



Planning Policy & Built Heritage Working Party

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30 November 2018

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 10 December 2018 at 9.30 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 [here](#) or 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, Ms V Gay, Mrs A Green, Mrs P Grove-Jones, Mr N Pearce, Ms M Prior, Mr J Punchard, Mr R Reynolds, Mr S Shaw, Mr R Shepherd, Mrs V Uprichard, D Young

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
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AGENDA

1. APOLOGIES FOR ABSENCE

To receive apologies for absence, if any.

2. PUBLIC QUESTIONS

3. MINUTES

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To approve as a correct record the Minutes of a meeting of the Working Party held on 12 November 2018.

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

7. Local Plan Preparation – Housing Mix Policies

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(Appendix A – page 49)

Summary: This report considers the policy approaches to be taken in the new Local Plan in relation to dwellings sizes, tenures, affordability, self-build, and specialist elderly person's accommodation. It recommends draft policies for public consultation.

Recommendations: **That the housing mix/types policies in Appendix A are published for public consultation as part of the draft Local Plan.**

That the precise draft policy wording is delegated to the Planning Policy Manager.

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Mark Ashwell, Planning Policy Manager, 01263 587281	

Summary:

This report seeks to address the following issues:

- The quality and suitability of existing Employment Areas;
- the quantum of proposed allocations;
- the policy approach to designated Employment Areas and proposed allocations; and
- the policy approach to employment outside of designated Employment Areas and employment allocations.

Recommendations:

1. **Members consider the contents of this report and confirm the provisional preferred policies and preferred sites to be included within the First Draft Local Plan for consultation.**
2. **The final policy wording and content of the consultation document is delegated to the Planning Policy Manager.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
Contact Officers, telephone number and email:	
Mark Ashwell, Planning Policy Manager – 01263 587281 Mark.Ashwell@north-norfolk.gov.uk	
Iain Withington, Planning Policy Team Leader – Iain.Withington@north-norfolk.gov.uk	
James Mann, Senior Planning Officer – 01263 516404 James.mann@north-norfolk.gov.uk	
Jodie Rhymes, Senior Planning Officer - 01263 516304 Jodie.Rhymes@north-norfolk.gov.uk	
Stuart Harrison, Senior Planning Officer – 01263516308 Stuart.Harrison@north-norfolk.gov.uk	

9. Local Plan- Open Space, Local Green Space and Public Rights of Way and Access

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Summary: This report considers the draft policy approach to be taken in the new Local Plan in relation to open space, Local Green Space (LGS) and Public Rights of Way and recommends the future designation of areas of open space in relation to the settlement hierarchy.

- Recommendations:
- **Members consider the contents of this report and confirm the provisional preferred open space designations and policies to be included within the First Draft Local Plan for consultation.**
 - **The final policy wording and content of the consultation document is delegated to the Planning Policy Manager.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
Contact Officer, telephone number and email: Martha Moore, Senior Planning Policy Officer, 01263 516084, martha.moore@north-norfolk.gov.uk Iain Withington, Planning Policy Team Leader, 01263 516034, iain.withington@north-norfolk.gov.uk	

10. Local Plan Preparation – Re-use and Conversion of buildings in the Countryside

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Summary: This report considers the draft policy approach to be taken in the new Local Plan in relation to the re-use and conversion of buildings in the Countryside to both residential and commercial uses. It recommends a draft policy for public consultation.

- Recommendations:
- That the draft policy in Appendix A is published for public consultation as part of the draft Local Plan.**

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Mark Ashwell, Planning Policy Manager, 01263 587281	

11. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution (if necessary):

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

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

12 NOVEMBER 2018

Minutes of a meeting of the **PLANNING POLICY & BUILT HERITAGE WORKING PARTY** held in the Council Chamber, Council Offices, Holt Road, Cromer at 9.30 am when there were present:

Councillors

Mrs S Arnold (Chairman)
R Reynolds (Vice-Chairman)

Ms V Gay
Mrs A Green
Mrs P Grove-Jones
N Pearce

Ms M Prior
S Shaw
R Shepherd
D Young

Observers:

Mrs A Claussen-Reynolds
N Dixon
J Rest
B Smith

Officers

Mr M Ashwell – Planning Policy Manager
Mr S Harrison – Senior Planning Officer

48. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Mrs A Fitch-Tillett.

49. PUBLIC QUESTIONS

Kerry Walker, a resident of Hoveton, referred to an apparent increase in the number of dwellings proposed to be allocated in Hoveton from 150 to 160 according to papers published for this meeting. She referred to the Greater Norwich Development Plan (GNDP) which was currently out to Section 18 consultation, which included the possibility of up to 470 homes in Wroxham. She considered that the allocations for Hoveton should be seen against this backdrop, plus a potential challenge in favour of a further 300 dwellings. She requested clarification in respect of the increase.

The Planning Policy Manager explained that 160 was an error and the correct figure was 150. No formal decision had been made in respect of Hoveton as further discussions were ongoing with the Education Authority with regard to the possibility of reserving land for educational use. The GNDP consultation included every site which had been put forward during the call for sites process and a decision was yet to be made on allocations in Wroxham. Any growth in Wroxham would need to be taken into account provided a decision was made before the proposed allocations in Hoveton were considered at a future meeting.

50. MINUTES

The Minutes of the meeting held on 15 October 2018 were approved as a correct record and signed by the Chairman.

51. ITEMS OF URGENT BUSINESS

None.

52. DECLARATIONS OF INTEREST

Councillor B Smith (local Member for Mundesley) declared an interest in site MUN03 as he lived on Church Lane, Mundesley.

53. UPDATE ON MATTERS FROM THE PREVIOUS MEETING

Corpusty & Saxthorpe Neighbourhood Plan

The Inspector's final report had now been received. The Inspector had found the Corpusty & Saxthorpe Neighbourhood Plan basically sound but had made extensive modifications, many of which endorsed the modifications recommended by Officers. The next stage was to consider whether or not to accept the plan and if so, it would then go forward to local referendum. If agreed locally, the plan would be adopted as part of the Development Plan.

In response to a question by Councillor Ms V Gay, the Planning Policy Manager confirmed that the referendum would be decided by simple majority of turnout.

The Chairman gave credit to the Officers who had been involved in assisting the Neighbourhood Plan Group. If approved, the plan could be used as a template for future neighbourhood plans.

Draft Local Plan consultation

The Planning Policy Manager stated that it was anticipated that consultation on the draft Local Plan would commence in early February to allow completion of the consultation before the election purdah period. It was likely that an additional meeting would be necessary to complete work on the strategic policies. He suggested 30 January 2019 as a possible date.

RESOLVED

That an additional meeting of the Working Party be held on Wednesday 30 January 2019.

54. Local Plan – Identification of provisional housing sites across the District for inclusion within the emerging First Draft Local Plan (consultation version)

The Planning Policy Manager presented a report outlining the sites that were proposed to be included as preferred options for housing site allocations within the First Draft Plan (Reg.18) which will be subject to public consultation next year. The report presented further information on issues that had been deferred at previous meetings and detailed additional sites in Cromer, Sheringham, Holt and North Walsham (agreed in principle at the Working Party in August). The report also updated the latest position on housing targets.

Councillor R Reynolds referred to the revised methodology and asked if an additional 150 dwellings per year would be deliverable.

The Planning Policy Manager explained that large allocations were necessary to deliver a large number of dwellings. It was hoped that the larger allocations would deliver towards the end of the plan period.

Councillor Mrs P Grove-Jones considered that the Government must be aware that most District Councils would struggle to deliver the annual housing requirement, particularly in areas with difficult terrain.

The Chairman asked if the creation of a new town close to the Council's border would affect the District.

The Planning Policy Manager stated that there had been discussions under the Duty to Co-operate regarding distribution of growth and possible garden villages in the County. Such proposals were currently seen as additional growth over and above local plan allocations. He referred to a recent proposal for a new town near North Elmham. He considered that if such a proposal had a prospect of being delivered it might be appropriate to make representations that it would help to address housing need in the District given its proximity to the border.

The Chairman stated that she had been asked at a recent Parish Council meeting how the Council knew what its forecasts were.

The Planning Policy Manager explained that the number of households which were likely to form was decided at national level. The Government took the household forecasts as a starting point and added an affordability uplift, which gave this Authority an annual requirement of 550 dwellings. This figure was a starting point which would be tested as to how much could be delivered and the consequences of delivering it, and the resulting number would be included in the Local Plan for consideration by the Inspector.

Councillor N Dixon stated that the purpose of planning policy was to ensure that development took place in the right proportions and in the right locations and he discouraged looking solely at the metrics. Development was relied upon to deliver infrastructure and employment sites and it was crucially important to get the balance right.

The Chairman stated the public assumed that land banking happened and it was important to ensure it did not occur in North Norfolk.

North Walsham

Councillor D Young referred to site NW01/B and asked if it was intended to retain the existing garden centre.

The Planning Policy Manager confirmed that the garden centre would remain for the time being. The policy context would ensure that any loss of employment was minimised by retention of facilities on the existing site or relocation of the business prior to development.

Councillor Ms V Gay considered that it would be preferable for development briefs to be prepared and funded by the local authority in order to represent the interests of the whole community and not just the developers.

RESOLVED

That the enlarged NW01/B site is identified as a provisional preferred site and that the site NW62 has the upper limit of dwellings increased from 1500 to 1800.

Cromer

RESOLVED

That site C16 is identified as an additional provisional preferred site.

Holt

RESOLVED

That the enlarged site H20 is identified as a provisional preferred site.

Sheringham

RESOLVED

That site SH97 is identified as an additional provisional preferred site.

Stalham

Councillor Mrs P Grove-Jones considered that there may be a need to increase the number of employment units in the event of an increased housing allocation.

Councillor N Dixon considered that a change of approach would be needed to deliver mixed sites. The existing mixed allocation in Stalham had not been properly marketed or market tested and no units had been built.

The Planning Policy Manager considered that it would be possible to make the requirements for employment provision more substantial than in the current allocation. There may need to be flexibility in terms of employment uses, including community use, care and nursing homes etc. which created employment.

Councillor Mrs P Grove-Jones stated that a care facility was desperately needed and proposed acceptance of the recommendation with the caveat that the provision of a care facility was included as a requirement.

RESOLVED

That ST23/01 is identified as a provisional preferred site, subject to a requirement for the provision of a care facility.

Briston

The Working Party noted that BRI18 was considered unsuitable for development.

Mundesley

Councillor B Smith stated that the Working Party had only viewed MUN04 on the site visit. He considered that other sites should be revisited before making a decision. He considered that MUN03 was too prominent as it was on elevated land and would overlook the whole village, and that access to Cromer Road was difficult. He considered that MUN10 and MUN05 would offer better access and that MUN09 would complete the development of bungalows on Trunch Road.

He declared an interest in MUN03 as he lived on Church Lane but stated that he was speaking on behalf of the village and not for himself.

The Planning Policy Manager explained that Officers had appraised all sites. MUN10 and MUN05 had been discounted on grounds related to access and proximity to services. If Members wished to visit additional sites they could do so, however the Officers' recommendation remained MUN03/A.

Councillor Smith considered that the sites he had suggested were well related to facilities and that people should be encouraged to walk into the village.

Members spoke in support of a site visit and it was suggested that it be tagged onto a Development Committee site inspection if it was practical to do so.

The Senior Planning Officer explained that the Highway Authority had objected to MUN10 and MUN05. There were challenging highway issues related to MUN09 with regard to school parking outside the site and no scheme had come forward to mitigate the problem. There was also no public pedestrian access from Link Road to Gimingham Road.

RESOLVED

That the Working Party visit sites MUN03/A, MUN05, MUN09 and MUN10 before making a decision on the provisional preferred site.

At the close of the meeting, the Working Party had an informal discussion with regard to consultation process and feedback on Parish Council briefings. The Chairman thanked the Planning Policy Manager and his team for their handling of the Parish Council briefings.

The meeting closed at 10.55 am.

CHAIRMAN

Local Plan Preparation – Housing Mix Policies

Summary: This report considers the policy approaches to be taken in the new Local Plan in relation to dwellings sizes, tenures, affordability, self-build, and specialist elderly person’s accommodation. It recommends draft policies for public consultation.

Recommendations: **That the housing mix/types policies in Appendix A are published for public consultation as part of the draft Local Plan.**

That the precise draft policy wording is delegated to the Planning Policy Manager.

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Mark Ashwell, Planning Policy Manager, 01263 587281	

1. Introduction

1.1 The new Local Plan will include a number of policies relating to the mix of homes which will be allowed on new residential developments in the district. Such policies are intended to ensure that what is provided closely matches what is likely to be needed in terms of the size, tenure, and affordability of homes. As part of this it is necessary to consider how the plan could provide for self-build opportunities and address the growing needs of an increasingly elderly population both within the mainstream housing stock and specialist types of provision. Any policy requirements should be based on the evidence of likely need and should be deliverable (viable) during the plan period.

1.2 This report seeks to establish draft policy approaches (attached as **Appendix A**) which can be included in the forthcoming draft plan consultation. Two separate policies are recommended dealing with:

- The general mix of house types within residential proposals including for smaller homes, affordable homes, self-build and specialist elderly provision.
- The size and tenure of affordable homes on larger schemes allowing for a proportion of low cost affordable home ownership within the mix.

- 1.3 A revised approach to rural exceptions policy to allow for the inclusion of some market homes to assist with development viability and to allow for specific types of elderly and specialist care facilities in the absence of suitable sites elsewhere will be reported to the next meeting.
- 1.4 The Council has already taken the decision to consult on the introduction of enhanced space and accessibility standards in dwelling construction and this is partly in response to the evidence relating to aging populations.

2. What does the National Planning Policy Framework require?

- 2.1 The framework includes some specific requirements relating to house types. These are:
- The size, type, and tenure of homes needed for different groups in society should be assessed and reflected in planning policies. The NPPF includes a list of specific needs which should be addressed including for affordable, family, self-build, travellers, students and so on (para 61).
 - Policies should specify the type (size and tenure) of affordable homes required (para 62).
 - Affordable homes should not usually be sought on smaller development proposals - see below in relation to site size thresholds (para 63).
 - On larger development proposals of more than 10 dwellings at least 10% of the homes should be provided as affordable home ownership which might include starter homes, discounted market sales, and shared ownership/equity products in accordance with definitions of affordable homes included within the framework (para 64).
 - To ensure that strategies are deliverable the impact of size and tenure controls on the viability of development should be properly considered via testing typical typologies of future development as part of plan preparation.

3. Summary evidence in relation to housing mix and types.

- 3.1 As with all policies the approach to dwelling types and mixes should be based on the evidence. The Strategic Housing Market Assessment 2017, Gypsy and Traveller Needs Assessment 2018, Local Authority Housing Registers, Census and National Household Forecasts, indices of local earnings and house prices, and a range of other data sources all provide considerable evidence of likely future need for different types of accommodation in the district. Further work is shortly to be commissioned jointly by health, social services, and planning authorities across the County as part of the Duty to Co-operate to understand the more detailed specialist needs of the elderly and how these might be addressed. This will not be available before draft plan consultation, although the evidence already available clearly indicates that the specialist housing needs of the elderly and others who may require residential care will need particular consideration in the new plan.
- 3.2 In summary the existing evidence concludes:
- Of the total number of dwellings required (around 10,800) not less than 2,000 should be delivered as various types of affordable homes. By far the greatest need for

- affordable homes remains for social rent. Low cost ownership models could make a small contribution towards addressing needs depending on the costs to the occupier.
- There is very little demand or need to provide either additional transit or permanent gypsy and traveller pitches.
 - There is modest demand for self-build as expressed via the self-build register although this is unlikely to be an expression of total demand.
 - Much of the future need will be for two, and three bedroomed properties in both market and affordable housing sectors with a particular need for an increased supply of one and two bedroomed flats in the affordable housing stock.
 - There is an existing large deficit and growing need for specialist elderly person's provision such as extra care, dementia care, and other types of specialist residential accommodation (not limited to the needs of the elderly).

4. Viability

- 4.1 One of the key tests of soundness at Local Plan examination is that the Plan is effective and deliverable over the plan period. The plan should set out the contributions expected from development in terms of the types of affordable homes and infrastructure such as education, health, transport and so on, and in totality these contributions should not undermine the delivery of the plan as a whole.
- 4.2 A District Wide Viability Assessment has been prepared and has modelled the viability of future development based on the evidence of need and has specifically considered the costs associated with delivering affordable homes and other likely infrastructure requirements.
- 4.3 Members considered a first draft of the Assessment earlier in the year which concluded that the Authority could reasonably expect to secure around 20-45 % affordable homes depending on site location and if set at these levels the Plan would be broadly viability with an additional viability margin allowing for potential consideration of modest CIL tariffs. The Assessment has now been subject to external consultation with representatives of the development industry including house builders, agents, Housing Associations and land owners who point out that the study relies upon build costs which do not reflect the rapid increase in costs in the last year and consequently it is argued to over-estimate the potential to fund a range of planning obligations including affordable housing policies. On the other hand there was also concern expressed that the land values used in the study may be too high and as a consequence this under plays the scope to secure contributions for affordable homes and other infrastructure.
- 4.4 The study has been updated to reflect industry feedback and latest guidance and as a result the build costs have increased significantly and benchmark land values are reduced and are now closer to actual local historical land transfer values. The overall result is that there is likely to be less margin available to fund affordable homes and other obligations with affordable home % of between 15-35% dependant on location in the District. These lower percentages are reflected in the draft policy at this stage but the Council will need to keep viability under review given the rapid changes which are occurring and in response to the draft plan consultation. To ensure that sufficient affordable homes are provided the plan will need to set affordable housing requirements at the highest levels that are viable.

5. Thresholds (site size)

- 5.1 Site size thresholds are used in policies to determine the size of site below which specified policy requirements would not apply. For practical, and sometimes viability, reasons it is difficult to impose housing mix policies on small scale development proposals. For affordable housing the NPPF favours a site size threshold of ten dwellings below which no affordable homes would be required although it does allow for a lower threshold of five dwellings or lower to be set in rural authorities such as North Norfolk where affordability issues are often more acute (provided the evidence supports this). For other aspects of housing mix policies no site size thresholds are set in the NPPF allowing for these to be set locally based on the evidence.
- 5.2 The suggested site size thresholds included in the draft Housing Mix Policy (**Appendix A**) aim to strike an appropriate balance between being simple and clear to implement, viable to deliver, and ensuring that identified needs have a realistic prospect of being addressed. It incorporates four banded scales of development and requires particular mixes of accommodation within each band. The recommended policy requirements include re-introduction of a lower threshold of five dwellings above which affordable housing contributions would be required (current threshold is 10 dwellings) and new recommended thresholds for the provision of self-build plots and specialist bed spaces for the elderly/infirm on larger schemes.
- 5.3 If adopted all schemes of six or more dwellings would be required to contribute towards affordable housing needs at the viable rate including building conversion schemes (see below), and would be subject to a requirement to deliver a set proportion of 2-3 bed properties. Above twenty-five dwellings, proposals would also be required to provide a small number of serviced self-build plots, and those schemes above 150 units would be subject to requirements to make land available for specialist care facilities.

6. Controlling House sizes

- 6.1 Current adopted policies in the Core Strategy include a requirement that around 40% of properties built are no larger than 70 sqm in floor area. The policy has proved to be difficult to enforce on smaller development schemes of three or four homes, the 70sqm floor space restriction is seen to be too restrictive and would not now meet the larger space standards previously agreed by the Working Party, and in some larger development proposals developers will favour meeting the policy requirement for smaller house types largely within the affordable parts of their proposals.
- 6.2 The evidence¹ concludes that there remains a need for two and three bedroomed houses in both the market and affordable sectors with some need for one and two bedroomed affordable flats. The SHMA concludes that around half of the new homes needed should be three bedroomed houses with a larger proportion of two and one bedroomed affordable houses and flats.
- 6.3 The housing mix policy could in theory be very prescriptive and seek to control the precise proportions of different types of homes within each development. In practice the mix of homes on each site will vary depending on a wide range of issues including local market conditions and demand, the character of the area, and the characteristics of individual

¹ Strategic Housing Market Assessment

sites. However, the evidence does support the need for smaller homes and on larger schemes it is suggested that 50% of the dwellings built are either 2 or 3 bedroomed properties. As with current policies this requirement will need to be expressed as a minimum/ maximum floor space figure.

6.4 A separate policy will be required in relation to the size and tenure types of affordable homes (see below).

7. Delivering Affordable Homes (% requirements)

7.1 The evidence suggests that around 2,000 new affordable homes will be required. Of the 10,000 or so dwellings which are planned a significant proportion will be provided on sites which would not be liable to make affordable housing contributions, mainly because they would fall below the site size thresholds below which affordable homes are not required (five dwellings or less). This means that in order to address affordable housing needs it will be necessary to maximize the quantity of affordable homes being provided on larger sites whilst ensuring development viability and continue to deliver a significant number of affordable homes via a rural exceptions policy.

