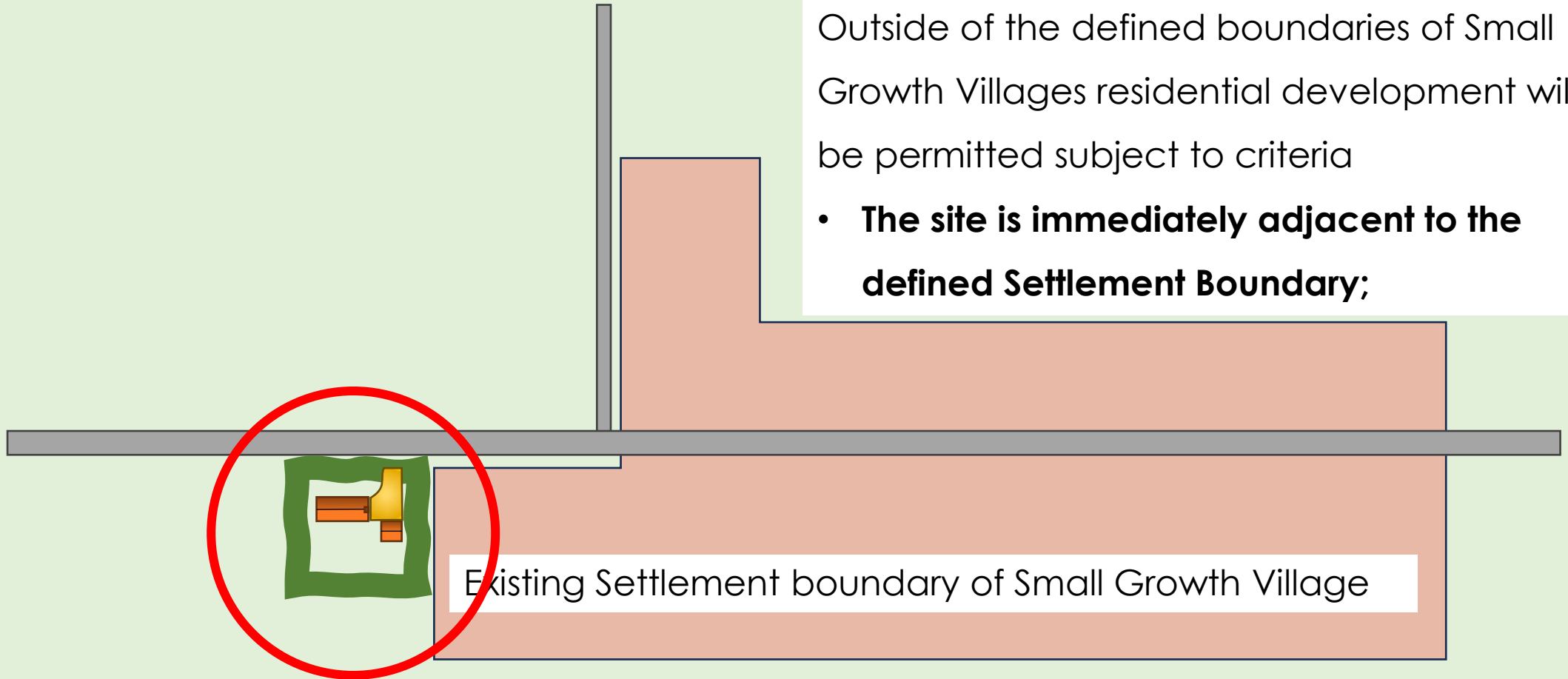


Existing Settlement boundary of Small Growth Village

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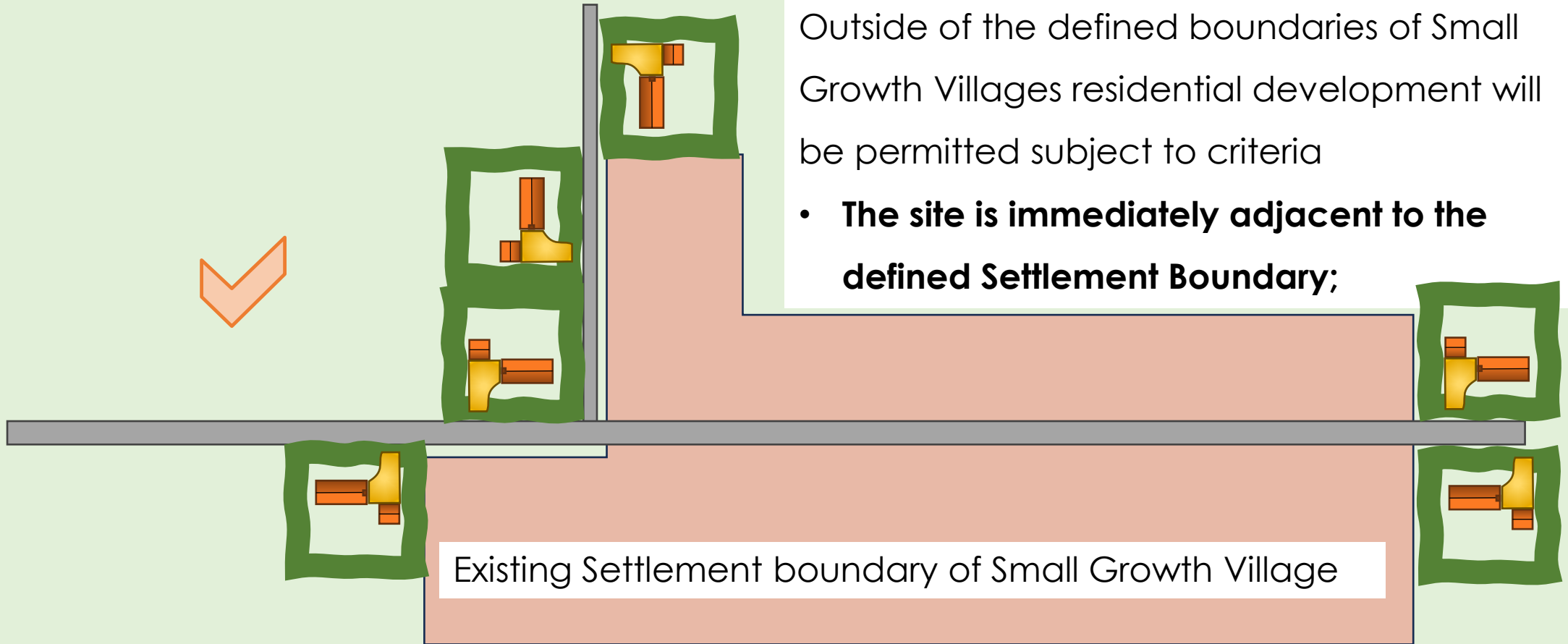
The diagram shows a light green background representing the area outside the settlement boundary. A grey L-shaped line represents the 'Existing Settlement boundary of Small Growth Village'. To the right of this boundary is a large orange rectangular area representing a site. A red circle highlights a small inset map in the bottom right corner of the orange area, showing a yellow building icon within a green square boundary.

Existing Settlement boundary of Small Growth Village

## Policy SS 1 – Spatial Strategy

Outside of the defined boundaries of Small Growth Villages residential development will be permitted subject to criteria

