

## Appendix 2 Emerging Policies (Discussion Draft)

### Policy SD3 Settlement Hierarchy

The majority of new development in North Norfolk will take place in and close to the towns and larger villages, dependent on their local housing and other development needs, their role as employment, retail and service centres, and identified environmental and infrastructure constraints. New development sites will be allocated close to the defined selected settlements in accordance with the following hierarchy:

North Walsham, Fakenham, and Cromer are defined as **Large Growth Towns** where the majority of new commercial, residential and other types of development will take place. Holt, Hoveton, Sheringham, Stalham and Wells-next-the-Sea are defined as **Small Growth Towns** in which a more limited amount of additional development will be accommodated.

The distribution of development will also have regard to the complementary roles played by Cromer, Holt and Sheringham in the central part of North Norfolk.

A lesser amount of new development will be focused in the **Large Growth Villages** of Briston & Melton Constable, Mundesley, Ludham, and Blakeney, recognising their role as local service centres and to support rural sustainability.

Small-scale developments<sup>(1)</sup>, including brownfield developments, community facilities, **self-build** and services will be permitted ~~within the defined boundaries~~ **in the following small growth village locations, as defined on the policies map** of the following **Small Growth Villages**:

Aldborough, Bacton, Badersfield, Binham, Catfield, Corpusty & Saxthorpe, East Runton, Happisburgh, High Kelling, Horning, ~~Langham~~ Little Snoring, Little Walsingham, Overtstrand, *Potter Heigham*, Roughton, Sculthorpe, *Sea Palling*, Southrepps, Sutton, Trunch, *Walcott*, West Runton and Weybourne.

Within the defined development boundaries of the **Selected Settlements**, development proposals which accord with the land use designations shown on the Policies Map and the associated policies will be supported. In designated **Residential Areas** appropriate residential development and compatible non-residential development including small scale business, community, leisure and social uses will be permitted. **In Small Growth Villages appropriate residential development will be permitted where all of the following criteria are satisfied:**

1. The development is of an appropriate scale and design to the settlement;
2. Is located inside the settlement boundary or immediately and functionally adjoining;
3. Does not result in the number of dwellings in the settlement increasing by more than 6%<sup>2</sup>
4. The design contributes to preserving and enhancing the historic nature of the settlement
5. Incorporates improved connectivity to the village and wider GI network.
6. There is demonstrable clear local community support\*.

Outside defined development boundaries in areas designated as **Countryside** residential development will be **limited** and permitted only where it accords with other policies in this Plan, and **if all of the following criteria are satisfied:**

1. The site comprises of previously developed land;
2. ~~The proposal is for small scale development of typically no more than five dwellings; and~~
2. The proposal is for an appropriate scale and design where no significant harm would be caused to the character or setting of the settlement and surrounding countryside; and

<sup>1</sup> Up to 1ht in size

<sup>2</sup> From date of adoption / number of dwellings inside the defined settlement boundary

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3. Development of the site would result in infilling or rounding off in a predominantly built up area with suitable access to an existing highway.

The rest of North Norfolk, including farmsteads, sporadic groups of dwellings and all settlements not listed above, will be designated as **Countryside** and development will be restricted to particular types of development in accordance with **Policy SD 4 'Development in the Countryside'**.

\*demonstrable community support means that at the point of submission of a planning application to the LPA there should be clear evidence of local community support for the scheme, generated through pre application community consultation and support from the applicable parish council.

### Policy SD 4 Development in the Countryside

In areas outside of the defined development boundaries and designated as **Countryside** development will be limited to that which complies with the Policies of this Plan and is for one or more of the following:

1. Use and development of land associated with agriculture or forestry;
2. ~~the extraction of minerals and disposal of waste in accordance with the Minerals and Waste Local Plans;~~
3. The provision of infrastructure including, but not limited to, roads, drainage, coastal and flood protection, power including renewable energy, and development by statutory undertakers, utility and telecommunications providers;
4. Affordable homes, replacement dwellings, sub division of dwellings, **key workers**<sup>3</sup> accommodation, and temporary and permanent accommodation for gypsies and travellers;
5. Community facilities and services and community led developments;
6. Recreation and tourism;
7. Extensions to existing dwellings and businesses;
8. **Policy compliant** re-use of existing buildings;
9. new employment generating development, specialist accommodation for the elderly infirm and others requiring care, where there is a demonstrable need for the development and where alternative sites within adopted development boundaries are shown not to be available or suitable.