7.2 The District Wide Viability Assessment tests the viability of residential developments with varying proportions of affordable homes and concludes that depending on location it would be viable to deliver between 15% -35% affordable homes on most sites. Applying these % to the likely types and locations of development proposed in the draft plan would have a reasonable prospect of delivering the 2,000 affordable homes which are required *provided* the strategy retains a permissive approach to the delivery of rural exceptions developments which remain an important component of affordable supply.

8. Delivering Affordable Homes (size and Tenure)

8.1 The evidence in relation to affordable housing sizes and tenures is that a greater proportion of two and one bedroomed units are required, that rented (social rent) properties remain by far the largest requirement, but a small proportion of affordable home ownership products could make a contribution towards addressing needs if the costs of such products is set at an affordable level.

8.2 The NPPF requires that at least 10% of dwellings are provided as affordable home ownership rather than affordable rent and that this 10% should comprise part of the affordable housing requirement rather than be an additional requirement. This clearly results in low cost home ownership homes replacing other types of affordable housing tenure and in North Norfolk this is highly likely to reduce the delivery of social rented properties for which there are high levels of need. To mitigate this potential impact the NPPF excludes rural exception schemes from this national requirement.

8.3 To minimise the impacts of this it is recommended that policy incorporates to mechanisms:

- That the allowance for low cost home ownership on schemes should be expressed as a *maximum* rather than a *minimum*. A maximum of 10% is recommended.
- That low cost home ownership is defined in the plan with the price of the product being linked to a multiplier of local lower quartile household incomes rather than a discount on open market house values. In this way affordability will be determined via local

incomes and ability of those in need to purchase rather than the open market value of homes.

9. Meeting demand for self-build.

- 9.1 The Council is subject to a duty to maintain a register of those wishing to build their own homes and over a period of time provide those on the register with the opportunity to purchase a serviced plot of land. Government intends that the register should work by providing an indication of demand which should be met by the provision of serviced plots of land. It is not the intention to allow those who wish to build their own homes to benefit from a more permissive planning regime than other types of residential development although the absence of self-build plots locally would be a material consideration to the determine of self-build applications.
- 9.2 The current evidence of demand for self-build is very modest with less than 10 entries on the District Councils register. However, the register is very unlikely to be a true indicator of demand as entry fees are chargeable, it is not widely appreciated that the register is available, and currently serviced self-build plots are not being provided. Furthermore, those wishing to build their own homes already have the opportunity to do so via adopted policies which allow for infill and replacement dwellings.
- 9.3 Although the expression of need for this type of development is currently limited it is nevertheless desirable (and a duty) to address needs by making suitable plots available. The suggested policy approach recommends that all residential proposals of more than 25 dwellings should make a small contribution towards self-build. The expectation would be that these schemes would be required to provide serviced building plots which would be made available on agreed terms for a period of time (at least two years from date of availability).

10. Providing for residential care needs.

- 10.1 The term residential care is used in the policy to describe all those types of accommodation provided to those who require daily care where those requiring the care live permanently in the accommodation. This would include traditional care and nursing homes, extra care housing (ECH), dementia 'villages', and hospices. The need for such facilities is typically expressed as bed spaces rather than a number of dwelling units and would not include proposals for self-contained flats built by specialist providers such as McCarthy and Stone.
- 10.2 The evidence shows that there is already a significant unmet need in this sector with an existing need for in excess of 400 Extra Care bed spaces in North Norfolk and that demand is set to grow over the plan period.
- 10.3 There is a concern that providers of such accommodation may have been 'squeezed out' of many locations, including on allocated housing sites, where conventional housing schemes are likely to attract higher land values. There is some limited opportunity in North Norfolk towns to provide these types of facilities within the defined development boundaries of towns and via the re-use of existing buildings but these opportunities are relatively limited.

- 10.4 It is recommended that the new Local Plan includes policies which increase the number of sites which would be suitable for such schemes, firstly by requiring the reservation of suitable sites within the larger development proposals and, secondly, by including a policy which allows for the possibility of such developments outside of adopted development boundaries but in locations well related to the Districts towns. These out of boundary sites would only be released for development if it was first shown that there was a need for facilities within the catchment area and alternative allocated and policy compliant sites are considered first.

11. Conclusions

- 11.1 Housing mix policies are an integral part of the housing strategy and are intended to ensure that the right types of development are delivered. The recommendations are based on the available evidence and if adopted would introduce lower thresholds for the delivery of affordable homes, self-build plots, and greater opportunities for specialist accommodation.
- 11.2 The precise wording of the recommended policies will require refinement ahead of public consultation and delegated authority is sought for this. The final consultation documents will be referred back to the Working Party in January prior to formal public consultation.

- 12. Recommendation: That the Housing type and mix policies in Appendix A are published for public consultation as part of the draft Local Plan with the precise wording of the policies delegated to the Planning Policy Manager.**

Local Plan – Approach to Employment Land

Summary:

This report seeks to address the following issues:

- The quality and suitability of existing Employment Areas;
- the quantum of proposed allocations;
- the policy approach to designated Employment Areas and proposed allocations; and
- the policy approach to employment outside of designated Employment Areas and employment allocations.

Recommendations:

- 1. Members consider the contents of this report and confirm the provisional preferred policies and preferred sites to be included within the First Draft Local Plan for consultation.**

- 2. The final policy wording and content of the consultation document is delegated to the Planning Policy Manager.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
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1. Introduction

- 1.1 One of the key priorities within the current Corporate Plan is to ensure the District has a thriving economy, offering better jobs and prospects for local people. This is to be achieved by working to maintain existing jobs and helping business expand; increasing the number and support for business start-ups, improving the job opportunities for young people within the District and supporting major business opportunities and take-up of allocated employment land across the District.
- 1.2 The current Core Strategy, adopted in 2008, set a target to facilitate an increase of 4,000 jobs over the plan period 2001 to 2021. It was envisaged that this would be met through growth in the retail, personal services and social care sectors and via the designation/allocation of land which would be reserved for employment uses.
- 1.3 Policy (SS 5) sought to only allow employment generating proposals (B1, B2 and B8, petrol filling stations, car/vehicle hire, the selling and display of motor vehicles and builder's yards). The policy also states that retail warehousing and hotels may be permitted provided that there are no sequentially preferable sites.
- 1.4 Since the adoption of the Core Strategy, the National Planning Policy Framework (NPPF) was published in 2012 and a revised edition was produced in 2018. In line with the changes in national policy and to take account of recent evidence and trends, there is clearly a need to update the approach to employment within the District through the emerging Local Plan.
- 1.5 The NPPF is clear that planning policies should set criteria, or identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the plan period (Paragraph 81). However, it is also important to recognise that there is a need for local planning authorities to review land allocated within plans and review land availability, and where there is no reasonable prospect of an application coming forward for the use allocated in a plan, the local planning authority should reallocate the land for a more deliverable use that can help to address identified needs (Paragraph 120).
- 1.6 An Employment Background Paper has been prepared which:
 1. Assesses the quality and suitability of Employment Areas¹, in order to ensure that these sites are still suitable for employment uses;
 2. assesses the boundaries of the Employment Areas: To ensure that the boundaries still represent clusters of B Class Use employment and to ensure that areas which do not conform to these Use Classes should be removed from the Employment Area designation boundary; and
 3. sets out the requirement for future need in terms of allocations within the District.

¹ Employment Areas are those areas which are specifically designated or allocated for employment uses in the proposed plan and are subject to policies which restrict their use to various types of employment generating development.

2. Key findings of the Background Paper

2.1 The first part of the Background Paper seeks to assess the quality and suitability of Employment Areas through three key assessment categories: strategic planning factors, sustainable development factors and market attractiveness factors. The scoring was based on the findings of the 2015 Business Growth and Investment Opportunities Study, The Housing and Economic Land Availability Assessment (HELAA) Part 2 and through discussions with North Norfolk District Council Economic Development Colleagues. Each category was given a score of 'low' 'medium' or 'high'. The assessment of the site also included a decision regarding each area of Employment Land and its proposed status in the emerging Local Plan.

2.2 The assessment was carried out for 41 Employment Areas (31 Designations and 10 allocations through the LDF). The following table details the sites where the designation is proposed to change:

Settlement	Employment Area	Current Designation	Proposed designation through Local Plan	Justification
Designated sites through the LDF				
Blakeney	Land off Westgate Street	Employment Area	Delete	Residential appeal set out that the site is not suitable for employment land. Conflict with Paragraph 120 of the NPPF.
Southrepps	Land off Thorpe Road	Employment Area	Delete	The site is situated within the Countryside and comprises agricultural buildings. This site does not require an employment designation.
Stalham	Stalham Former Bush Abattoir Site	Employment Area	Delete	The site has planning permission for a care home.
Allocated sites through the LDF				
Aldborough	Garage Site / Pipit's Meadow	Mixed use allocation (ALD 01/07)	Delete Allocation	The site was allocated for 6-8 dwellings and the provision of serviced commercial properties. An application for 2 dwellings was approved (PO/17/0849) and the garage remains in active use. There is no indication the site will come forward for employment. Propose to delete the allocation

				in line with Paragraph 120 of the NPPF.
Cromer	Land at Jubilee Lane / Cromer High Station	Mixed Use allocation (C07)	Designate as Employment Area	Designate the 0.3 hectares of employment use on the site.
Fakenham	Land north of Rudham Stile Land	Mixed use allocation (F01)	Designate as Employment Area	Designate the employment area as shown on the approved outline masterplan (PO/17/0680)
Holt	Heath Farm (north and south)	Mixed use allocation (H09)	Designate as Employment Area	Designate the employment area as shown on the planning permission masterplan (PO/17/0680).
North Walsham	Land at Norwich Road / Nursery Drive (north and south)	Mixed use allocation (NW01)	Designate as Employment Area / Re-allocation for mixed use	Designate the employment areas as shown on the two sites granted planning permission (PF/13/0866 and PF/15/1010). The remaining part of the site is to be re-allocated for a mixed use site including employment land.
North Walsham	Land off Laundry Loke	Mixed Use Allocation (NW25)	Delete Allocation	The site has planning permission for 43 affordable dwellings (PF/17/1951). Delete the allocation.
North Walsham	Land off Cornish Way	Employment allocation (E10)	Re-allocation for Employment	Re-allocate the previous allocation. Still considered a suitable, deliverable employment site.
Stalham	Land South of Weavers Way	Employment allocation (E12)	Delete Allocation	No evidence the site will come forward through the plan period, in conflict with Paragraph 120 of the NPPF.
Stalham	Land adjacent to Church Farm	Mixed use allocation (ST01)	Allocation for Mixed Use	A new allocation including the remaining employment land is to be proposed through the Local Plan for mixed use.
Tattersett Business Park	Tattersett Business Park	Employment Allocation (E7)	Re-allocation for Employment	Re-allocate the previous allocation. Still considered a suitable, deliverable employment site.

- 2.3 The Background paper proposes that there may be a need to amend the boundaries of employment areas within the plan. Since the Core Strategy was adopted in 2008, circumstances within Employment Areas may have changed. The Planning Policy team will undertake a review of the boundaries of the Employment Areas following the consultation to ensure that the boundaries are accurately drawn to reflect areas of employment generating functionality.
- 2.4 Notwithstanding the need to review the boundaries of the employment areas the assessment of the suitability of the sites in principle sets out a picture of the District in terms of the quantum and location of available employment land. It can be seen that there is very little available land within the Central Area compared to the Eastern and Western Areas of the District. This is illustrated in the following table:

Location	Designated Employment Areas and Enterprise Zones (* to be confirmed) (ha)	Land remaining (undeveloped land on designated Employment Areas and Enterprise Zones) (ha)	Proposed Re-allocations (ha)	Total available land
Eastern Area	103.32	20.54	5.00	25.54
Catfield	12.01	0.47		0.47
Hoveton	9.88	2.00		2.00
Ludham	0.27	0.00		0.00
Mundesley	0.30	0.00		0.00
North Walsham	47.37	6.07	5.00	11.07
Scottow Enterprise Park	32.00	12.00		12.00
Stalham	1.49	0.00		0.00
Central Area	47.03	7.55	0.00	7.55
Corpusty (Saxthorpe)	1.16	0.00		0.00
Cromer	Function as a Cluster	18.95		0.00
Holt		13.99		0.00
Sheringham		3.95		0.00
Melton Constable		7.68		0.00
Roughton		1.30		0.00
Western Area	82.69	14.44	28.50	42.94
Blakeney		0.10		0.00
Fakenham		58.05		9.44
Wells		3.04		0.00
Egmere Enterprise Zone		21.50		5.00
Tattersett Business Park			28.50	28.50
Totals	233.04	42.53	33.50	76.03

2.5 The final part of the study seeks to synthesise information from the HELAA Part 2, The Business Growth and Investment Study and discussions of known need with Economic Development colleagues. The main findings of this chapter of the background paper illustrate that there is a need for further employment land at Cromer, Holt, Stalham and North Walsham in addition to the existing designated Employment Areas and the employment and mixed use allocations made through the LDF. Although the background paper does not go into site specifics in order to find sites it is acknowledged that sites put forward in Cromer are constrained. The background paper, however, highlights that Cromer, Sheringham and Holt act as a cluster. It is therefore proposed that the additional employment land proposed at Holt seeks to meet the needs of Cromer. As a result of the findings of the background paper the following allocations (for 15 to 17 hectares) are proposed for employment land within the District in the new plan:

- **Holt:** 6 hectares of employment land (to meet the needs of both Holt and Cromer).
- **North Walsham:** 5 to 7 hectares to be identified within the western mixed use extension.
- **North Walsham:** 2 hectares to be allocated through a mixed use scheme at Norwich Road / Nursery Drive, a larger extent of the remaining part of a previously allocated site.
- **Stalham:** 2 hectares of employment land to be re-allocated through a mixed use scheme at land adjacent to Church Farm.

3. Employment Site Assessment

3.1 This section explains the process used to evaluate sites for employment and/or mixed use development and includes the appraisals for sites in Holt, North Walsham and Stalham making recommendations of preferred sites in each settlement to be included within the consultation Draft Plan.

3.2 Sites considered were identified from a number of sources including those put forward through the Call for Sites and those included within the 2018 HELAA Part 2. The HELAA provided a high level assessment of the sites to determine the overall capacity of North Norfolk to accommodate employment development.

3.3 All of the site options within Cromer, Holt, North Walsham and Stalham have been subject to a detailed appraisal process and thorough sustainability appraisal considering social, economic and environmental impacts. The Site Assessment follows the methodology previously presented in February 2018 and summarised below in section 2. This report detailed the approach and criteria that are to be applied in order to assess and compare the suitability of sites for allocation within the new Local Plan.

Site Assessment Methodology

3.4 The site assessment methodology follows the process advocated in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance. The assessment involves the following:

- **Stage 1: Screening out sites that do not meet given selection criteria** - This excludes sites from further consideration which are outside the selected settlements, subject to absolute constraints such as those being within a non-selected settlement, coastal erosions zone or within flood risk zone 3. This stage also removes sites that are not capable of delivering 5 or more dwellings, or are less than 0.25 hectares (or 500m² of commercial floor space) as the Council are unlikely to allocate such small sites for development.
 - **Stage 2a: Applying Sustainability Appraisal (SA) process:** This measures each site against measurable site assessment criteria based on the SA Objectives and SA Framework
 - **Stage 2b: Considering further site suitability criteria:** Sites are assessed against further suitability criteria considering the wider issues, policy context and evidence. The assessments are informed by engagement with relevant consultees such as the Highway Authority and Anglian Water.
 - **Stage 2c: Considering Availability and Deliverability:** Sites are assessed against further availability and deliverability criteria considering whether suitable sites can actually be delivered during the plan period.
- 3.5 In addition, the emerging and final Site Allocations DPD documents will be subject to further consideration to assess any impacts in terms of the Habitat Regulations and equalities impacts.

Sustainability Appraisal

- 3.6 Sustainability Appraisal (SA) is a tool that is used to inform decision making by identifying at an early stage the potential social, economic and environmental impacts of proposed allocations, plans and strategies. It provides a tool for assessing the relative merits of alternative options to help inform a decision on a preferred option. The SA uses a detailed assessment framework that assesses sites as having likely positive or adverse Impacts against the identified SA indices.
- 3.7 A RAG rating system identifies those sites with most dark green (++) contributing significantly towards the Sustainability Objectives and considered the most suitable, and those sites pink (--) which are considered to contribute least. An element of planning judgement is required to assess the sites in terms of their sustainability. Different weight may be given to each of the indices reflecting the characteristics of the sites being assessed. The final SA will form part of the consultation process.

Table 1: Sustainability Appraisal framework

Indicator	Effect
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
~	Mixed effects
-	Likely adverse effect
--	Likely strong adverse effect
?	Uncertain effect

Detailed Site Assessment

- 3.8 All sites were assessed against the same criteria and included an assessment of the impact on highways issues, landscape, compatibility with neighbouring uses and a range of other considerations as detailed in table 2 below. Using a RAG scoring system, supplemented by detailed notes, the site appraisal framework identifies those sites which are considered most suitable for development, and furthermore, those sites which can be delivered in the plan period.

Table 2: Site Assessment framework

Access to Site	Transport and Roads	Sustainable Transport	Impact on utilities infrastructure	Utilities Capacity
Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity
Historic Environment	Loss of other beneficial use	Compatibility with Neighbouring / Adjoining Uses	Other known constraints	Deliverability

- 3.9 Once a preferred site has been identified, it is subject to a specific draft policy, which details what the Council would expect to be delivered or accounted for when the site is developed. If the site is proposed for a mixed use scheme, then the draft policy will set out the requirement for each use.
- 3.10 Where there are specific development considerations arising from the findings of the site assessment or evidence base studies, these are included within the text of the policy. Initial policy wording/requirements for the preferred sites have been proposed based on our understanding of key issues that have emerged through technical assessment work at this time.

Site Recommendations

- 3.11 The following section sets out officer recommendations and justification for the selection of new employment / mixed use sites as preferred sites in Cromer, Holt, North Walsham and Stalham for consultation. It also sets out all of the alternative sites considered. The proposed sites are included on settlement maps found in **Appendix A**.

4. Cromer

- 4.1 Following the assessment of proposed sites for employment and mixed use development in and adjacent to Cromer, there was considered to be no suitable sites available at this time. Cromer has significant environmental constraints which affect the potential for growth. Most of the surrounding landscape is within the Norfolk Coast Area of Outstanding Natural Beauty and those areas which are not formally designated are nevertheless attractive and important to the setting of the town. It is proposed that due to the lack of available employment land within Cromer, that further employment land is allocated in Holt through the local plan with a focus on B2 and B8 uses.
- 4.2 A summary of the alternative sites considered for Cromer is in the following table:

Site Reference	Site Name	Summary Appraisal / Decision
HE0012	Land at Stonehill Way, Cromer (1)	<p>The availability of the site is unknown. The site is not considered suitable and the constraints may not be overcome.</p> <p>The site is located to the west of the existing Stonehill Way employment area. The site is not regarded as a suitable location for employment development as it would be prominent in the landscape and development in this location would have an adverse impact on the landscape and the special qualities Area of Outstanding Natural Beauty.</p>
HE0013	Land South of Holt Road, Cromer	<p>The availability of the site is unknown. The site is not considered suitable and the constraints may not be overcome. This site is located along Holt Road in very prominent position on the southern edge of Cromer. The site is not regarded as a suitable location for employment as development in this location would have an adverse impact on the landscape and the special qualities of the Area of Outstanding Natural Beauty.</p>

5. Holt

5.1 Through the Local Plan, it is proposed to allocate 6 hectares of employment land at Holt. This is considered sufficient to meet the local employment needs in the area over the plan period. A summary of the alternative sites considered for Holt is in the following table:

Site Reference	Site Name Status	Summary Appraisal / Decision
H20	Land at Heath Farm (Mixed use proposal)	<p>There are still undeveloped employment land parcels available as part of the previous H09 allocation and priority should be given to bringing these sites forward. H27 is the provisional preferred option for employment land. Furthermore, the site is considered suitable for residential development and is identified as a provisional preferred option.</p>
H25	Tricorn Farm, Norwich Road (mixed use proposal)	<p>The location and access to the site is considered unacceptable.</p>

5.2 Following, the assessment of the sites put forward for employment development in Holt and, taking into account the emerging employment

strategy, a single, new site to provide 6ha of new employment land has been identified.