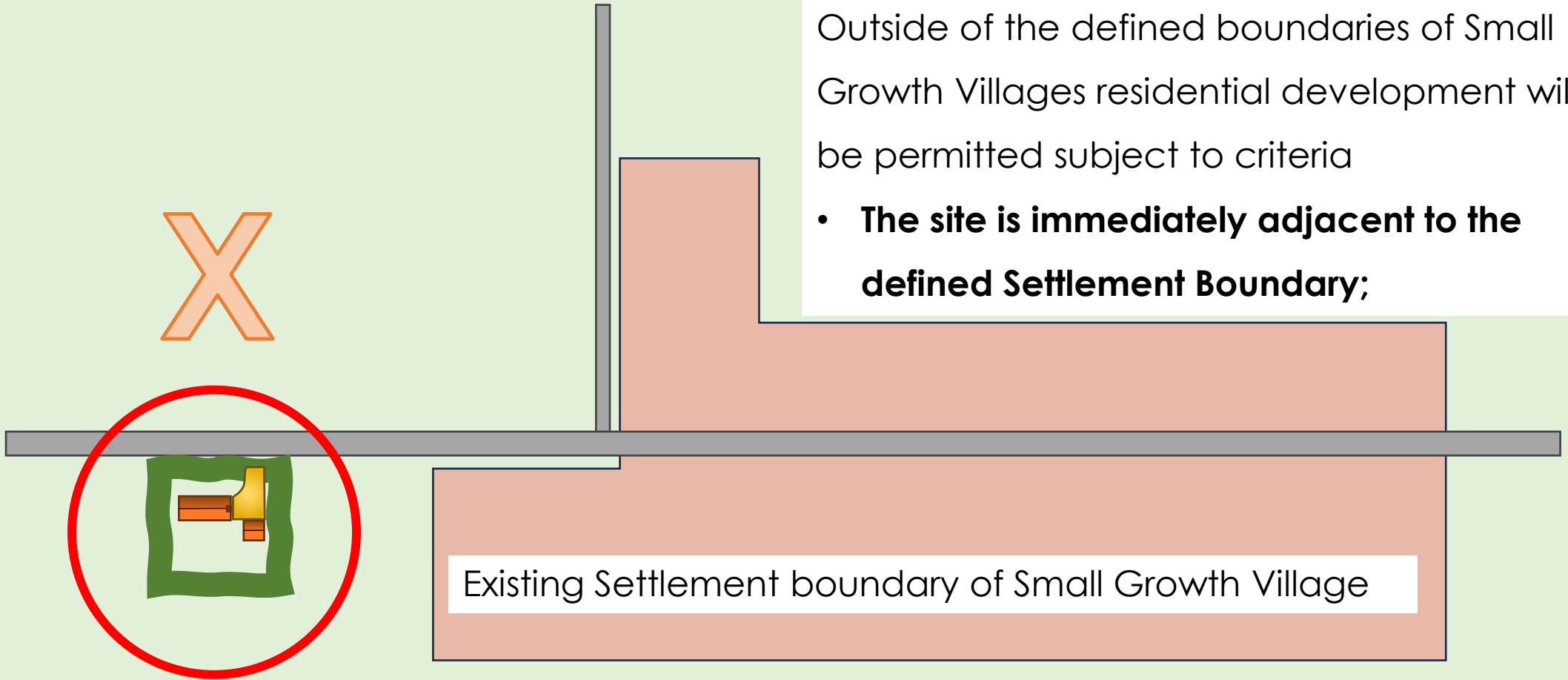
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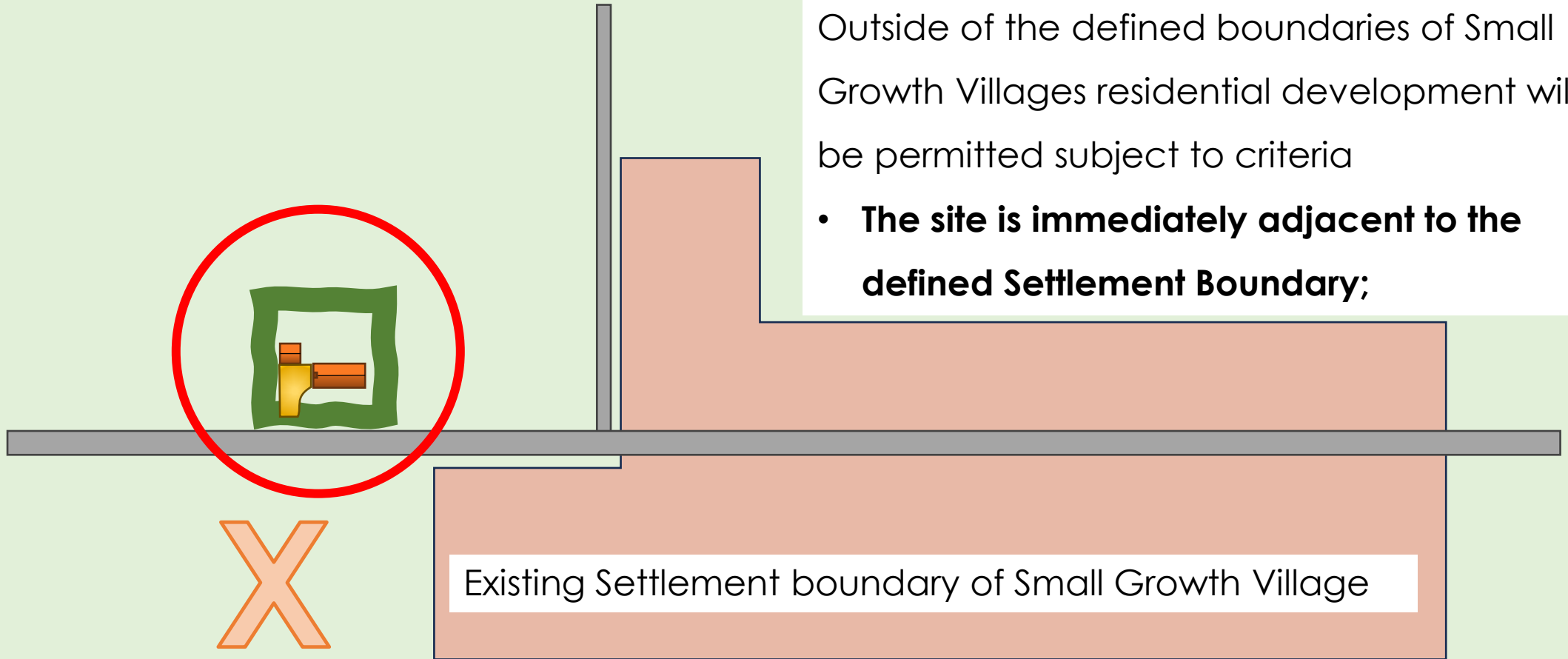
- **The site is immediately adjacent to the defined Settlement Boundary;**



## Policy SS 1 – Spatial Strategy

Outside of the defined boundaries of Small Growth Villages residential development will be permitted subject to criteria

- **The site is immediately adjacent to the defined Settlement Boundary;**







# Any Questions?

Thank you