### Policy SD 2 Community-Led Development

The Council is supportive of Community-Led Development. This may include schemes involving affordable housing, community shops, pubs, allotments, gardens, play areas, orchards, small business units, renewable energy generation and other uses where it is demonstrated that the proposal will contribute positively to the vitality and viability of the community as a whole.

Proposal (s) will be supported provided:

1. There is evidence that the proposed development is needed to support the vitality and viability of the community; and,

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<sup>3</sup> As detailed in HOU4

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2. No significant harm would be caused to the character or setting of the settlement and the surrounding countryside; and,
3. The scale of the scheme is appropriate to the location; and,
4. The Council is satisfied that:
  - a. the scheme was initiated by, and is being led by, a legitimate local community group such as a Parish Council or **constituted** Community Land Trust; and,
  - b. The scheme has ~~general~~ **demonstrable** community support as evidenced by meaningful public engagement\*; and,
  - c. It is demonstrated that the scheme will be well managed and ~~financially viable~~ **effectively managed** over the ~~long-term~~ **lifetime of the development** and that any benefits provided by the scheme can be retained by the local community in perpetuity **and would be significantly greater than would be delivered on an equivalent open market site.**

Where housing is proposed, an element of open market housing on the site will only be acceptable where:

1. ~~It is demonstrated through a financial appraisal that this is essential to enable the delivery of affordable housing or other community benefits on the site and the community benefits of the scheme (such as the level of affordable housing or open space) are significantly greater than would be delivered on an equivalent open market site.~~ **It is clearly demonstrated to be the minimum necessary in order to deliver affordable dwellings which would not otherwise be provided, and in all cases the majority of the homes provided are affordable.**

**\*demonstrable community support means that at the point of submission of a planning application to the LPA there should be clear evidence of local community support for the scheme, generated through pre application community consultation and support from the applicable parish council and in the case of Neighbourhood planning an adopted Plan.**

### Policy HOU 3 Affordable Homes in the Countryside (Rural Exceptions Housing)

Affordable Homes in the Countryside (Rural Exceptions Housing) Proposals for affordable housing development within the designated Countryside Policy Area will be permitted where they comply with all of the following criteria:

1. The proposal would help to address a proven local housing need for affordable housing as demonstrated in up to date evidence;
2. The site is physically well related to a built up part of a settlement and the facilities it provides;
3. The affordable housing provided is made available solely to people in local housing need at an affordable cost for the life of the property (the Council will ensure that any planning permission granted is subject to appropriate conditions and/or planning obligations to secure its affordability in perpetuity);
4. ~~The size of the scheme takes account of the level of local need and does not usually result in more than a 5% increase in the number of homes in the settlement;~~
5. **The scheme is of a scale and design appropriate to its immediate surroundings and is sympathetic to the local area;** and
6. Where market housing is included within proposals it is clearly demonstrated to be minimum necessary in order to deliver affordable dwellings which would not otherwise be provided, and in all cases the majority of the homes provided are affordable.

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For the purposes of this policy 'local housing need' means the need in the Parish and ~~adjacent~~ **adjoining** Parishes as evidenced by the most up to date evidence.

In addition, further text is proposed to be added to the justification for reasons of clarity. To facilitate the delivery of such schemes, the LPA will consider whether allowing a limited amount of market housing would be appropriate, taking into account the location of the site, the degree of need for affordable housing and infrastructure requirements and any excessive development costs due to constraints. In such cases, clear evidence of viability will need to be provided demonstrating that there are excessive development costs due to site constraints, and that any additional revenue created by the inclusion of open market housing is essential to the delivery of the affordable housing proposed.

### Policy SD 6 Provision & Retention of Local Facilities and Services

New or improved community facilities or services will be permitted within the **Selected Settlements** or within the designated **Countryside** where they meet the identified needs of the local community.