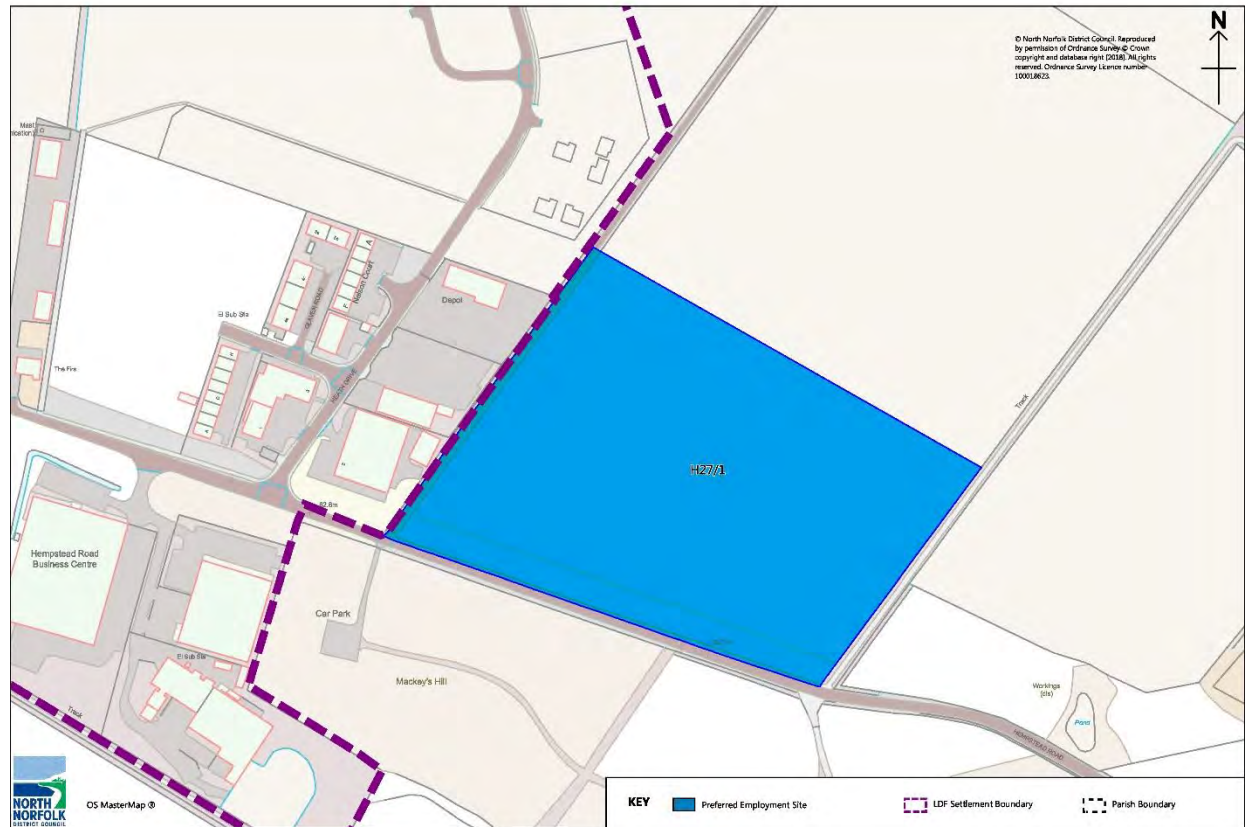
- 5.3 Site H27/B, Land at Heath Farm, is identified as the most suitable site for employment development. Site H27/B was put forward as part of a larger mixed use site. The southern part of the site would provide a natural extension of the Hempstead Road Industrial Estate. Development will be well screened in the landscape and be able to utilise the highway infrastructure that has been delivered as part of the HO9 development. The 6ha H27/B site will provide capacity for Holt and the wider Sheringham and Cromer catchment.
- 5.4 **Recommendation:** That H27/B, Land at Heath Farm, is chosen as a provisional preferred site for employment use.

Holt

Site Reference	H27/1
Site Address	Land at Heath Farm
Site Area	6 hectares



Proposal
 Considered suitable to be allocated for employment development.



Employment Land Allocation: Land at Heath Farm

Description

This is a greenfield site to the east of Holt and would be an extension of the existing industrial estate and adjacent to the previous allocation at Heath Farm (H09).

Vehicular access will be provided into the site from the new estate road (within H09) linked to the new roundabout on the A148. No access of the Hempstead Road.

The site will be required to be serviced from H09 and a full marketing strategy produced for how the site is to be brought to the commercial market.

The main services for Holt are located in the historical town centre; however, some services are located to the east of the town. Furthermore, a number of the bus services route along

Cromer Road and access to these bus stops would provide enhanced public transport connectivity. At present, there is no pedestrian access across the A148 to the Grove Lane and Cromer Road. A contribution should be provided to provide improved pedestrian connections across the A148.

Deliverability

The site is suitable and available for development. It is in single ownership and there are no known reasons why development on the site cannot be achieved within the plan period

Policy H27-1

Employment Land at Heath Farm

Land amounting to approximately 6 hectares is allocated for employment development. Provision of 6 hectares of serviced land for all employment uses that should be accessed off the H09 estate roads.

Development will be subject to:

- Access being delivered off the existing estate road and new A148 roundabout.
- A marketing strategy will be produced to bring the site to the commercial market.
- Contribution towards a new pedestrian/cycle crossing of the A148
- Retention and enhancement of mature hedgerows and trees around the site.

Sustainability Appraisal Summary

H27-1 – Overall the site scores as positive

Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWS (Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. No loss of agricultural (1-3) land.

Social – Scores positively; edge of settlement.

Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.

6. North Walsham

6.1 It is proposed to allocate 7-9ha of new employment land in North Walsham through the Local Plan. This is considered sufficient to meet the local employment needs in North Walsham over the plan period. A summary of the alternative sites considered for North Walsham is in the following table:

Site Reference	Site Name	Summary Appraisal / Decision
NW61	Wayside Farm, Skeyton Road	The site is available during the plan period. However, the site is not considered suitable and the constraints may not be overcome. The site is reasonably remote from town and would have an adverse impact on the landscape. This site is not required as part of the proposed Western Extension as the other sites deliver the quantum of development required with less of an impact on the landscape.
NW06/1	Land East of Norwich Road	The site is available during the plan period. However, the site is not considered suitable and the constraints may not be overcome. On balance, the site is not considered a preferred location for development owing to its remoteness from the town. The site is considered unsuitable for mixed use development as a large scale development in open countryside. Furthermore there are more preferable sites available in North Walsham as the proposed Western Extension delivers the quantum of development required.
NW15	Land at End of Laundry Loke	The site is available during the plan period. Part of the site may be appropriate for employment development. However, further growth to the industrial estate should not come forward until highways access and network connections are improved.
NW52	Land East of Bradfield Road	The site is available during the plan period. However, the site is not considered suitable and the constraints may not be overcome. On balance, the site is not considered a preferred location for development owing to the remoteness from town, the impact on the landscape and the local road network is considered to be unsuitable.

6.2 The employment land will form part of 2 mixed use allocations for North Walsham and will be provided on the large Western Extension and the Land at Norwich Road/Nursery Drive site.

6.3 Site NW01/B, Land at Norwich Road is a mixed use site of 18.5ha that will deliver 350 dwellings and 2ha of employment land. The Working Party have already considered the site as the preferred option for residential and this employment allocation does not change the site boundary or quantum of residential development. The allocation suggests that the 2ha of employment land consists of the retention (or re-provision on the site) on the existing

businesses, namely: Ladbrook Engineering and North Walsham Garden Centre. Prior approval of a Master plan will be required to provide the over-arching guidance on the broad distribution of land use.

6.4 Site NW62, North Walsham Western Extension, is a large mixed use urban extension of 95ha that will deliver 1800 dwellings and 5-7ha of employment land, together with the delivery of western link road, associated supporting infrastructure including new primary school and public open space. The Working Party have already considered the site as the preferred option for residential and this employment allocation does not change the site boundary or quantum of residential development. Prior approval of a Master plan will be required to provide the over-arching guidance on the broad distribution of land use.

6.5 The site Pro formas for both the North Walsham sites were previously considered at the 12th November Working Party and the contents have not changed materially.

6.6 **Recommendation:**

6.7 That sites NW01/B, Land at Norwich Drive and NW62, North Walsham Western Extension, are chosen as a provisional preferred sites for employment land as part of mixed use allocations.

7. Stalham

7.1 Through the Local Plan, it is proposed to re- allocate 4 hectares of employment land at Stalham. This is considered sufficient to meet the local employment needs in the area over the plan period. It is proposed that Site E12 which is currently allocated for 4 hectares of industrial development in the Local Development Framework is de-designated. This site is considered to be unsuitable and unavailable. A summary of the alternative sites considered for Stalham is in the following table:

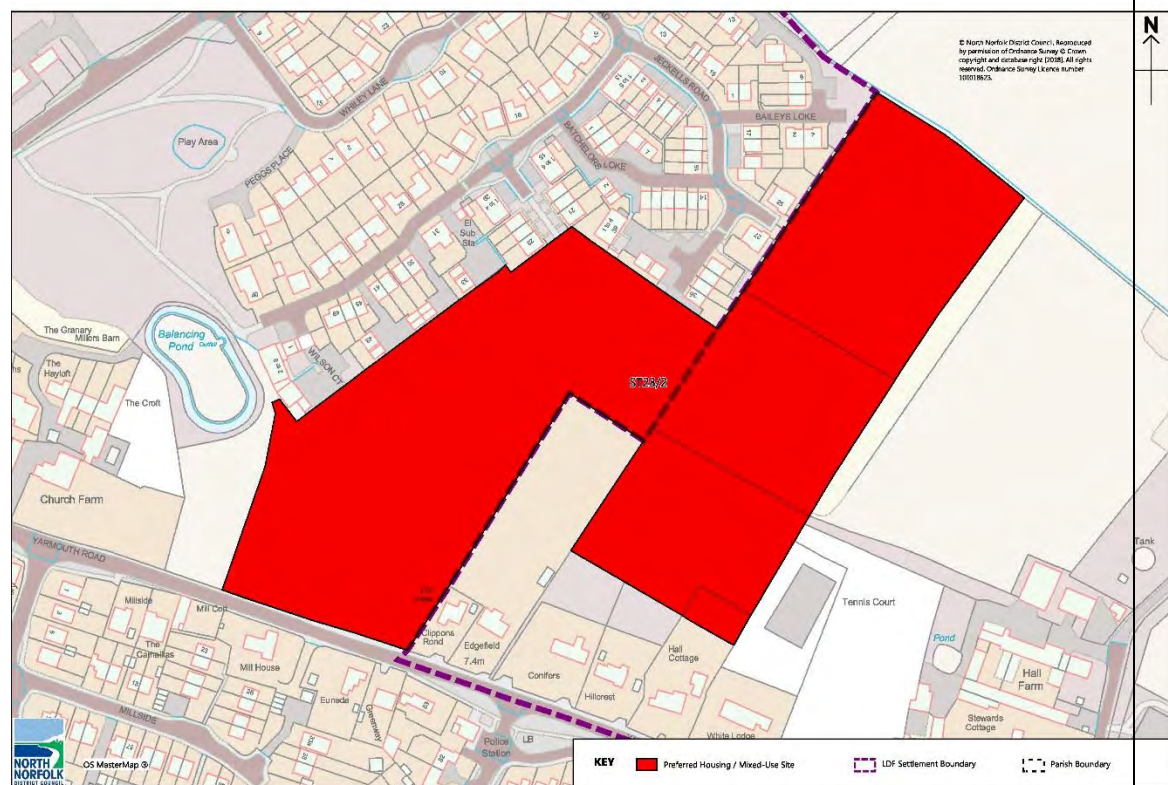
Site Reference	Site Name	Summary Appraisal / Decision
ST04	Land at Brumstead Road / Calthorpe Close	The site is available during the plan period. However, the site is not considered suitable and the constraints may not be overcome. The site is located to the east of Brumstead Road. As with housing, the site is not regarded as a suitable location for employment development as it would be prominent in the landscape beyond the confines of the town and would have an adverse impact on the landscape. It is considered that site ST23/2 is a more preferable site which is suitable and available.
ST16	Land Adjacent Stepping Stone Lane / Brumstead Road	The availability of the site is unknown and the site is not considered suitable and the constraints may not be overcome. A large site located between Stepping Stone Lane and the A149. As with housing, the site is not

		regarded as a suitable location for employment development as it is prominent in the landscape and detached from the settlement. Development would be beyond the confines of the town and would have an adverse impact on the landscape. It is considered that site ST23/2 is a more preferable site which is suitable and available.
ST21	Land Adjacent Stepping Stone Lane / Brumstead Road	The site is available during the plan period. However, the site is not considered suitable and the constraints may not be overcome. The site has no road frontage or direct access available. As with housing, the site is not regarded as a suitable location for employment development as it is detached from the settlement and prominent in the landscape. Development would be a pronounced and obvious extension into the countryside. Development on the site would have an adverse impact on the landscape. It is considered that Site ST23/2 is a more preferable site which is suitable and available.
ST22	Land North of Teresa Road	The site is available during the plan period. However, the site is not considered suitable and the constraints may not be overcome. The site has no road frontage or direct access available. As with housing, the site is not regarded as a suitable location for employment development as it is detached from the settlement and prominent in the landscape. It is considered that Site ST23/2 is a more preferable site which is suitable and available.
HE0110	Land adjacent Stepping Stone Lane / Manor Farm	The availability of the site is unknown and the site is not considered suitable and the constraints may not be overcome. The site is located between Stepping Stone Lane and the A149 and is prominent in the landscape. Development would be beyond the confines of the town and would have an adverse impact on the landscape. The availability of the site is currently unknown. It is considered that Site ST23/2 is a more preferable site which is suitable and available.
E12	Land South of Weavers Way, Adjacent to A149	The site was allocated for 4 hectares of employment land through the LDF. The site is distant from the built up area of Stalham and development in this location could have an adverse impact on the landscape and townscape. There has been no activity on the site and it is uncertain that the landowner wishes to bring the site forward for employment use. As such it is not considered that deliverability can be demonstrated on the site and it is not considered appropriate to retain the site for employment purposes. It is considered that Site ST23/2 is a more preferable site which is suitable and available.

- 7.2 Following, the assessment of the sites put forward for employment development in Stalham and, taking into account the emerging employment strategy, the employment land will form part of the mixed use allocation on site ST23/2 as shown in the pro forma.
- 7.3 Site ST23/2, Land North of Yarmouth Road, East of Broadbeach Gardens is identified as a mixed use site that can accommodate 80 dwellings, employment and commercial/community land. The majority of the site, ST23/1, has already been considered by the Working Party as a preferred option for residential. The site has been enlarged to include land to the north of Yarmouth Road.
- 7.4 **Recommendation:** That ST23/2 is chosen as a provisional preferred site.

Stalham

Site Reference	ST23/2
Site Address	Land North of Yarmouth Road, East of Broadbeach Gardens
Site Area	4.12 hectares (gross)
Proposal	Considered suitable to be allocated for mixed use development to include approximately 80 dwellings, employment land and community/ commercial land.



Mixed Use: Land North of Yarmouth Road / East of Broadbeach Gardens

Description

The site comprises of two parts, an enclosed rectangular field to the east and an open section of agricultural land to the west. The section to the west formed part of the larger ST01 site allocated previously.

The site is located off Yarmouth Road and can connect through the previously

allocated site to Ingham Road. It is well related to the facilities and services within the town being only a short distance from the town centre and local schools. There are footpath links available through the housing development to the north and bus services available.

The majority of the site is well screened by existing development along Ingham Road and Yarmouth Road. There are boundary hedges and trees along the southern boundary which should be retained and further landscaping should be provided.

Constraints

Care should be taken to safeguard the setting of the adjacent Listed Building and Conservation Area.

Deliverability

The site is suitable and available for development. There are no known reasons why development on the site cannot be achieved within the plan period. A development brief will be required for the proposed development, which will establish the broad principles of access, mix of uses, layout, density of development, landscaping and conceptual appearance.

Policy ST23/2

Land North of Yarmouth Road / East of Broadbeach Gardens

Land amounting to 4.12 hectares is allocated for mixed use development to include approximately 80 dwellings, employment land, public open space and community facilities. The development will provide appropriate levels of affordable housing and contributions towards infrastructure, services, and other community needs as required and:

- The prior approval of a development brief to address access, mix of uses, including the provision of serviced employment land, layout, density of development, landscaping and conceptual appearance;
- The layout, design and landscaping of the site, should respect the setting of the edge of the town and the adjacent Listed Buildings and Conservation Area;
- Landscaped boundary along the southern boundary.

Sustainability Appraisal Summary

ST23/2 – Overall the site scores as negative and positive

Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, part of site potentially susceptible to SWF (CC). Potential to affect settings of Grade II* Listed Building (Stalham Hall) and Grade II Listed Buildings (barn at Stalham Hall Farm, Church Farmhouse and stable block at Church Farm). Potential negative biodiversity impact; close proximity The Broads, CWS (Stalham Fen), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.

Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Potential to provide new services.

Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.

8. Employment Policies within the local Plan

- 8.1 There are three policies in relation to Employment set out within Appendix A of this report.

Proposed Policy Employment Growth

- 8.2 This policy sets out at a strategic level, the distribution of employment land within the district, reflecting the findings of the employment background paper. It is proposed that at least 48.5 to 50.5 hectares of employment land is allocated or reallocated across the district. This includes the re-allocation of 28.5 hectares at Tattersett and 5 hectares at North Walsham in addition to the 15-17 hectares proposed at Holt, North Walsham and Stalham.
- 8.3 The alternatives to this policy are to allocate more land in the district or to allocate less land within the district. The former may result in sites not be deliverable. The latter would not provide the opportunities and flexibility of employment sites within the District. Neither alternative would be based on up-to-date evidence regarding market demand in the District.

Proposed Policy: Employment Areas and Enterprise Zones

- 8.4 This policy seeks to maintain and ensure sufficient supply of employment land and premises is available to meet local employment demands and provide flexibility and choice for business creation. The policy seeks to ensure that in the first instance any employment proposals should be directed towards designated Employment Areas or Employment/Mixed Use allocations made through the Local Plan.
- 8.5 In line with paragraph 120 of the NPPF, as previously mentioned, there is additional flexibility in terms of appropriate marketing periods should sites not be considered to have any reasonable prospect of coming forward. The proposed policy seeks to ensure that marketing periods will be agreed with the Council before any marketing is carried out. This is to ensure that there is flexibility on a case-by-case basis.
- 8.6 The alternative to this policy is to have no policy and rely upon the NPPF in terms of protection for employment land. This approach would mean that designated Employment Sites and proposed Employment/Mixed Use Allocations would be offered little protection. This could lead to the loss of employment land and jobs within the District over the plan period.

Proposed Policy: Employment Development Outside Designated Employment Areas and Employment Allocations.

- 8.7 This policy seeks to provide flexibility for existing employment uses that are located in areas that would not typically be suitable for designation or allocation. The policy also seeks to ensure that employment uses that are not designated are also given weight in the decision making process.
- 8.8 The alternative to this is to not have a policy, meaning that there would be limited opportunity for existing businesses within the district that are not within existing employment areas to expand. Furthermore, the lack of a policy may

lead to the loss of locally significant, non-designated employment land within the District, which is considered important to the rural economy.

9. Recommendations

- 1. Members consider the contents of this report and confirm the provisional preferred policies to be included within the First Draft Local Plan for consultation.**
- 2. The final policy wording and content of the consultation document is delegated to the Planning Policy Manager.**

Appendix A: Draft Local Plan Policies

Local Plan- Open Space, Local Green Space and Public Rights of Way and Access

Summary: This report considers the draft policy approach to be taken in the new Local Plan in relation to open space, Local Green Space (LGS) and Public Rights of Way and recommends the future designation of areas of open space in relation to the settlement hierarchy.

- Recommendations:
- **Members consider the contents of this report and confirm the provisional preferred open space designations and policies to be included within the First Draft Local Plan for consultation.**
 - **The final policy wording and content of the consultation document is delegated to the Planning Policy Manager.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
<p>Contact Officer, telephone number and email:</p> <p>Martha Moore, Senior Planning Policy Officer, 01263 516084, martha.moore@north-norfolk.gov.uk</p> <p>Iain Withington, Planning Policy Team Leader, 01263 516034, iain.withington@north-norfolk.gov.uk</p>	

1. Introduction

1.1 Land which is located within the adopted development boundaries of selected settlements is subject to generally permissive policies which allow for development. Within boundaries there are areas of ‘open space’ which if not subject to a protective policy would otherwise be available for development. This report considers the policy approaches that could be taken to three categories of open space:

- Spaces currently designated in the Core Strategy as *Open Land Areas* – *these are spaces which are undeveloped and contribute positively to the character of the area. They are in a range of uses and need not be publicly accessible;*
- Spaces which are currently designated as *Education and Formal Recreation Sites* – these are open spaces which are mainly in use for sport and recreation and include school playing fields, recreation grounds, and privately and publicly run outdoor sports facilities;
- A new type of designation as *Local Green Space* introduced in the NPPF – areas which are demonstrably special to a local community.

All three types of space comprise of mainly open and undeveloped land and will either contribute positively to the character of the area because they are open or be in use for formal recreation of one type or another, or in some cases both. The relative value of these spaces in terms of their contribution to character, or the provision of recreational facilities, was assessed as part of the Amenity Space Study, the preparation of which provided an opportunity for local communities to nominate areas for Local Green Space designation.

This report recommends which spaces should be subject to which type of designation(s) and the draft policy approach for consultation.

The report also suggests a draft policy for the retention, protection and improvement of the public rights of way network.

2. Background

2.1 The existing Core Strategy, adopted in 2008, included objectives to facilitate increased walking and cycling, to ensure adequate provision to meet open space and recreation needs and encourage creation of a network of accessible greenspaces (Core Aim 6). It was envisaged that these objectives would be achieved through Core Strategy strategic spatial policies and development management policies. There are three key policies that currently cover open space and public rights of way and access. These are:

2.1.1 **Strategic Policy SS4 (Environment)**- aims to protect existing open space and areas designated for environmental purposes, requires new developments to include open space to meet locally defined targets, requires that development makes links to the surrounding countryside and seeks to create an ecological network.

2.1.2 **Strategic Policy SS6 (Access and Infrastructure)**- includes provision to protect, enhance and promote Public Rights of Way and for new development to create convenient and attractive links within development and to the surrounding area, assist with creation of a network of accessible greenspace and provide links to public transport and walking and cycling networks.

2.1.3 **Policy CT1 (Open Space Designations)**- recognises that there are many valuable open spaces across North Norfolk and that those within settlement boundaries may be subject to pressure for residential development. The purpose of the policy is to therefore safeguard the large number of open spaces by restricting the types of development which would be allowed.

The policy focuses on land designated on the Policies Map as either:

- **Open Land Areas**- areas that are mainly free from development and are assessed as contributing to the character of the area because they are open and free of development. There is no requirement for such spaces to be publically accessible or be in use as public open space and they include areas used as private gardens, church yards and even car parks.
- **Education and Formal Recreation Areas**- are also relatively undeveloped and are in use as outdoor sports facilities including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school as well as other institutional playing fields and other outdoor sports areas.

The policy also covers the protection of undesignated open space.

- 2.1.4 **Policy CT2 (Developer Contributions)**- recognises that schemes of 10 or more dwellings can place additional demands upon physical infrastructure and social facilities. The purpose of the policy is to require development to contribute to these additional demands. The Policy requires that, where existing infrastructure is inadequate to meet the needs of new development, conditions or planning obligations are used to ensure that proposals are made acceptable by securing the provision of necessary improvements. This incorporates open space. An appendix to the existing Core Strategy and some allocations within the Site Allocations Development Plan Document (2011) outlines open space standards expected to apply to new developments.
- 2.1.5 In addition to considering policy approaches to open space and Public Rights of Way within the emerging Local Plan, this report also proposes the designation of certain open spaces. As part of the Local Plan preparation, an appraisal of open space, including Open Land Areas and Education and Formal Recreation Areas and LGS options has been undertaken and provisional recommendations about future designations made. Members may recall that an Amenity Green Space Topic Paper was considered in February 2018. At the time, this Working Party recommended that the Topic Paper was accepted and published as a source of evidence to inform the emerging Local Plan.

3. National Planning Policy

- 3.1 The NPPF has been published since the adoption of the Core Strategy and Site Allocations Development Plan Document and includes references to open space, Public Rights of Way and LGS.
- 3.2 The NPPF defines open space as 'All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity' (NPPF, 2018, PP. 69). The NPPF recognises the importance of access to a network of high quality open spaces and opportunities for sport and physical activity for the health and well-being of communities and requires that planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate (para. 96).
- 3.3 Paragraphs 97 - 98 of the NPPF go on to discuss the protection of existing open space, sports and recreational buildings and land and public rights of way, stating that 'existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'

In addition, planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users,

for example by adding links to existing rights of way networks including National Trails’.

- 3.4 The NPPF introduces a further optional designation of land. Local Green Space (LGS), which are green areas of particular importance to communities and comply with specific criteria, as defined within the NPPF and Planning Practice Guidance, PPG.
- 3.5 Paragraphs 99 – 101, state that ‘the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period (para. 99) and recognising that ‘policies for managing development within a Local Green Space should be consistent with those for Green Belts’ (para. 101).
- 3.6 The NPPF references to open space, public rights of way and LGS have been considered within the preparing of the draft policies.

4. Suggested Policy Approach

- 4.1 Existing policies on open space requirements are underpinned by a 2006 open space and recreation study. Given that this study is now 12 years old and was prepared under a former national policy context, it is considered appropriate for it to be reviewed in order to provide a robust baseline for policy development and to ensure compliance with the NPPF. Members should note, however, that despite the age of the existing study, the overall national context message under which it was prepared remains valid, even though the background documents have changed.
- 4.2 A new Open Space, Sport and Recreation Study & Sports Pitch Strategy has been commissioned and it is expected that the open space element will be completed in Spring 2019. The purpose of the open space aspect of the new study is to:
 - provide a new Open Space, Sport and Recreation Study in order to assess qualitative and quantitative deficiencies or surpluses in provision across the District and to identify options for addressing these;
 - support the delivery of the Local Plan up to 2036 through robust analysis and assessment;
 - set locally derived open space, sports and recreation provision standards for quantity, quality and accessibility and provide recommendations about future requirements per activity at settlement level (taking into account planned growth and taking into account the current and projected future population of the District), to inform policy approach and assist with Development Management application determinations, including possible thresholds above which developers should be required to provide on-site open space;
 - provide information to justify on-site open space, sports and recreation provision and the collection of developer contributions towards new facilities or the enhancement of existing provision; and
 - provide information to help inform S106 spending. The study should also identify a list of projects for each local area to help with S106 spending/contribution.

4.3 In line with the NPPF, it is considered that new draft policies covering open space, public rights of way and LGS should address the following aspects:

- Open space, Public Rights of Way and walking and cycling networks have many benefits to the District, including to health, biodiversity and visual amenity and its importance needs to be recognised within the Vision, Core Aims and strategic and development management policies;
- there is need for policy protection of open spaces and public rights of way to prevent inappropriate development;
- there is a need for a new policy to consider and protect 'Local Green Spaces', which must comply with specific criteria (be demonstrably special) in order to be designated. This will need to be considered within policy;
- there is a need for policy to encourage the provision of new open spaces, education and formal recreation areas to support new residential developments;
- there is the need for policy to require new open space to be suitably located, designed and managed.
- there is a need for a new policy to include protection of the England Coast path and Coastal Margin land.

It is intended that the study will inform future iterations of the policies.

4.4 In light of the above, policies have been drafted for public consultation. Given that there are two distinct areas to cover within policy; a) open space and Local Green Spaces (merging of existing Policies CT1 and CT2 into one policy) and b) Public Rights of Way, it is considered preferable to have two separate policies.

4.5 The proposed policies alongside reasoned justification and alternative policies considered are contained within **Appendix A** In respect of the policy 'Open Space, Sport and Recreation and Local Green Space', the intention is to consult on the applicability of the policy in line with the Open Space standards included within the draft Policy, but Members should note that the intention is that the study along with consultation responses will be used to inform future iterations of the emerging policies.

5. Designations

5.1 Designations for the following settlements (Cromer, Holt, Fakenham, North Walsham, Hoveton, Sheringham, Stalham and Wells-next-the-Sea, Blakeney, Briston/Melton Constable, Ludham & Mundesley) are informed by the 2018 Amenity Green Space Topic Paper Review which Members considered in February 2018. The list is contained within **Appendix A** and shown on the presented settlement mapping.

6. Legal Implications and Risks

The Council must produce a Plan which complies with various regulatory and legal requirements and in determining its preferred policy approaches they must be justified and underpinned by evidence.

7. Financial Implications and Risks

Failure to undertake plan preparation in accordance with national guidance and the regulations is likely to render the plan 'unsound' at examination and result in the need to return to earlier stages. Substantial additional costs would be incurred.

8. Recommendations

Members consider the contents of this report and confirm the provisional preferred open space designations and policies to be included within the First Draft Local Plan for consultation.

The final policy wording and content of the consultation document is delegated to the Planning Policy Manager

**Attached
Appendix A – proposed policies and designations**

Local Plan Preparation – Re-use and Conversion of buildings in the Countryside.

Summary: This report considers the draft policy approach to be taken in the new Local Plan in relation to the re-use and conversion of buildings in the Countryside to both residential and commercial uses. It recommends a draft policy for public consultation.

Recommendations: **That the draft policy in Appendix A is published for public consultation as part of the draft Local Plan.**

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Mark Ashwell, Planning Policy Manager, 01263 587281	

1. Introduction

- 1.1 The current Core Strategy includes policies which are broadly supportive of the re-use of existing buildings for both residential and employment generating uses. In respect of residential uses the current policy (H09) seeks to limit conversion to those buildings which are (1) structurally sound, (2) capable of being converted (not rebuilt), (3) worthy of retention and (4) are in a sustainable location. Residential re-use of buildings already in a commercial use, including those previously converted to commercial holiday lets have generally been resisted on the grounds that a commercial use is preferable, although where it is shown that existing uses are no longer viable an alternative residential use has been considered.
- 1.2 Similarly, commercial uses of existing buildings are encouraged in structurally sound buildings but unlike residential proposals the 'worthy of retention' test is not applied to such schemes (Policy EC2) and location is not limited thus allowing for commercial uses in broader range of building types.
- 1.3 For both types of re-use/conversion the Council has required a demonstration that buildings are generally structurally sound and capable of being converted without the need

for substantial rebuilding or extensive alterations which would both risk undermining the character of buildings, particularly in the case of traditional flint and brick barns which are one of the defining building types in North Norfolk, and would allow for what is effectively the replacement of buildings rather than their conversion. For this reason, proposals which involve extensive alterations and rebuilding are treated as if they are for the construction of new buildings and hence under Countryside policy are unlikely to secure planning permission.

- 1.4 Through these controls policies have sought to achieve a number of objectives, namely:
 - Ensuring that proposals are genuinely for re-use of a suitable building thus allowing for this type of development to be distinguished from new build proposals.
 - Limiting residential uses to only those buildings judged worthy of retention. (mainly, but not exclusively, traditional barns).
 - Allowing for commercial re-use of poorer quality buildings thus creating opportunities for rural employment.
 - Giving some priority to retention of employment uses where buildings have already been converted to such uses, particularly those which have been in use as commercial holiday lets and thus provide a source of tourist accommodation.
- 1.5 Since adoption of the Core Strategy there have been shifts in the national approach in this policy area. Most notably, government has progressively introduced new permitted development allowances so that it is now the case that the residential conversion of redundant and disused *agricultural* buildings to a small number of dwellings (no more than five) may not require planning permission. These permitted development allowances are qualified by various conditions and restrictions, including not being available in the Area of Outstanding Natural Beauty, but they nevertheless allow for the re-use of a much wider range of buildings including some which would not meet the *worthy of retention* test embodied in existing policy.
- 1.6 Secondly, the NPPF has been amended and now expressly allows for residential re-use of redundant and dis-used buildings in isolated locations provided the setting of the building is enhanced (para 79 of the NPPF). As with the permitted development allowances this change has opened up the prospect of conversions of a wider range of building types than has hitherto been the case under adopted policies and effectively removes building location, and the sustainability of the location, from the range of issues to be considered.
- 1.7 Due to these changes in national policy a revised policy relating to building conversions in the countryside is required in the new plan. Members have previously agreed that a more permissive approach is desirable which allows for residential use in a broader set of circumstances but have not yet considered how a policy might operate in detail.
- 1.8 This report seeks to establish a draft policy approach (attached as **Appendix A**) which can be included in the forthcoming draft plan consultation.

2. Issues to be addressed in Policy.

2.1 It is recommended that the policy should address three aspects;

- It should determine if there is a need to define specific or limited locations where building conversions are acceptable (locational controls).
- It should determine the quality/type of building which could be suitable for re-use (qualifying buildings test).
- It should include criteria which control how conversions are to be implemented in order to be acceptable (Implementation controls).

3. Is there a need to control location?

3.1 Historically, the Council has controlled the location of building conversions to residential uses and has argued that buildings in the less sustainable, remoter parts of the district are not suitable for residential re-use. Current adopted Policy H09 still requires that qualifying buildings are located close to one of the selected settlements although in practice this requirement has not been applied following revisions to the National Planning Policy Framework in 2012. Current policies do not control location in relation to proposals for commercial uses including the conversion of buildings to holiday lets which are acceptable in suitable buildings throughout the District.

3.2 Given that the new NPPF now allows for both the conversion of existing buildings and the subdivision of existing dwellings in isolated locations (para 79) it is not considered that controls over location would be consistent with the framework. Although deviations from the framework are possible they would need to be supported by evidence that a locally specific approach was justified.

3.3 Consequently, it is recommended that the new policy allows for the conversion of suitable buildings in any location in the district for both residential and commercial re-use proposals. It would remain the case that proposals would need to address potential issues relating to access, design, landscape impacts and amenity impacts in accordance with other adopted policies.

4. Which types of buildings should qualify?

4.1 Despite recent changes, the emphasis in both the National Planning Policy Framework and in the permitted development allowances is on re-use and conversion of existing buildings rather than their replacement or rebuilding. Neither 're-use' or 'conversion' is defined in the NPPF but the permitted development allowances are described in the supporting guidance as relating to those buildings which are capable of functioning as a dwelling and the alterations which are permitted are limited to those which are *reasonably necessary to convert the building*. This has led to considerable uncertainty about which types of buildings might qualify for permitted development allowances with the debate focussed on whether it is necessary merely for the structural elements of buildings to be retained during conversion or whether conversion entails retention of significant proportions of the fabric of a building including non-structural elements. In short, what constitutes a conversion scheme as opposed to a rebuilding scheme?

4.2 For those proposals which do require planning permission it is considered important that the policy is clear in relation to what types of buildings will qualify. Three criteria are suggested:

- **That it is demonstrated that the building is redundant or disused** – The policy should not allow for the residential re-use of buildings which are already in a beneficial use as displacing existing uses in favour of residential proposals will not contribute positively to sustaining the rural economy.
- **That the proposal is for conversion, not replacement and rebuilding.**
- **That modern buildings recently erected or modified for another purpose do not benefit from the policy.** This is necessary to avoid the scenario where buildings may be erected or repaired and modified with the express intention of seeking to convert at a later date, thus circumventing the policy intention to limit re-use opportunities to buildings which are convertible.

5. Implementation requirements

5.1 Subject to the building(s) meeting the qualifying buildings test the policy should include the criteria that an acceptable conversion scheme should comply with. In this respect it is not considered necessary to include criteria such as safe access, protecting amenity, preserving Listed Buildings or protecting wildlife as these would be policy requirements covered elsewhere in the Local Plan which all schemes would need to comply with. However acceptable schemes should preserve or enhance the setting of the building and the buildings character. Further detailed guidance on how this is to be achieved will be included in the proposed new North Norfolk Design Guide and a link to this is incorporated into the recommended draft policy.

6. Sustainability.

6.1 There are large numbers of existing buildings in the Countryside policy area. Those which are capable of being re-used for another purpose represent a significant resource which could be used for both commercial and residential uses thus helping to reduce the pressure for new buildings elsewhere whilst sustaining the vitality and sustainability of rural communities. The recommended policy approach aims to ensure that proposals are for conversion, that some priority is given to the retention and provision of commercial uses, and that conversion schemes deliver enhancements to the setting and character of buildings. In this way the policy responds positively to the social, economic and environmental dimensions of sustainable development.

7. **Recommendation: That the Rural Building Conversion policy in Appendix A is published for public consultation as part of the draft Local Plan.**

That the precise wording of the policy is delegated to the Planning Policy Manager.

Appendix A - Draft Housing Mix Policies

Draft Policy - Housing Mix: Size, tenure and affordability of dwellings

Unless the proposal is for exceptions affordable provision, gypsy and traveller accommodation, or specialist¹ residential accommodation all new housing developments, including those for the conversion of existing buildings, shall provide on-site provision of the following:

Size of scheme	% of affordable homes required		Required Market housing mix	Required Affordable Housing mix	Number of Serviced self build plots ²	Specialist elderly/care provision ³
	Zone 1	Zone 2				
0-5 dwellings	No requirement	No requirement	No specific requirement	No requirement	No requirement	No requirement
6-25 dwellings	15%. Option of financial contribution on schemes of 6-9 dwellings.	35%. Option of financial contribution on schemes of 6-9 dwellings.	Not less than 50% two or three bedroomed properties	In accordance with policy X	No requirement	No requirement
26-150	15 % on site provision	35% on site provision	Not less than 50% two or three bedroomed properties	In accordance with policy X	At least one plot or 2% of total number of units proposed whichever is the greater	No requirement
151 and for each additional 300 dwellings.	15% on site provision	35% on site provision	Not less than 50% two or three bedroomed properties	In accordance with policy X	At least one plot or 2% of total number of units	Minimum 60 bed spaces

¹ Specially designed living accommodation exclusively available to the infirm, disabledincluding care and nursing homes, assisted living, dementia care, and hospices where specialist care and support is provided.

² A plot of land of agreed dimensions which is serviced and made available for self-build housing on terms to be agreed with the LPA for a period of not less than two years from the date of its availability.

³ Specially designed living accommodation exclusively available to the infirm, disabledincluding care and nursing homes, assisted living, dementia care, hospices where specialist care and support is provided.

					proposed whichever is the greater	
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Affordable Housing contributions – In the case of building conversions and small scale residential proposals of between 5 and 9 dwellings affordable housing contributions may comprise a per unit financial contribution sufficient to provide an equivalent affordable home elsewhere.

Where the % requirements of this policy result in a fraction of a dwelling being required the requirement will be rounded to the nearest whole dwelling.

Draft Policy - Affordable Housing Provision

Where affordable homes are provided as part of a development proposal schemes will be supported subject to:

- The mix and tenure of affordable homes meeting the locally identified need as evidenced by the most up to date evidence (Strategic Housing Market Assessment and Local Authority waiting lists)
- Not more than 10% of the dwellings comprising of Low Cost Home Ownership.
- Affordable homes being provided are made available solely to people in housing need at an affordable cost for the lifetime of the property.
- Affordable homes being provided in phases though out the development and mixed within the development in groups of not more than 15 dwellings.

Appendix A - Draft Employment Policies

Draft Policy: Employment Growth

Purpose To ensure sufficient supply of employment land and premises is available to meet local employment needs and provide flexibility and choice for new business creation.

For the period 2016-2036, at least 48.5 to 50.5 hectares of employment land will be allocated within North Norfolk.

The distribution of new employment land reflects the principles of sustainable development and the spatial hierarchy, delivering flexibility and choice to meet current need and future demand. The spatial distribution will be as follows:

Location	Proposed Re-allocations (ha)	Proposed new Allocations (ha)	Total proposed allocations
Eastern Area	5.00	9.00 to 11.00	14.00 to 16.00
Catfield			
Hoveton			
Ludham			
Mundesley			
North Walsham	5.00	7.00 to 9.00	12.00 to 14.00
Scottow Enterprise Park			
Stalham		2.00	2.00
Central Area	0.00	6.00	6.00
Corpusty (Saxthorpe)			
Cromer			
Holt		6.00	
Sheringham			
Melton Constable			
Roughton			
Western Area	28.50	0.00	28.50
Blakeney			
Fakenham			
Wells			

Walsingham Egmore Enterprise Zone			
Tattersett Business Park	28.50		28.50
Totals	33.50	15.00 to 17.00	48.50 to 50.50

Preferred Option	Why it is Preferred
Introduce a policy to set out the allocation of 48.5 to 50.5 hectares of employment land within the District.	The preferred approach seeks to ensure that there is flexibility and choice of employment land across the district. The distribution and quantum of allocations proposed is based on the most up to date evidence of market demand.

Alternative	Why it is Not Preferred
Introduce a policy to set out the allocation of a higher allocation in excess of 50.5 hectares of employment land.	This approach would provide further employment land within the district offering a wider choice of sites. However, this approach would not be based on known market demand and would be in conflict with Paragraph 120 of the NPPF. This option could potentially represent a soundness issue at Public Examination.

Alternative	Why it is Not Preferred
Introduce a policy to set out a lower allocation than the 48.5 hectares of employment land within the District.	This approach would provide less range of choice and opportunity for businesses to expand or develop. This option would result in less job creation within the District over the plan period. This option would also not take into consideration the evidence of market demand and could potentially represent a soundness issue at Public Examination.

Draft Policy: Employment Areas and Enterprise Zones

Purpose: To maintain & ensure sufficient supply of employment land is available to meet local employment needs and provide flexibility and choice for new business creation.

Employment Areas

Sites that are identified as Employment Areas and Employment/ Mixed Use Allocations on the Policies Maps and the Town Strategies Policy (Policy X) will be protected for employment use. Proposals to accommodate new employment development (B1, B2 and B8 uses) will be permitted on Employment Areas where the following criteria apply:

- It is not a main town centre use¹, unless the location is sequentially preferable and need has been demonstrated;
- It will not undermine the functionality of the wider employment area;
- The scale and appearance of the development is compatible with the character of its surrounding, having regard to the Landscape Character Assessment, where applicable;
- There is no significant detrimental health impacts (assessed through a health impact assessment where appropriate) on the amenity of neighbouring land uses and character of the area by virtue of increased levels of noise, odour, emissions or dust and impacts on light; and
- The traffic generated does not have a severe adverse impact on local amenity, highway safety or the operation of the highway network.

Proposals for mixed-use development in identified Employment Areas will be supported provided they:

- Incorporate a significant employment element;
- support the improvement of an employment area that is in need of upgrading; and
- are compatible and do not constrain the operations of adjoining businesses.

Where the site is considered as having no reasonable prospect of coming into use justification would be needed as to whether the site no longer suitable, available and/or economically viable, including evidence of appropriate marketing² and future market demand.