Development proposals that would result in the loss of premises currently, or last used for, important local facilities and services\* will not be permitted unless:

1. Alternative provision of equivalent or better quality is available in the vicinity or will be provided and made available prior to commencement of redevelopment; or
2. It can be demonstrated that there is no reasonable prospect of retention of the facility or service; and if it is a commercial operation it has been marketed for a period of at least 12 months, a viability test has demonstrated that the use is no longer viable and that all reasonable efforts have been made to sell or let the property at a realistic market price\*\*

Development proposals on designated **Health and Social Care Campuses** as identified on the **policies map** at Cromer, Fakenham, High Kelling, North Walsham and Wells-next-the-Sea that would otherwise accord with Development Plan policies but would result in the loss of health care facilities will not be permitted unless the proposal enables the delivery of a replacement facility of equal or greater community benefit in that locality before an existing facility is lost.

\*Important local facilities and services include a primary school, convenience store, bank, post office, public house, petrol filling station, public hall or indoor sports facility, theatres and cinemas and other cultural facilities and small scale health care facility where the facility is within the Countryside or is the last of its kind within a selected settlement in the settlement hierarchy.

\*\* Demonstrated as commercial market price by local valuer to the satisfaction of the Council

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### Policy HOU 5 Gypsy, Traveller & Travelling Showpeople's Accommodation

Development ~~to~~ **that** meets the identified needs of Gypsies and Travellers and of Travelling Showpeople will be permitted provided that it is of an appropriate scale and nature and that it complies with all of the following criteria:

1. The intended occupants meet the definition of Gypsies and Travellers\*, or the description of travelling showpeople\*\*;
2. Development minimises impact on the surrounding landscape;
3. Safe vehicular access to the public highway can be provided **and the development can be served by necessary utilities infrastructure**;
4. The movement of vehicles to and from the site ~~and~~ **will not result in any unacceptable impact on the capacity of the highway network**;
5. There is adequate space for parking, turning and servicing on site;
6. The site is in a **sustainable location** on the outskirts of, or within a reasonable distance of, a settlement which offers local services and community facilities; and,
7. Suitable landscaping ~~and~~, boundary enclosures **and screening** are provided to give privacy, minimise **impact on the character and amenities** of the surrounding area **and neighbouring settled community** ~~on the surrounding area, and provide a safe and acceptable living environment.~~
8. **Proposals should include any additional uses intended to be carried out from the site.**

**Conditions will be used to control the nature and level of non- residential uses on the site.**

\*Circular 01/2006 defines Gypsies and Travellers as 'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such'.

\*\* Consultation on revised planning guidance for Travelling Showpeople, DCLG Jan 2007 defines travelling showpeople as 'Members of an organised group of travelling showpeople or circus people (whether or not travelling together as such). They include such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excluding Gypsies and Travellers'.

### Policy HOU 4

#### Agricultural & Other Key Worker Accommodation

Proposals for development in the designated **Countryside Policy Area** to meet the housing needs of full-time workers in agriculture, forestry and other essential **key** workers connected with that land **who need to live at or near their place of work** will be permitted where they comply with all of the following criteria:

1. There is a demonstrated essential need for one or more full time workers to be readily available **on site** at most times for the enterprise to function properly;
2. The functional need cannot be met by another existing dwelling on the site of the enterprise, or in the immediate vicinity **and where practicable and appropriate, first consideration is then given to the sub-division or conversion of an underused or redundant building**;

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3. The enterprise has been established for at least three years and is, and is likely to remain, financially viable;
4. The proposal does not represent a replacement for another dwelling on the site which has been sold on the open market in the last five years; and,
5. The proposed dwelling is no larger than that required to meet the functional needs of the enterprise, nor unusually expensive to construct in relation to the income that the enterprise would sustain in the long term.

Where accommodation is required in relation to a newly created enterprise, where there has been insufficient time to demonstrate financial soundness, permission may be granted for a temporary dwelling in the form of a caravan or wooden structure which may easily be dismantled and removed from the site.

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