Enterprise Zones

Proposals for development on designated Enterprise Zones, as identified on the Policies Maps, will be supported where these are in line with the Local Development Order specific to the site.

¹ NPPF glossary definition: **Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

² Appropriate marketing periods to be agreed in writing, on a case by case basis, with the Local Planning Authority prior to the commencement of any marketing activities.

Preferred Option	Why it is Preferred
<p>This policy seeks to maintain and ensure sufficient supply of employment land and premises is available to meet local employment demands and provide flexibility and choice for business creation.</p>	<p>The principle purpose of the preferred approach is to protect Employment Areas for employment purposes. The preferred approach also seeks to ensure that in the first instance employment development proposals are directed towards designated sites and sets out the proposals that will be supported. A clause has also been included to support proposals on Enterprise Zones where they are in conformity with the respective Local Development Order.</p>

Alternative	Why it is Not Preferred
<p>No Policy. Rely on the NPPF.</p>	<p>This approach would mean that designated Employment Sites and Proposed Employment / Mixed Use Allocations would be offered very little protection. This could lead to the loss of employment land and jobs within the District over the plan period.</p>

Draft Policy: Employment Development Outside Designated Employment Areas and Employment Allocations

Purpose: To ensure that existing employment generating operations within the countryside are protected and to allow flexibility for existing companies within the countryside the opportunity to expand operations, where appropriate.

Employment development outside of designated Employment Areas and Employment / Mixed Use Allocations will only be permitted where it can be demonstrated that:

1. There is no suitable and available land on identified or allocated Employment Areas
2. There are specific reasons for the development not being located on an identified or allocated Employment Area, including, but not limited to:
 - The expansion of an existing business;
 - Business that are based on agriculture, forestry or other industry where there are sustainability advantages to being located in close proximity to the market they serve;
 - Industries and/or businesses which would be detrimental to local amenity if located in settlements, including on identified or allocated Employment Areas.
3. The development would not adversely affect the type and volume of traffic generated.

Existing Employment Uses (Outside Employment Areas and Employment/ Mixed Use Allocations).

Employment uses in locations outside of Employment Areas and employment/mixed use allocations are considered important to the economy of the District. Conversion and redevelopment of, or change of use from, existing employment sites and buildings to non-employment uses will be considered on their merits taking account of:

- Whether the loss of land or buildings would adversely affect the economic growth and employment opportunities in the area that the site or building would likely serve; and
- Whether it is demonstrated that the site is no longer suitable, available and/or economically viable, including evidence of appropriate marketing³ and future market demand.

³ Appropriate marketing periods to be agreed in writing, on a case by case basis, with the Local Planning Authority prior to the commencement of any marketing activities.

Preferred Option	Why it is Preferred
<p>The preferred option seeks to ensure that employment development within the countryside is given some level of policy protection. The preferred option also seeks to allow flexibility for existing businesses in the countryside to expand, where appropriate to do so.</p>	<p>This option recognises the importance of existing employment in the countryside to the rural economy. The policy seeks to ensure that the loss of existing employment is a material consideration through the decision making process. Furthermore, the policy recognises that there may be circumstances where employment operations within the countryside require expansion and seeks to provide support for this, where appropriate.</p>

Alternative	Why it is Not Preferred
<p>No policy. Rely on the NPPF.</p>	<p>This approach would mean that designated Employment Sites and Proposed Employment / Mixed Use Allocations would be offered very little protection. This could lead to the loss of employment land and the loss of jobs within the District over the plan period.</p>

Appendix A - Draft Open Space Policies

Policy - Open Space, Open Land Areas, Education & Formal Recreation Areas and Local Green Spaces

Reasoned Justification

Purpose: To protect, enhance and provide open space, including Education and Formal Recreation Areas and to protect Open Land Areas and Local Green Space.

North Norfolk has a diverse range of open spaces¹ which perform a range of functions and make a significant contribution to the character of the District. Access to these areas is also valuable in terms of making an important contribution to the health and well-being of communities and can provide a range of benefits including for biodiversity, mitigating flood risk, carbon storage, food production and for visual amenity. It is therefore important that these spaces are protected whilst allowing improvements to their recreational and / or environmental value.

The NPPF at paragraph 96 states that policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities and opportunities for new provision. Information gained from the assessments should then be used to determine what open space, sport and recreational provision is required. The NPPF at paragraph 97 places strong emphasis on protecting existing open spaces and sports and recreational facilities.

Local Green Spaces (LGS) is a national designation, as referenced in the NPPF, which aims to protect green areas which hold a demonstrable and particular importance to local communities. The NPPF at paragraphs 99-100 states that Local Green Spaces (LGS) can be designated through local and neighbourhood plans and can be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and, local in character and is not an extensive tract of land.

NNDC is committed to ensuring that there is a wide range of high quality open spaces, across the District and will seek to reduce identified deficiencies and protect and enhance the quality of, and access to, existing open space, whether designated or un-designated. There is a recognition within North Norfolk that there is a distinction to be made between open space that

¹ All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity' (NPPF, 2018, PP. 69).

is visually important and open space that is important due to its functionality. This is reflected within the below descriptions:

- Open Land Area- Areas of open space which make an important contribution to the appearance of an area or opportunities for informal recreation.
- Education and Formal Recreation Areas- Outdoor sports facilities including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields and other outdoor sports areas.
- Local Green Spaces.

Development proposals on sites falling under more than one category will be assessed on a case-by-case basis, taking into account the reasons for any designations and the development proposed.

The policy approach in terms of the quantity, quality and accessibility of open space is based on the current Core Strategy approach. The aim of the Council is to update these requirements in line with emerging evidence.

As new housing development will create an additional need for open space, including education and formal recreation areas, there is a requirement for new qualifying developments to provide or contribute towards new open space. In the first instance, new facilities should be provided on-site. However, whether provision is on-site, off-site or both will depend on the size of the proposed development and existing provision within the local area both in terms of quantity, quality and accessibility. Open space provision or improvement will be secured through planning conditions and/or section 106 planning obligations.

Any specific local open space requirements will be set out within individual site allocation policies (or associated development briefs). Neighbourhood development plans may also outline open space requirements.

SuDS features should be avoided on open spaces within developments unless it can be demonstrated that they will not affect the use of that space for recreation and amenity purposes.

Once designated, planning permission on LGS will only be granted in very special circumstances. These expectations are set out within the NPPF and align with Green Belt management.

Policy - Open Space, Open Land Areas, Education and Formal Recreation Areas and Local Green Spaces

North Norfolk District Council will support the creation of new and enhanced open space including Education and Formal Recreation Areas by:

- Requiring new qualifying residential developments (see Appendix X) of 11 or more dwellings with a combined gross floorspace of more than 1,000

square metres (gross internal area) to provide or contribute towards open space in line with the standards set out in Table X and relevant Site Allocation policies;

- Requiring any provided open space to be suitable, useable, well located, accessible and designed with appropriate management arrangements in place.

There is a presumption that open space will be provided within the development site except where robust evidence indicates that a more holistic approach to open space is required or where on-site provision is not suitable. In these circumstances financial contributions will be considered to support the creation or enhancement of off-site provision.

Where appropriate, developer contributions for the future management and maintenance of open space will be sought.

Development on visually important open spaces including those designated as Open Land Areas and Local Green Spaces will not usually be supported.

Development on, Education and Formal Recreation Areas (*designated and undesignated*) will not be acceptable unless:

- Development comprises of appropriate development which enhances the functional use of the site for education and formal recreation use, or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and local accessibility in a suitable location and made available for use prior to the loss of the Education and Formal Recreation Area to be built upon; or
- It can be demonstrated (through a local assessment²) that the Education and Formal Recreation Area is surplus to requirements within the settlement and that any proposed loss would not result in a current or likely shortfall during the plan period (taking into account alternative forms of open space, education and formal recreation uses where deficiencies are identified within the latest Open Spaces, Sports and Recreation Strategy); and
- there are no significant detrimental impacts to the amenity or biodiversity value of the Education and Formal Recreation Area.

Preferred Option

Preferred Option	Why it is Preferred
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² That demonstrates an adequate supply of education and formal recreation areas locally with regard to the quantity, quality and accessibility as measured against currently adopted standards.

<p>Introduce a new policy to protect and enhance existing open space, including Education and Formal Recreation Areas and to support the creation of new facilities and protect Open Land Areas Local Green Spaces.</p>	<p>The preferred approach seeks to ensure that new qualifying developments support the creation of new and enhanced open space including Education and Formal Recreation Areas and protects existing Open Land Areas and Local Green Spaces, which will make an important contribution to the health and well-being of communities and can provide a range of benefits including for biodiversity, mitigating flood risk, carbon storage, food production and for visual amenity. It is therefore important that these spaces are protected whilst allowing improvements to their recreational and / or environmental value.</p>
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Alternative Options	Why it is not preferred
<p>Do not have a policy on protecting and enhancing existing open space, supporting the creation of new open space including Education and Formal Recreation Areas and protecting Local Green Spaces.</p>	<p>Given the importance of open space, including Education and Formal Recreation Areas (as identified within, amongst others, the NPPF (2018), the PPG (2014) and the Interim North Norfolk Draft SA Scoping Report (2018)). It is clear that there should be clear policies for developers and communities in respect of the protection and provision of open space.</p>
<p>Continue to apply existing policy CT1 'Open Space Designations'.</p>	<p>This option is not preferred given that the National Policy context has changed since the adoption of Policy CT1 and does not, for example, refer to Local Green Spaces.</p>
<p>Have a policy that applies National open space standards for the provision of new Open Space including Education and Formal Recreation Areas.</p>	<p>This option is not preferred as the guidelines have not been adapted to reflect local circumstances.</p>
<p>Have a policy that applies more detailed up-to-date Open Space standards for the provision of new open space including Education and Formal Recreation Areas.</p>	<p>This option is not preferred at this stage as it is not considered that the evidence is currently available to develop updated, detailed local standards.</p>

APPENDIX X: Applicability

The requirement for open space should apply to all new residential development (under class C3 and C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended) including:

- All new full planning applications;
- All new outline planning applications;
- Applications for reserved matters, where numbers have not been specified at outline consent stage;
- Renewals of outline consents;
- Areas which are subject to development briefs;
- Permissions in principle applications and subsequent Technical Details Consent applications;
- Conversion of existing buildings to residential use;
- Subdivision of existing dwellings resulting in additional residential units;
- Sheltered and retirement housing (non-institutional).

Development proposals proposed that are within the following Town and Country Planning (Use Classes) Order 1987 (as amended) categories are likely to be exempt from the requirements, although any recreational open space requirements for these types of developments could be negotiated separately:

- C1 Hotels- Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels);
- C2 Residential Institutions- Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres;
- C2A Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

Open Space Type	Quantity Standards	Area Required ³	Accessibility Standard	Quality Standard
	20.34 ha per 1,000 population including:			
Public Parks	19ha Country Park provision 1.34ha other public park provision	n/a	All residents within the seven main towns and Hoveton should have access to an area of public park within 400m of home. People living outside the main towns and Hoveton should have access to an area of park within 800m of home.	Proposals for new housing development should be accompanied by proposals to improve open space provision reflecting local circumstances as set out in the Open Space Study. Open spaces identified within the Open Space Study for improvement should be prioritised. Public parks within the District should meet the Green Flag 'good' quality standard.
Children's Play	0.8ha per 1,000 population (including a variety of types)	Not specified	All residents within the seven main towns and Hoveton should have access to an area of formal and informal lay provision for children and teenagers within 400m of home. People living outside the main towns and Hoveton should have access to an area of formal and informal play provision for children and teenagers within 800m of home.	Detailed design standards will be developed giving further details on provision to ensure these are safe, accessible and fit for purpose.
Playing pitches	1.90ha of pitch space per 1,000 population	90.24ha	All residents within the District should have access to a playing pitch within 1,200 metres of home.	Outdoor pitch sports facilities within the District should be of adequate quality and provide the range of facilities required to meet the needs of sports clubs. Those playing fields in secure community use

³ To meet District wide needs up to 2016

				identified within the Open Space Study which under-perform in terms of the range of provision provided or the quality of existing provision, should be improved consistent with the guidelines identified.
Natural and semi-natural Green space	1ha per 1,000 population	n/a	Efforts should be made where possible to improve access to open spaces	Areas of natural and semi-natural green space should be of adequate quality and support local biodiversity. Areas of natural and semi-natural green space which either under-perform in terms of their value to the local community or local biodiversity should be enhanced.
Allotments	0.64ha of allotment land per 1,000 population	29.6ha	All residents within the District should have access to an allotment garden within 2.5km of home	Allotment sites should be of adequate quality and support the needs of the local community. Allotment sites which under-perform in terms of their value to the local community should be improved.

Public Rights of Way and access Policy

Reasoned Justification

Purpose: To protect, enhance and promote Public Rights of Way and access and to ensure that the creation and maintenance of a continuous signed and managed route around the English coast is not hindered.

The Public Rights of Way network offers people access to enjoy North Norfolk and in the process can make a contribution towards improving their health and well-being. The Public Rights of Way network can also provide an alternative to car use for some journeys by forming an important component of the District's overall sustainable transport network, providing access on foot or by cycle to the wider countryside, services and facilities.

The NPPF at paragraph 28 states that Planning Policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

Where the location and scale of new development requires connections and / or could lead to the increased use by new and existing residents, there may be a need for improvements to the Rights of Way network in order to encourage more walking, cycling and horse riding through improved accessibility, surfacing and / or connectivity. Where this is the case, the Council will secure appropriate contributions from the applicants. Particular consideration will be given to connecting development sites with open spaces, leisure / community uses and strategic access routes, making links within the wider Rights of Way network or to creating circular or extended routes.

England Coastal Path and Coastal Margin

The England Coast Path is a new long-distance trail that will eventually allow people to walk around the whole English coast, designated under the CROW and Marine and Coastal Access Acts. Natural England has a statutory duty to provide this path and expects the path to be complete in 2020. The designation of Coastal Margin land enables spreading room for the coastal trail and aims to ensure the public enjoyment of this area by establishing new rights of access and to make the extent of people's access rights clearer and more cohesive on the ground.

Paragraph 168 of the NPPF states that Local Planning Authorities should ensure that development does not hinder the creation and maintenance of a continuous signed and managed route around the coast, (as required by the Marine and Coastal Access Act 2009).

Part 9 of the Marine and Coastal Access Act 2009 ("the 2009 Act") aims to improve public access to, and enjoyment of, the English coastline by creating clear and consistent public rights along the English coast for open-air recreation on foot. It allows existing coastal access to be secured and improved and new access to be created in coastal places where it did not already exist. Section 296 of the Act places a duty on Natural England and the Secretary of State to use their powers to secure the twin objectives:

- To secure a route round the whole of the English coast (an approved mapped line not a physical path); and,
- To secure an associated margin of land for the public to enjoy.

The margin includes all land between the trail and the sea. It may also extend inland from the trail if:

- it is a type of coastal land identified in the Countryside and Rights of Way Act 2000 (CROW Act), such as beach, dune or cliff
- there are existing access rights under section 15 of the CROW Act
- Natural England and the landowner agree to follow a clear physical feature landward of the trail.

Policy - Public Rights of Way and access

Public Rights of Way and access will be protected, enhanced and promoted. New development should create convenient and attractive links within development and to the surrounding area, assist with creation of a network of accessible greenspace and provide links to public transport and walking and cycling networks.

Development will not be permitted if it would hinder the creation, maintenance or planned investment in a continuous signed and managed route around the English coast⁴.

Preferred Option

Preferred Option	Why it is Preferred
Introduce a new policy to protect, enhance and promote public rights of way and access and allow the creation a continuous route around the coast.	The preferred approach seeks to ensure that people are able to enjoy North Norfolk and in the process make a positive contribution towards improving their health and wellbeing. It also contributes towards the aim of enabling people to walk the whole of the English coast.

Alternative Options	Why it is not preferred
Do not have a policy to protect, enhance and promote public rights of way and	This option is not preferred given the importance of public rights of way and access and the continuous route around the

⁴ As required by the Marine and Coastal Access Act 2009.

access or to allow the creation of a continuous route around the English coast.	coast, as identified within the NPPF (2018) and the Marine and Coastal Access Act 2009.
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Proposed Open Space Designations

Location	AGS topic paper ref	Local Plan ref	Designation
Cromer			
Cliff Top - Runton Rd	AGS/CRM01	OSP001	Open Land Area
Sunken Gardens, & Putting Greens, Runton Rd	AGS/CRM02	OSP002	Open Land Area
Bowling Green, Runton Road	REC/CRM01	OSP003	Formal Education / Recreation
Evington Lawns & Boating lake - Runton Rd	AGS/CRM03	OSP004	Open Land Area
Howards Hill	AGS/CRM04	OSP005	Open Land Area
Cemetery, Holt Road	AGS/CRM05	OSP006	Open Land Area
The Meadow, Hall Road	AGS/CRM06	OSP007	Open Land Area
St Peter & St Pauls Church	AGS/CRM07	OSP008	Open Land Area
North Lodge Park, Overstrand Road	AGS/CRM08	OSP009	Open Land Area
Cromer Cricket Club, Overstrand Road	REC/CRM02	OSP0010	Formal Education / Recreation
Cabbell Park Football Ground, Mill Road	AGS/CRM11 REC/CRM04	OSP011	Open Land Area Formal Education / Recreation
Cromer Junior and High School, Norwich Road	AGS/CRM12 REC/CRM05	OSP012	Open Land Area Formal Education / Recreation
Suffield Park Infant School, Norwich Road	AGS/CRM13 REC/CRM06	OSP013	Open Land Area Formal Education / Recreation
Brown's Hill, Norwich Road	AGS/CRM14	OSP014	Open Land Area
Furze Hill & Mill Road	AGS/CRM15	OSP015	Open Land Area
Fearns Park Play Area, Station Road	AGS/CRM16	OSP016	Open Land Area
Fearns Park Bowling Green, Station Road	REC/CRM07	OSP017	Formal Education / Recreation
Lynewood Close	AGS/CRM17	OSP018	Open Land Area
Roughton Road	AGS/CRM18	OSP019	Open Land Area
Burnt Hills Wood, Roughton Road	AGS/CRM19	OSP020	Open Land Area
Nelson Heights Play Area, Nelson Heights	AGS/CRM20	OSP021	Open Land Area
Play Park (Howards Hill West), Howards Hill Close	AGS/CRM21	OSP022	Open Land Area

Happy Valley, Overstrand Road	AGS/CRM22	OSP023	Open Land Area
Warren Woods, Overstrand Road	AGS/CRM23	OSP024	Open Land Area
Land at Meadow Close, Hall Road	AGS/CRM24	OSP025	Open Land Area
Cemetery,(no2) Holt Road	AGS/CRM25	OSP026	Open Land Area

Location	AGS topic paper ref	Local Plan ref	Designation
Fakenham			
Fakenham Academy, Field Lane	AGS/FAK01 REC/FAK01	OSP027	Open Land Area Formal Education / Recreation
Cricket Ground, Field lane	AGS/FAK02 REC/FAK02	OSP028	Open Land Area Formal Education / Recreation
Former Fakenham College site, Field Lane/ High Field Rd	AGS/FAK03 REC/FAK03	OSP029	Open Land Area Formal Education / Recreation
St Peters & St Pauls Churchyard	AGS/FAK05	OSP030	Open Land Area
Queens Road Cemetery	AGS/FAK06	OSP031	Open Land Area
Millennium Park, Queens Rd Road	AGS/FAK07	OSP032	Open Land Area
Fakenham Junior School, Queens Road	REC/FAK04	OSP033	Formal Education / Recreation
Lancaster Avenue South	AGS/FAK08	OSP034	Open Land Area
Lancaster Avenue North	AGS/FAK09	OSP035	Open Land Area
Allotments, Claypit Lane	AGS/FAK11	OSP036	Open Land Area
Great Eastern Way (North)	AGS/FAK12	OSP037	Open Land Area
Great Eastern Way (South)	AGS/FAK13	OSP038	Open Land Area
Allotments, Grove Lane	AGS/FAK16	OSP039	Open Land Area
Wensum Way Park, Thorn Road	AGS/FAK17	OSP040	Open Land Area
Valley Way Open Space	AGS/FAK18	OSP041	Open Land Area
Fakenham Infants School Playing Field	AGS/FAK19 REC/FAK05	OSP042	Open Land Area Formal Education / Recreation
Aldiss Community Park	AGS/FAK20	OSP043	Open Land Area
Fakenham RUFC	REC/FAK06	OSP044	Formal Education / Recreation
Fakenham Sports Centre	REC/FAK07	OSP045	Formal Education / Recreation
Rudham Stile Lane Allotments	AGS/FAK23	OSP046	Open Land Area
Fakenham Town Football club	AGS/FAK24 REC/FAK08	OSP047	Formal Education / Recreation
Cemetery, Creake Road, Sculthorpe	AGS/FAK25	OSP048	Open Land Area

Location	AGS topic paper ref	Local Plan ref	Designation
Holt			
Neil Avenue Recreation Ground	AGS/HLT01 REC/HLT01	OSP049	Open Land Area Formal Education / Recreation
Hempstead Road/A148, Holt	AGS/HLT02	OSP050	Open Land Area
Gravel Pit Lane	AGS/HLT03	OSP051	Open Land Area
Gresham Preparatory School Site	AGS/HLT04 REC/HLT02	OSP052	Open Land Area Formal Education / Recreation
King George V Playing Field, Peacock Lane	AGS/HLT05	OSP053	Open Land Area
St Andrews Church	AGS/HLT07	OSP054	Open Land Area
Mill Street Allotments	AGS/HLT08	OSP055	Open Land Area
Thompson Avenue	AGS/HLT09	OSP056	Open Land Area
Beresford Avenue	AGS/HLT10	OSP057	Open Land Area
Holt Sports Centre Woodfield Road	AGS/HLT11 REC/HLT04	OSP058	Open Land Area Formal Education / Recreation
Gresham School Playing Fields (West)	AGS/HLT12 REC/HLT05	OSP059	Open Land Area Formal Education / Recreation
Gresham School Playing Fields (East)	AGS/HLT13 REC/HLT06	OSP060	Formal Education / Recreation
Gresham School Playing Field (South)	AGS/HLT14 REC/HLT07	OSP061	Open Land Area Formal Education / Recreation
Heath Farm Allocation HO9	AGS/HLT15	OSP062	Open Land Area

Location	AGS topic paper ref	Local Plan ref	Designation
Hoveton			
Broadland High School Playing Fields	AGS/HOV01 REC/HOV01	OSP063	Open Land Area Formal Education / Recreation
Village Hall Playing Field	AGS/HOV02	OSP064	Open Land Area Formal Education / Recreation
Bowling Green	REC/HOV02	OSP065	Formal Education / Recreation
Youth Centre	AGS/HOV03	OSP066	Open Land Area
Land off Tunstead Road	AGS/HOV04	OSP067	Open Land Area
St Helen's Churchyard	AGS/HOV05	OSP068	Open Land Area
St Johns Community Primary School	AGS/HOV06 REC/HOV03	OSP069	Open Land Area Formal Education / Recreation
Land off Salhouse Road	AGS/HOV07	OSP070	Open Land Area
St John's Churchyard, Horning Road (A1062)	AGS/HOV08	OSP071	Open Land Area

Location	AGS topic paper ref	Local Plan ref	Designation
North Walsham			
Land off Hadfield Road & B1145	AGS/NWS01	OSP072	Open Land Area
Land at Mayfield Way / Acorn Road	AGS/NWS02	OSP073	Open Land Area
Bluebell Pond, Bacton Road	AGS/NWS03	OSP074	Open Land Area
Cemetery, Bacton Road (East)	AGS/NWS04	OSP075	Open Land Area
Cemetery, Bacton Road (West)	AGS/NWS05	OSP076	Open Space
North Walsham Junior & Infant school Playing Field, Manor Road	AGS/NWS06 REC/NWS01	OSP077	Open Land Area Formal Education / Recreation
Spa Common Folly , Manor/ Brick Kiln Road (Land off Manor Road)	AGS/NWS07	OSP078	Open Land Area
St Nicholas Churchyard, Market Place	AGS/NWS08	OSP079	Open Land Area
War Memorial Park, New Road/ Yarmouth Rd	AGS/NWS09	OSP080	Open Land Area
Land off Fairview Road, Sadlers Wood	AGS/NWS10	OSP081	Open Land Area
North Walsham High School Playing Field. Spencer Avenue	AGS/NWS11 REC/NWS02	OSP082	Open Land Area Formal Education / Recreation
Sacred Heart Churchyard	AGS/NWS12	OSP083	Open Land Area
Land Between Railway Line & A149	AGS/NWS13	OSP084	Open Land Area
Trackside Park, A149	AGS/NWS14	OSP085	Open Land Area
Playing field and Victory Swim & Fitness Centre, Station Rd	AGS/NWS15 REC/NWS03	OSP086	Open Land Area Formal Education / Recreation
Millfield Primary & Pre-School School Playing Field, South Rise	AGS/NWS16 REC/NWS04	OSP087	Open Land Area Formal Education / Recreation
Land off Hornbeam Road	AGS/NWS17	OSP088	Open Land Area
Land at Smedley Close	AGS/NWS18	OSP089	Open Land Area
Land at Bailey Road	AGS/NWS19	OSP090	Open Land Area
Land at Roper Way	AGS/NWS20	OSP091	Open Land Area
Land at Cousens Close	AGS/NWS21	OSP092	Open Land Area
Football Ground, Greens Road	AGS/NWS31	OSP093	Formal Education / Recreation
New Road Bowling Club	REC/NWS05	OSP094	Formal Education / Recreation
Hollybush Road Play Area	AGS/NWS22	OSP095	Open Land Area
Burial Ground, Mundesley Road	AGS/NWS23	OSP096	Open Land Area
Land North of Harbord Close	AGS/NWS24	OSS097	Open Land Area
Land South of Harbord Close	AGS/NWS25	OSP098	Open Land Area
Meadow Court Play Area, Off Patch Meadow	AGS/NWS26	OSP099	Open Land Area
Sadler's Hill Plantation, Between Fairview Road & Happisburgh Road	AGS/NWS27	OSP100	Open Land Area
Land at Paston College, Grammar School Road	AGS/NWS28	OSP101	Open Land Area

Play Area, Gigli Close	AGS/NWS29	OSP102	Open Land Area
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Location	AGS topic paper ref	Local Plan ref	Designation
Sheringham			
School Playing Fields, Holt Road	AGS/SHR01 REC/SHR01	OSP103	Open Land Area Formal Education / Recreation
Cricket and Football Sports Facilities, Weybourne Road	AGS/SHR02 REC/SHR02	OSP104	Open Land Area Formal Education / Recreation
Former Putting Green, Church St / Railway Approach	AGS/SHR03	OSP105	Open Land Area
The Esplanade	AGS/SHR04	OSP106	Open Land Area
Putting Green / Beeston Hills	AGS/SHR05	OSP107	Open Land Area
Back Common (North), Curtis Lane	AGS/SHR06	OSP108	Open Land Area
Back Common (South), Curtis Lane	AGS/SHR07	OSP109	Open Land Area
Cromer Road Play Area	AGS/SHR08	OSP110	Open Land Area
Franklin Hill	AGS/SHR09	OSP111	Open Land Area
Playing Field, Cooper Road	AGS/SHR10	OSP112	Open Land Area
Morley Hill	AGS/SHR11	OSP113	Open Land Area
Sheringham Community Primary School & Nursery	AGS/SHR12 REC/SHR03	OSP114	Formal Education / Recreation
Cemetery, off Weybourne Road	AGS/SHR17	OSP115	Open Land Area
War Memorial, The Boulevard	AGS/SHR13	OSP116	Open Land Area
Beeston Hill	AGS/SHR14	OSP117	Open Land Area
Allotments (1), Land off Weston Terrace	AGS/SHR15	OSP118	Open Land Area
Allotments (2) & Adjacent Fields, Weybourne Road	AGS/SHR16	OSP119	Open Land Area

Location	AGS topic paper ref	Local Plan ref	Designation
Stalham			
Church Farm, Ingham Road	AGS/STL01	OSP120	Open Land Area
Stalham High School, Brumstead Rd	AGS/STL02 REC/STL01	OSP121	Open Land Area Formal Education / Recreation
St Mary's Churchyard, High Street	AGS/STL03	OSP122	Open Land Area
Brumstead Road Burial Ground	AGS/STL04	OSP123	Open Land Area
Campingfield Lane Burial Ground	AGS/STL05	OSP124	Open Land Area
Land Adjacent Campingfield Lane Burial Ground	AGS/STL06	OSP125	Open Land Area
Stalham Recreation Ground, Recreation Road	AGS/STL07 REC/STL02	OSP126	Open Land Area Formal Education / Recreation
St Mary's Bowls Club	REC/STL03	OSP127	Formal Education / Recreation

Stalham Junior School Playing Field, Yarmouth Road	AGS/STL08 REC/STL04	OSP128	Formal Education / Recreation
Stalham Allotments	AGS/STL09	OSP129	Open Land Area
Stalham Green Pond, Land South of Field Road	LGS/STL01	OSP130	Local Green Space
Allen Meale Way Play Area	AGS/STL10	OSP131	Open Land Area
Millside Play Area	AGS/STL11	OSP132	Open Land Area
Lancaster Close, Play Area 1	AGS/STL12	OSP133	Open Land Area
Lancaster Close, Play Area 2	AGS/STL13	OSP134	Open Land Area

Location	AGS topic paper ref	Local Plan ref	Designation
Wells - next - the Sea			
Alderman Peel School Playing Fields, Market Lane	AGS/WEL01 REC/WEL01	OSP135	Open Land Area Formal Education / Recreation
St Nicholas Church, Cemetery, Church Street/ Polka Road	AGS/WEL03	OSP136	Open Land Area
Land at Marsh Lane, Polka Road	AGS/WEL04	OSP137	Open Land Area
The Buttlands, Plummers Hill	AGS/WEL05	OSP138	Open Land Area
Wells Town Bowls Club, Mill Road	REC/WEL02	OSP139	Formal Education / Recreation
Wells Tennis Club & Elsmith Bowls Club, Gales Court	REC/WEL03	OSP140	Formal Education / Recreation
East Quay	AGS/WEL06	OSP141	Open Land Area
Land at Market Lane (North)	AGS/WEL08	OSP142	Open Land Area
Land at Market Lane (South)	AGS/WEL09	OSP143	Open Land Area
Market Lane Cemetery	AGS/WEL10	OSP144	Open Land Area
Wells Town FC, Beach Road	AGS/WEL11 REC/WEL04	OSP145	Open Land Area Formal Education / Recreation
Beach Road Playground, Eliza Adams Memorial & Public Toilets	AGS/WEL12	OSP146	Open Land Area
Mill Road Allotments	AGS/WEL13	OSP147	Open Land Area
Northfield Lane Allotments	AGS/WEL14	OSP148	Open Land Area
Congregational Church / Hall Grounds, Clubbs Lane	AGS/WEL15	OSP149	Open Land Area
Northfield Crescent Green Space 1	AGS/WEL16	OSP150	Open Land Area
Northfield Crescent Green Space 2	AGS/WEL17	OSP151	Open Land Area
Wells Primary School	AGS/WEL18 REC/WEL05	OSP152	Open Land Area Formal Education / Recreation
Neilsen Close Play Area	AGS/WEL19	OSP153	Open Land Area

Location	AGS topic paper ref	Local Plan ref	Designation
Blakeney			
Blakeney Pastures	AGS/BLA01	OSP154	Open Land Area
Blakeney Village Hall Playing Field	AGS/BLA02 REC/BLA01	OSP155	Open Land Area Formal Education / Recreation
Field off Langham Road	AGS/BLA03	OSP156	Open Land Area
Thistleton Court	AGS/BLA04	OSP157	Open Land Area
Blakeney Conservation Duckpond, The Quay	LGS/BLA01	OSP158	Local Green Space

Location	AGS topic paper ref	Local Plan ref	Designation
Briston/ Melton Constable			
Bakery Close/ Chequers Close	AGS/BRI01	OSP159	Open Land Area
Briston Green	AGS/BRI02	OSP160	Open Land Area
Old School Road	AGS/BRI03	OSP161	Open Land Area
Church Street	AGS/BRI04	OSP162	Open Land Area
Playing Field, Stone Beck Lane	AGS/BRI05 REC/BRI01	OSP163	Open Land Area Formal Education / Recreation
Allotment Land at Holt Road/ Norwich Road / Church Street	AGS/BRI06	OSP164	Open Land Area
Play Area (1), Land North of Hastings Close / Melton Mews, Melton Constable	AGS/MLT01	OSP165	Open Land Area
Play Area (2), Land South of Grove Road, Melton Constable	AGS/MLT02	OSP166	Open Land Area
Recreation Ground, North of Meadow Lane, Melton Constable	AGS/MLT03	OSP167	Open Land Area
Allotment (1), Land West of Burgh Beck Road, Melton Constable	AGS/MLT04	OSP168	Open Land Area
Allotment (2), Land East of Burgh Beck Road, Melton Constable	AGS/MLT05	OSP169	Open Land Area

Location	AGS topic paper ref	Local Plan ref	Designation
Ludham			
Land at Laurels Crescent	AGS/LUD01	OSP170	Open Land Area
School Playing Field, Catfield Road	AGS/LUD02 REC/LUD01	OSP171	Open Land Area Formal Education / Recreation
Ludham Playing Field, Norwich Road	AGS/LUD03 REC/LUD02	OSP172	Open Land Area Formal Education / Recreation
Ludham Bowls Club, Norwich Road	REC/LUD03	OSP173	Formal Education / Recreation
St Catherine's Churchyard, Norwich Road	AGS/LUD04	OSP174	Open Land Area
Children's Play Area, Catfield Road	AGS/LUD05	OSP175	Open Land Area

Location	AGS topic paper ref	Local Plan ref	Designation
Mundesley			
Land off Tasman Drive	AGS/MUN01	OSP176	Open Land Area
Land off Nelson Way	AGS/MUN02	OSP177	Open Land Area
Church of All Saints / Coronation Hall	AGS/MUN04	OSP178	Open Land Area
Bowling Green, High Street	REC/MUN01	OSP179	Formal Education / Recreation
Gold Park	AGS/MUN05	OSP180	Open Land Area
Sea Front Gardens, Beach Road	AGS/MUN06	OSP181	Open Land Area
Mundesley Beck, Water Lane	AGS/MUN09	OSP182	Open Land Area
Mundesley Junior School Playing Fields	AGS/MUN10 REC/MUN02	OSP183	Open Land Area Formal Education / Recreation

All selection is informed by the AGS study. The following changes are proposed in order to align with policy considerations and definitions

Location	AGS study ref	Proposed designation	Reason
Cromer - Cromer Cricket Club, Overstrand Road	AGS/CRM09 REC/CRM02	Formal Education / Recreation	Considered meets functional criteria of policy only
Fakenham RUFC	AGS/FAK21	Formal Education / Recreation	Considered meets functional criteria of policy only
Fakenham Sports Centre	AGS/FAK22 REC/FAK07	Formal Education / Recreation	Considered meets functional criteria of policy only
Fakenham Town Football club	AGS/FAK24 REC/Fak08	Formal Education Recreation	Considered meets functional criteria of policy only
Holt Sure Start	AGS/HLT06 REC/HLT03	none	Considered does no longer meet functional or visual aspects of policy

Hoveton Village Hall , playing field & bowling Green	AGS/HOV02 REC/HOV02	Open Land Area Formal Education / Recreation	Considered meets visual and functional criteria of policy aligning with adjacent designations
Stalham Junior School Playing Field, Yarmouth Road	AGS/STL08 REC/STL04	Formal Education / Recreation	Considered meets functional criteria of policy only
Sheringham Community primary School & Nursery	AGS/SHR12 REC/SHR17	Formal Education / recreation	Considered meets functional criteria of policy only
North Walsham Football Ground, Greens Road	AGS/NWS31	Formal Education / Recreation	Considered meets functional criteria of policy only
Holt Gresham School Playing fields(East)	AGS/HLT13 REC/HLT06	Formal Education / Recreation	Considered meets functional criteria of policy only

Appendix A – Draft Rural Buildings Policy

Policy: Re-use and Conversion of Buildings in the Countryside

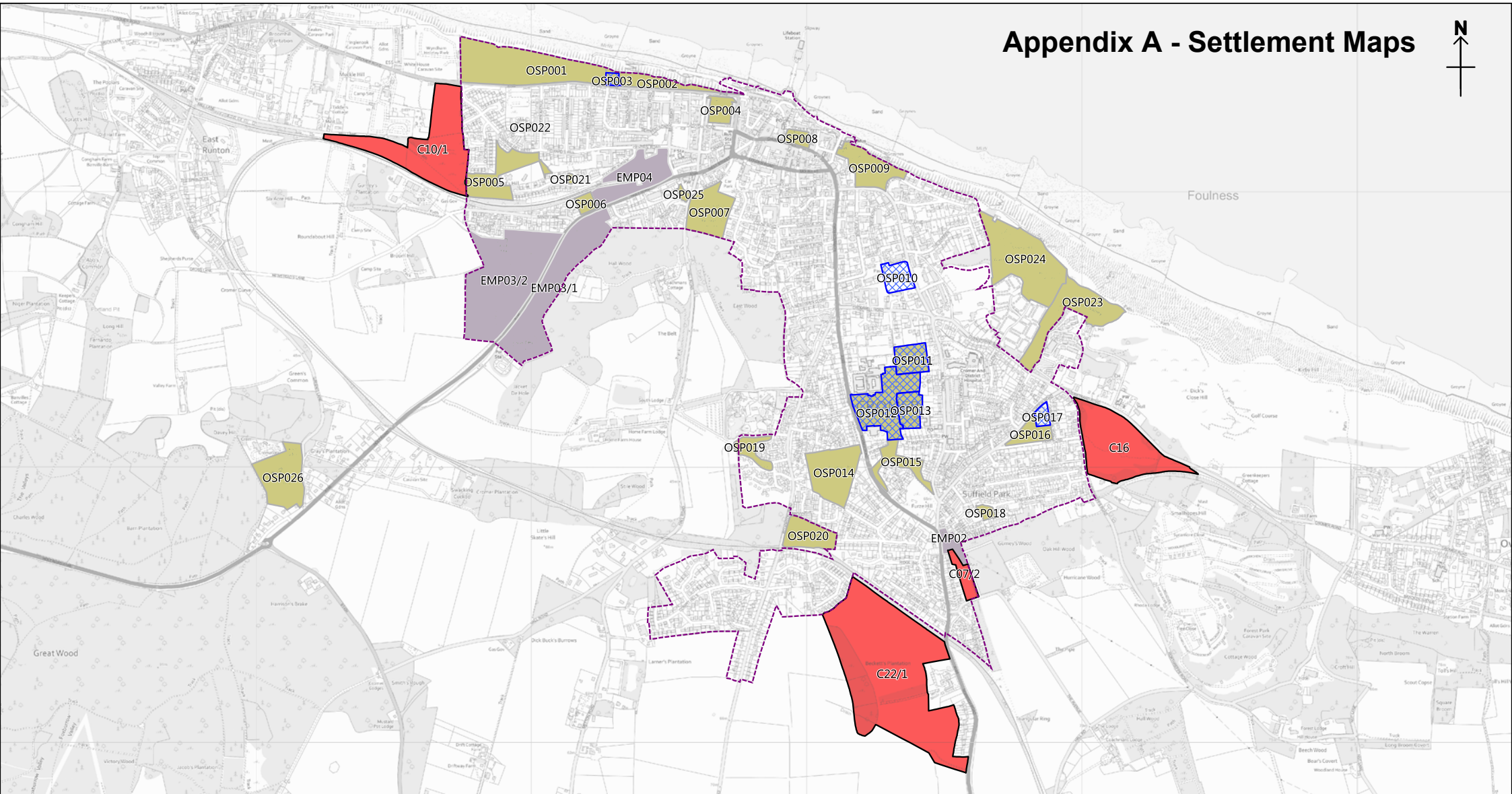
The change of use and conversion of existing buildings in the Countryside Policy Area to alternative residential and commercial uses will be supported providing:

- It can be demonstrated that the buildings are either vacant or no longer required for their former use.
- The proposals involve the conversion of existing buildings without significant rebuilding, alteration or extension¹.
- The proposals preserve or enhance the character and appearance of buildings and their setting in accordance with the provisions of the North Norfolk Design Guide.
- The buildings have not been recently erected or altered² for another purpose.

¹ Applicants will be expected to demonstrate that all structural elements and a substantial proportion of the existing fabric of buildings will be retained throughout the conversion. Proposals which do not meet these criteria will be treated as the erection of a new buildings.

² In the preceding ten years.

Appendix A - Settlement Maps



Cromer - Draft Town Strategy Map

(Proposed Designated Areas & Site Allocations)

- Preferred Housing / Mixed Use Allocation
- Preferred Employment Allocation
- Proposed Employment Area Designation
- Proposed Open Land Area Designation
- Proposed Local Green Space Designation
- Existing Settlement Boundary
- Proposed Education / Formal Recreation Designation

The above sites have been assessed for their suitability as potential employment, housing or mixed-use allocations, or open space or employment designations as part of the North Norfolk Local Plan. The sites identified on this map reflect the areas proposed for the purposes of public consultation.

For consideration by Planning Policy & Built Heritage Working Party, Monday 10 December 2018

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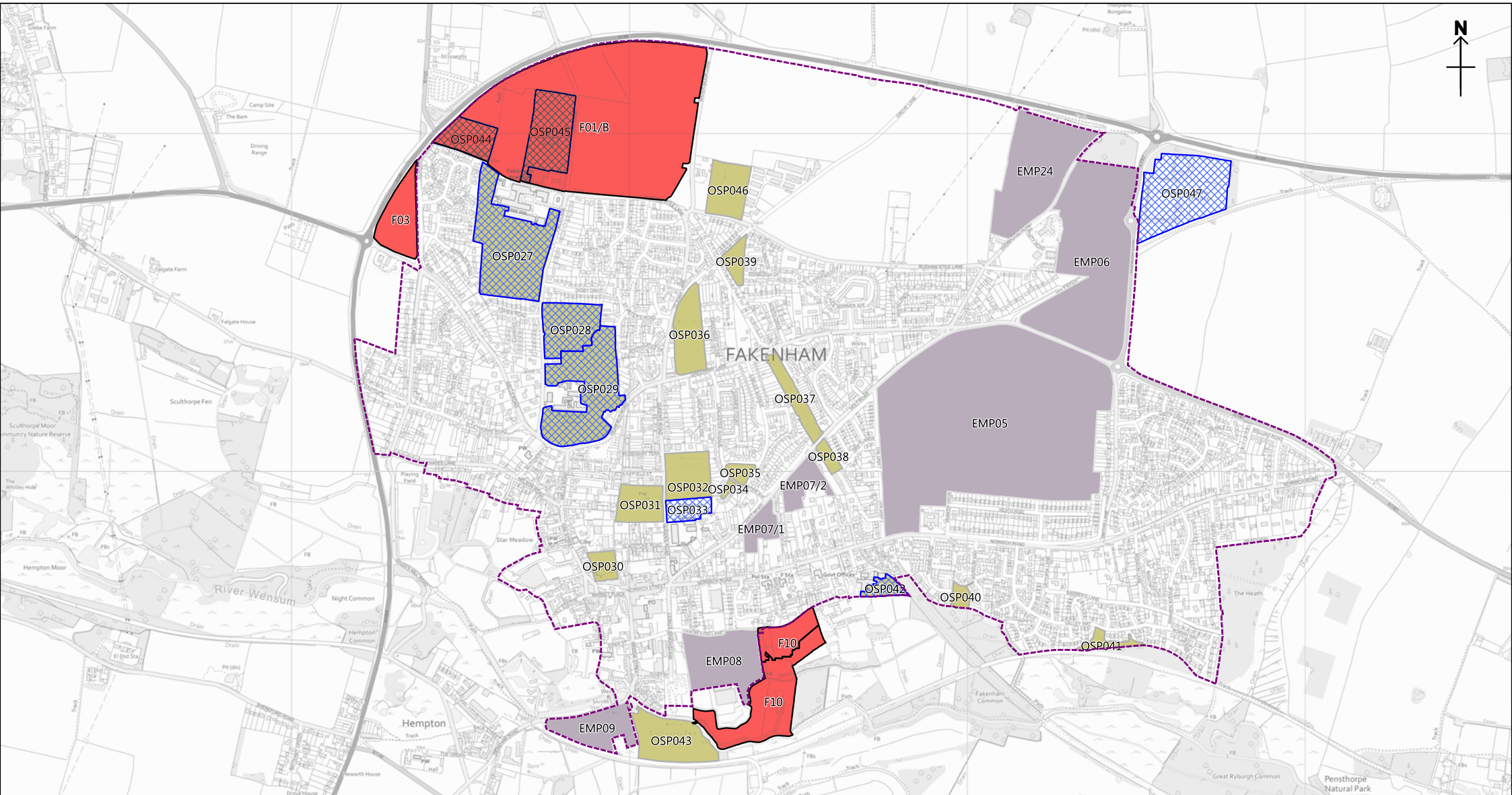
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Fakenham - Draft Town Strategy Map

(Proposed Designated Areas & Site Allocations)

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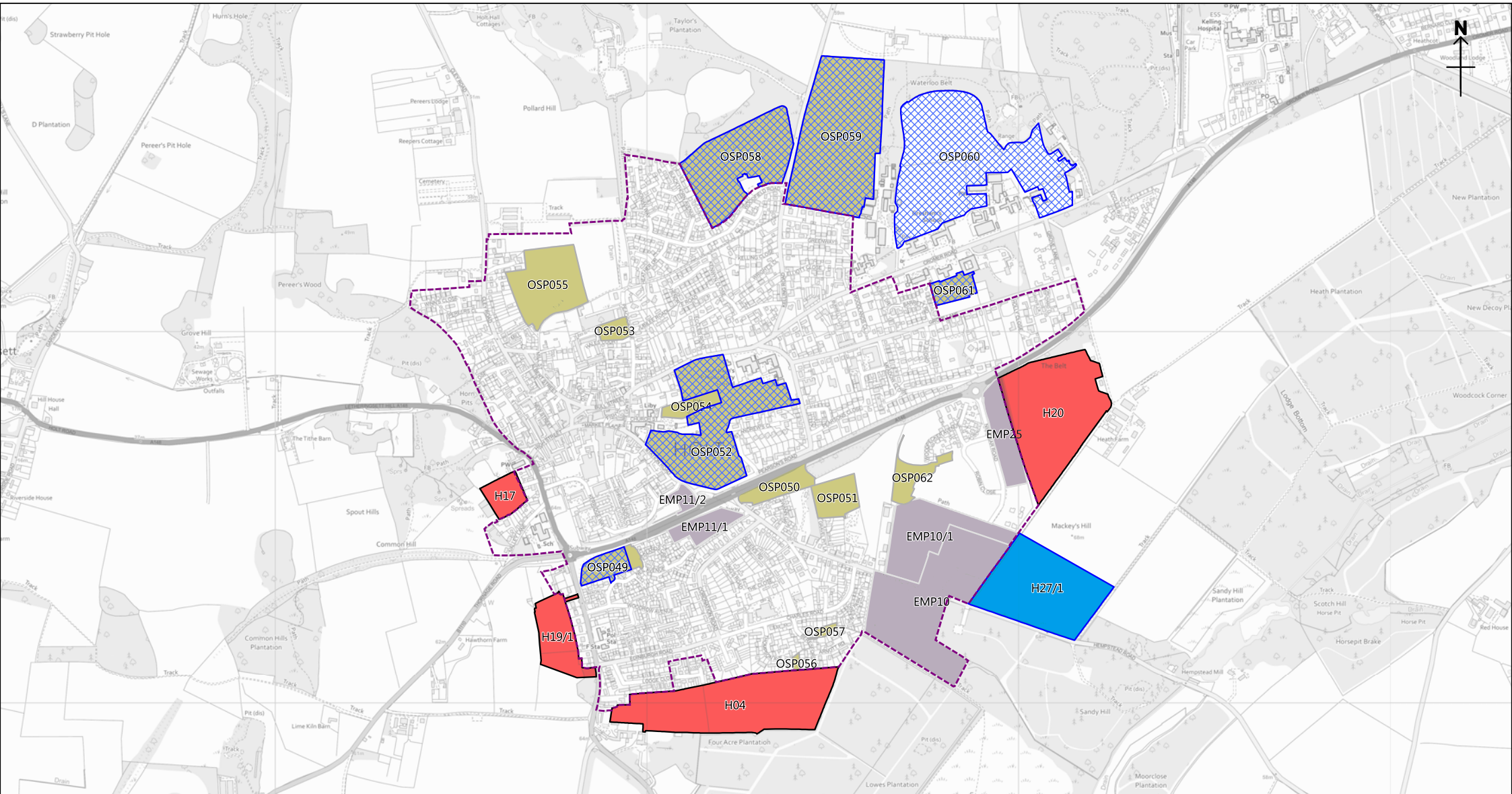
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Holt - Draft Town Strategy Map

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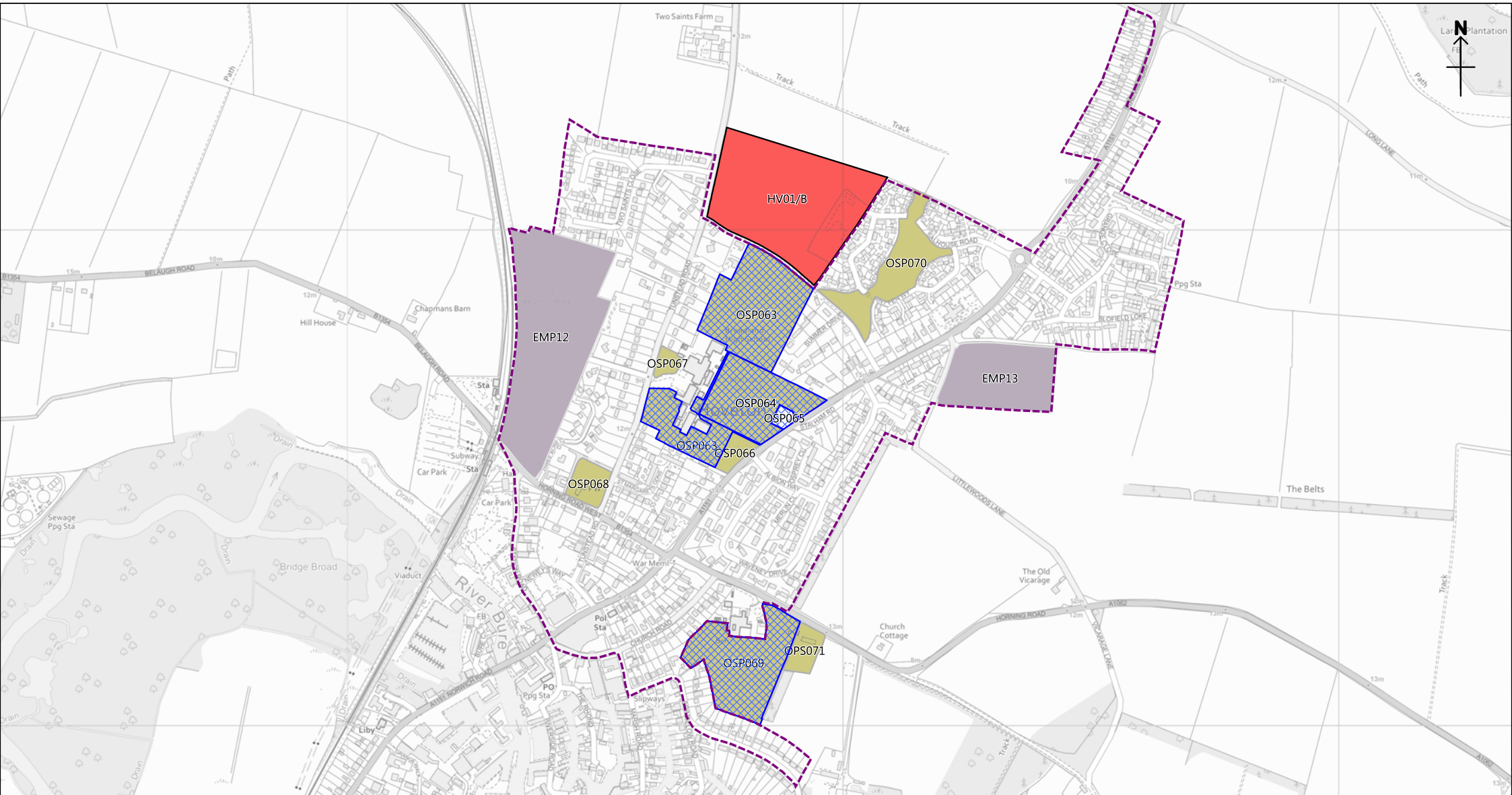
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Hoveton - Draft Town Strategy Map

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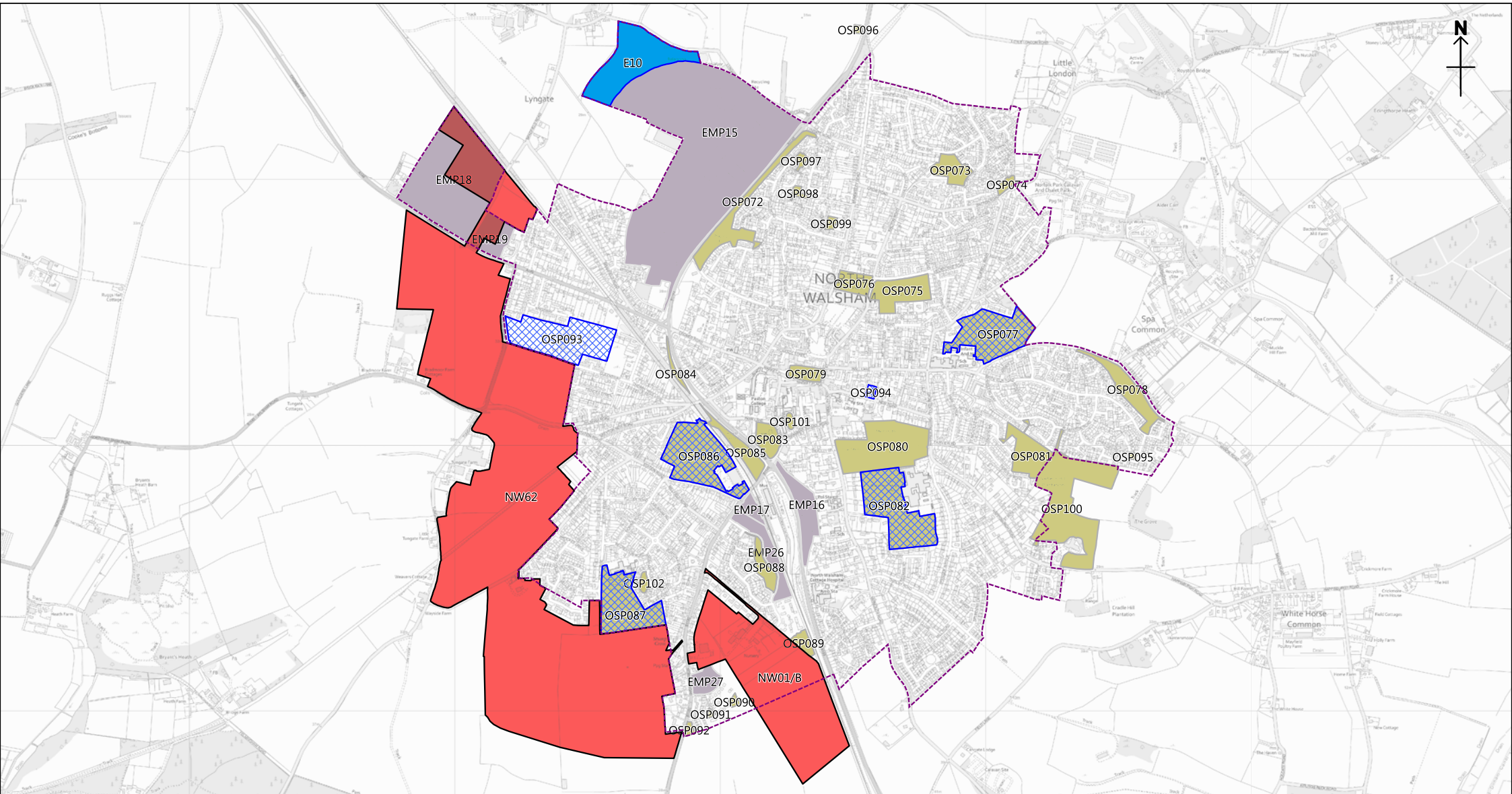
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North Walsham - Draft Town Strategy Map

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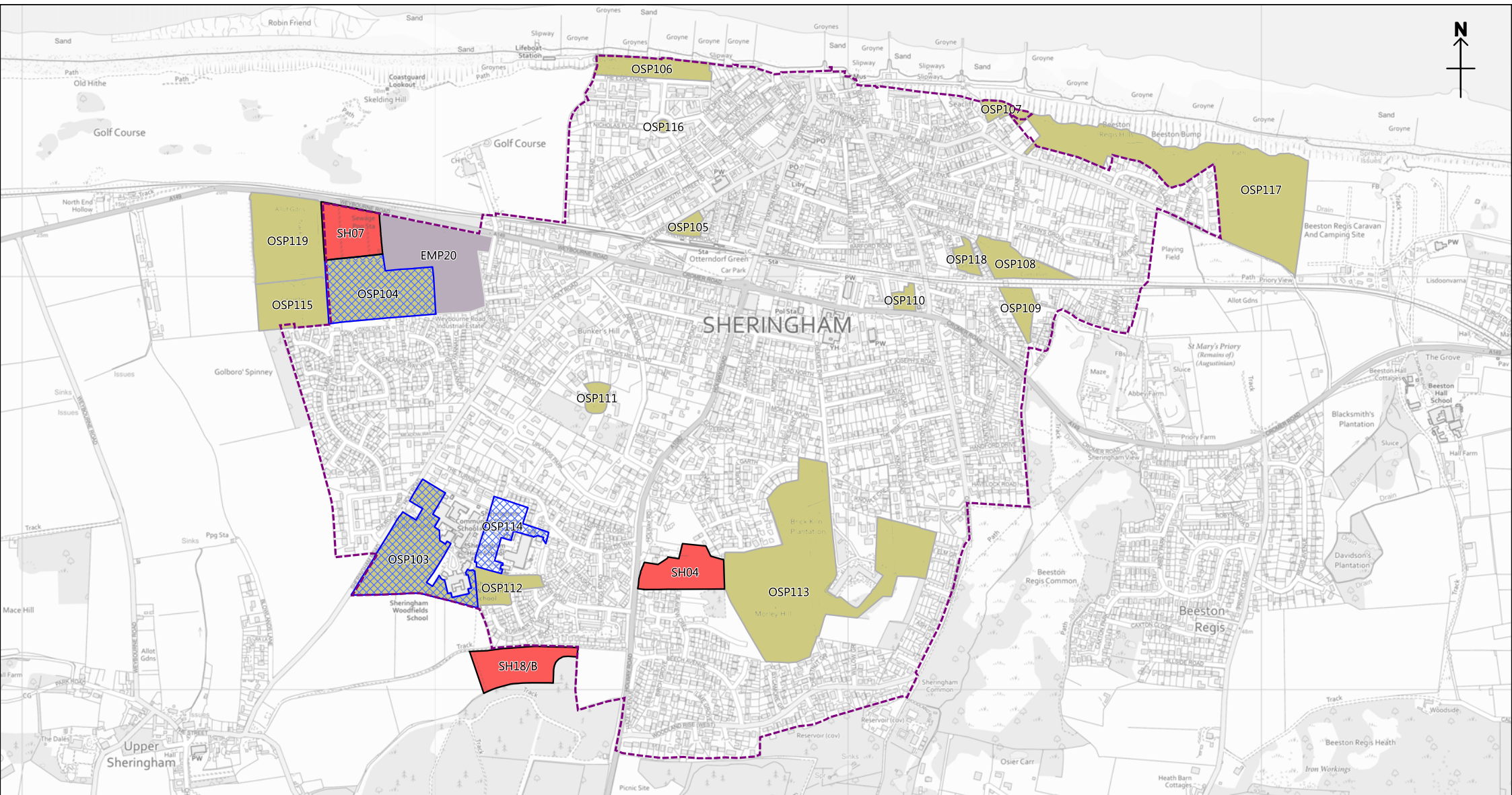
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Sheringham - Draft Town Strategy Map
(Proposed Designated Areas & Site Allocations)

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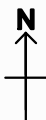
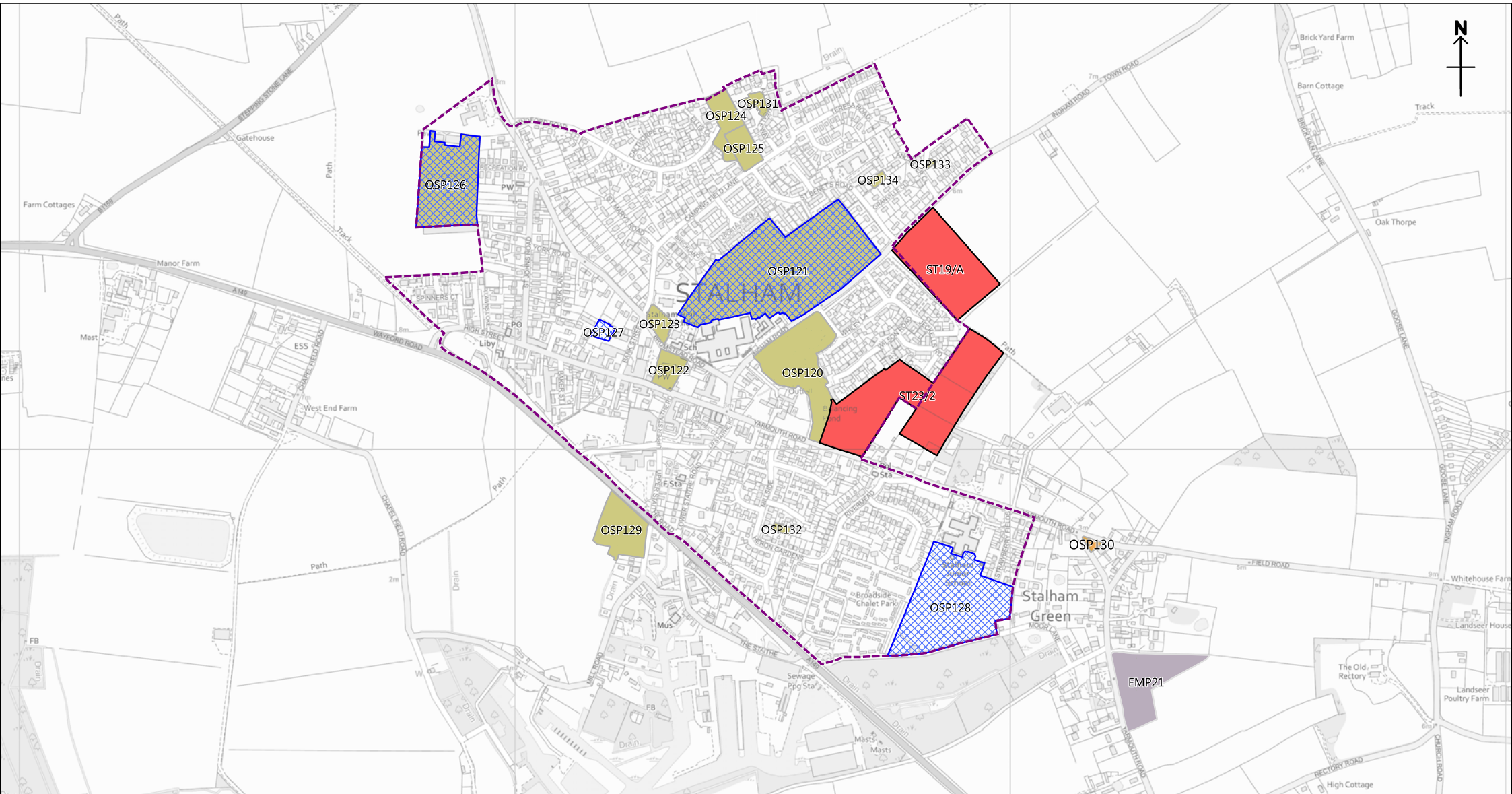
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Stalham - Draft Town Strategy Map

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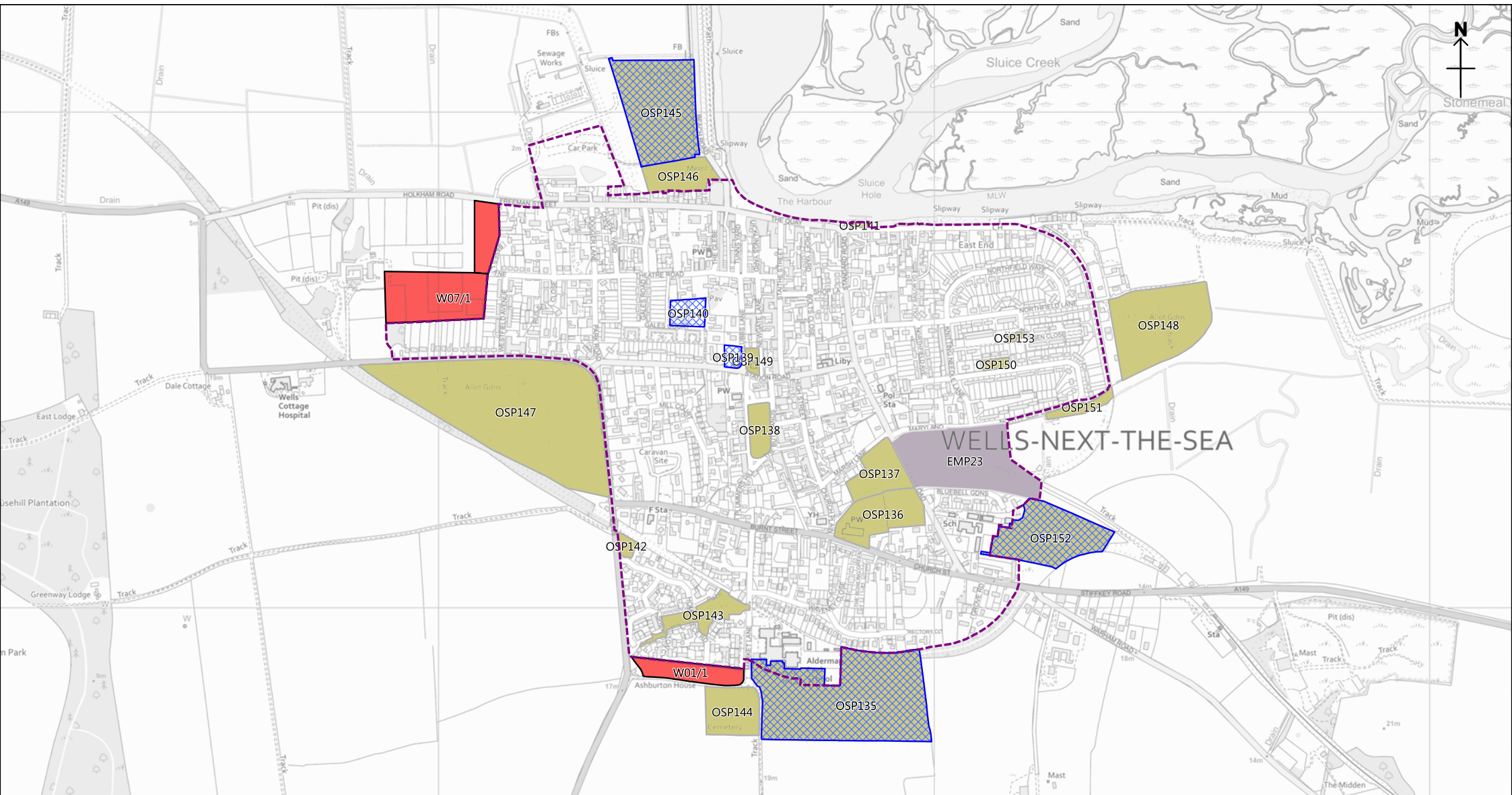
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Wells-next-the-Sea - Draft Town Strategy Map

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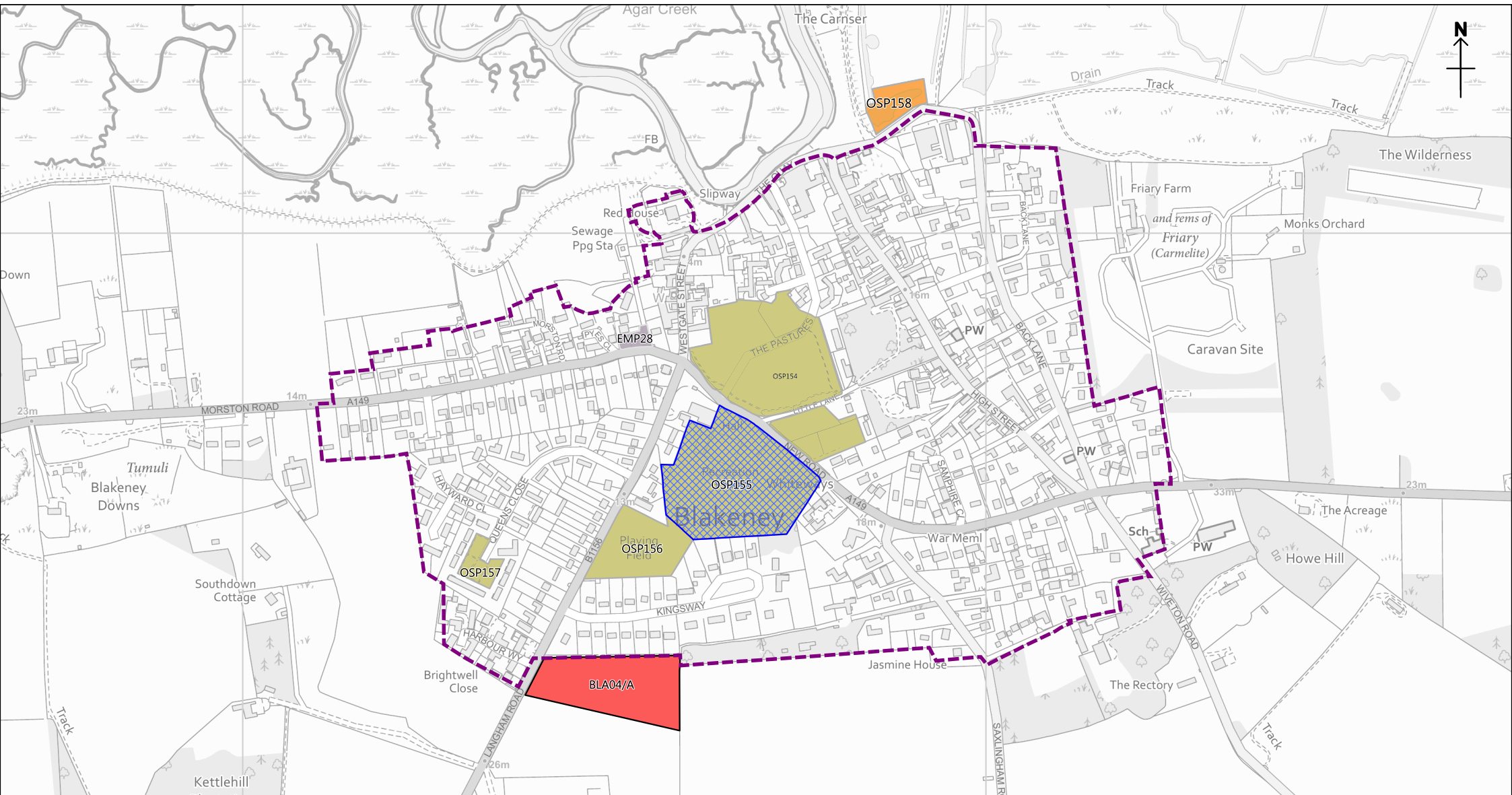
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Blakeney - Draft Village Strategy Map

(Proposed Designated Areas & Site Allocations)

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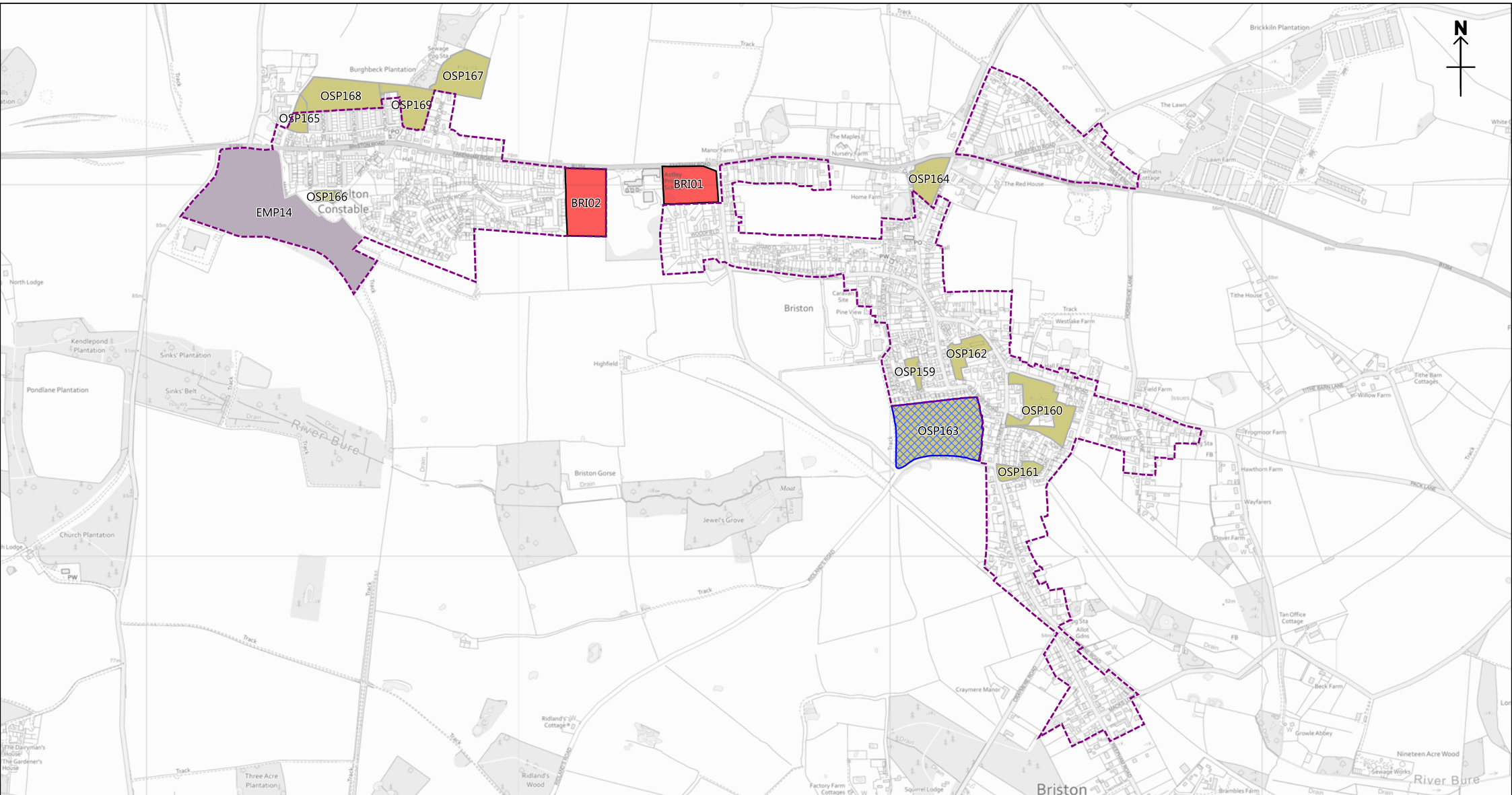
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Briston & Melton Constable - Draft Village Strategy Map
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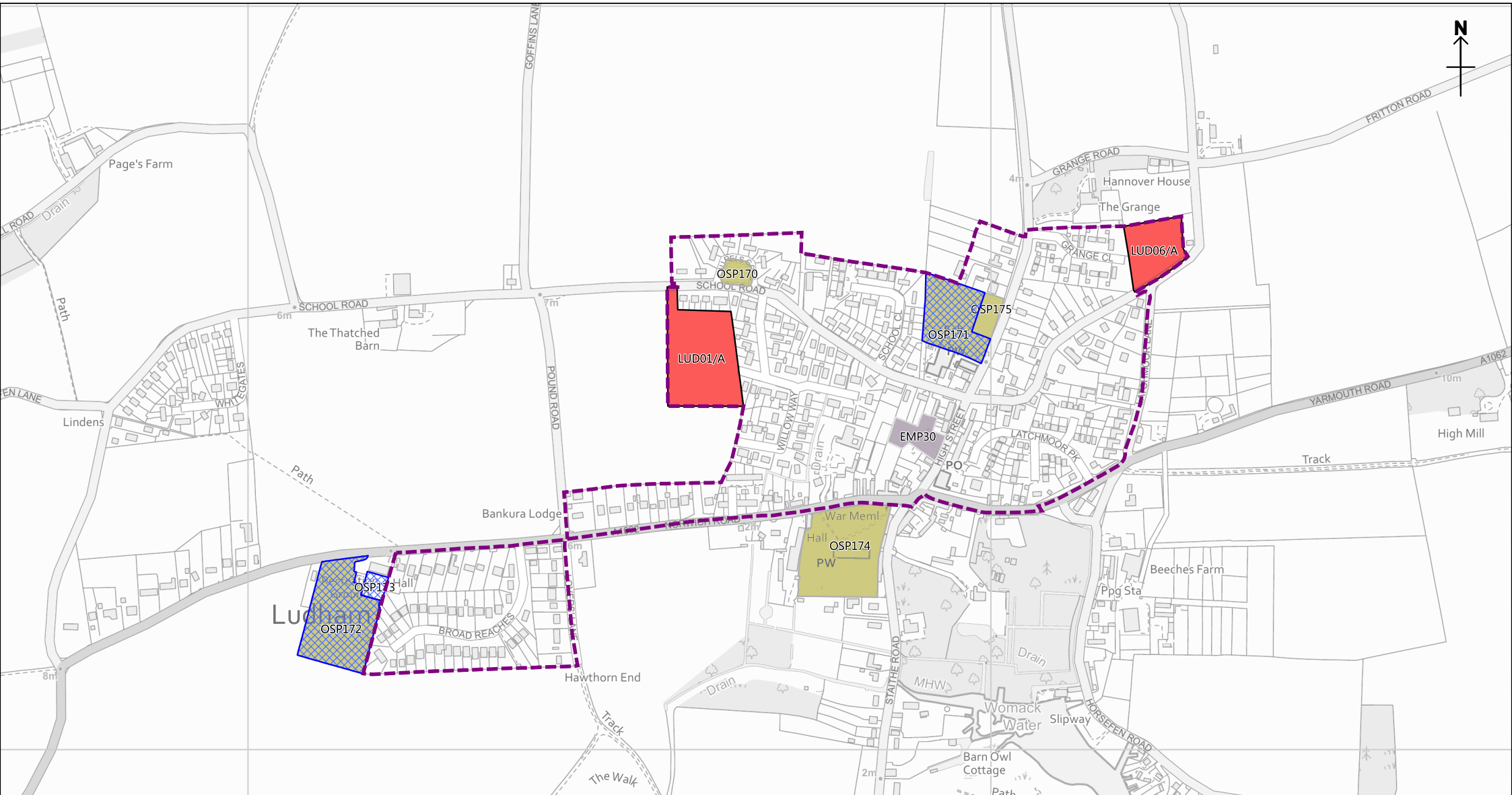
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Ludham - Draft Village Strategy Map

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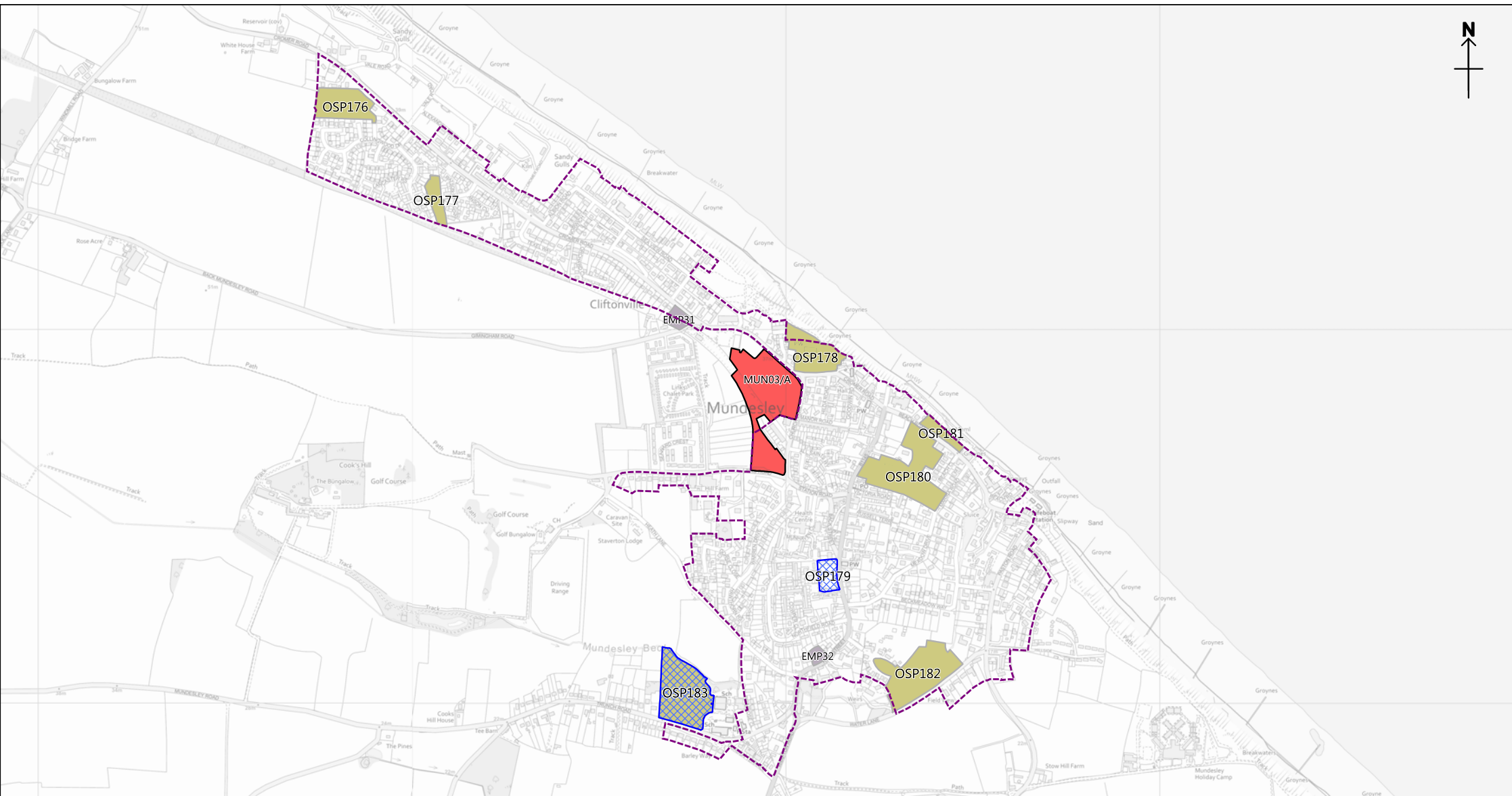
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Mundesley - Draft Village Strategy Map

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