

## Site Selection Report B: Holt, Hoveton and Mundesley

Summary: To identify the final suite of allocations for Holt, Hoveton and Mundesley, ahead of Regulation 19 Consultation and subsequent submission.

- Recommendations:
- 1. It is recommended that Members endorse the identified sites for inclusion in the Local Plan.**
  - 2. The final policy wording 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 The emerging North Norfolk Local Plan has been subject to public consultation at Regulation 18 stage during May and June 2019. This report is one of a number of reports that seeks to finalise the draft Local Plan policy approach in relation to consideration of the consultation responses and the finalisation of the supporting evidence. At the end of the process a revised Draft Local Plan incorporating justified modifications will be produced for the authority in order to consult at Regulation 19 Draft Plan publication stage ahead of subsequent submission for examination. At such a stage the Plan will be subject to consideration by an independent inspector against a number of legal tests and soundness tests to determine if it is legally compliant, justified, effective, and has been positively prepared. A binding report will be produced which will determine if the Draft Plan is sound, with or without further modifications, following which the Plan can be formally adopted by the Council.
- 1.2 This report focusses on the identification of suitable, available and deliverable sites in order to meet the identified housing requirement in each identified settlement and recommends preferred sites for inclusion in the Draft Plan. It provides the updated assessment of each of the sites considered and presents the Council's conclusions on the availability and suitability of each site drawing together the Sustainability Appraisal and Site Assessment and the Regulation 18 consultation responses together with the proposed policies which will be applied when planning applications are submitted.
- 1.3 **The purpose** of this report is to ratify the assessed final suite of sites in the settlements ahead of consultation, (Regulation 19) and then submission of the Plan.

## 2. Background and Update

- 2.1 The settlement hierarchy sets out where new development in North Norfolk will take place. The majority of which is in identified sustainable towns, dependent on their local housing and other development needs, their role as employment, retail and service centers, and identified environmental and infrastructure constraints. Such locations are also inextricably linked to climate change and how through the Plan the Council can incorporate measures that mitigate and adapt to its effects, principally by reducing the need to travel.
- 2.2 The allocations seek to address the objectively assessed strategic need across the District and aim to boost the supply of identified deliverable sites that will support growth in the Plan period. Plans must include and demonstrate how future need for homes will be provided and clearly set out how the Plan will deliver the Objectively Assessed Needs (OAN). The distribution of growth and overall housing numbers are set out in policies SD3 and HOU1 at Regulation 18 stage.
- 2.3 Specific housing targets and allocations are provided for in the Large Growth Towns, Small Growth Towns and the four identified Growth Villages in Policy HOU1, which reflects their role and function. Sites have been identified that are well related to these settlements in order to meet the proposed targets. The process though is iterative and as the Plan moves towards Regulation 19 and finalisation there is a process of continuous evaluation.

## 3. Site Selection Methodology

- 3.1 It is important to note that the site selection process follows a clear, transparent and justified assessment process. It is recognised that site selection can be emotive, but it remains that selection and examination needs are required to be based wholly on evidence through objective assessment. Policies and proposals that are justified and evidenced in a positive and realistic way, provide more certainty at examination and stand the test of time. Building a strong evidence base to support and inform not just site selection but policies throughout the Local Plan is vital to its immediate and long-term success.
- 3.2 Evidence can be both quantitative (facts and figures such as census data) as well as qualitative, (e.g. opinions given in consultation responses, as long as they are backed up by facts). Evidence, **not opinion**, should be used to inform decisions on policies and proposals. Such evidence should also be made publically available in a full and transparent way throughout the production of a Plan where it will be scrutinised at future consultations, submission and examination. It is worth remembering that **planning policies and site proposals need to be based on a clear planning rational and aligned to the legislative requirements**.
- 3.3 The site assessment methodology follows the process advocated in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance. The detailed methodology was explained in Background paper no 6, [Development Site Selection Methodology](#) which accompanied the previous Regulation 18 consultation and can be found in the published document library under consultation documents. **The process is summarised in the report appended to this report as Appendix 1 and along with the Background paper should be read in conjunction with this report.** The continued application of a consistent methodology through assessment and decision making is paramount to Plan making and the Legal tests of soundness which the Plan is examined against.

## 4 Site Selection

- 4.1 In order to provide an audit trail and a concise location for the review of information, updated assessments of each of the sites considered have been undertaken and are included in the Site Assessment Booklets appended to this report. These booklets detail background information including contextual settlement level information, include a summary of the feedback from Regulation 18 consultation from statutory consultees, individual members of the public and from parish councils, a review of issues and constraints and go on to detail officers detailed assessment in Part 2 through an updated set of assessment criteria and Red, Amber Green, RAG scoring system, updated Regulation 19 sustainability appraisal and the detailing of the review of each site option put forward.
- 4.2 The assessments conclude with a recommendation and the booklets, in Part 3 conclude with the detailed reasoned justification for the selection, or discounting of sites They will be updated and further informed with factual information such as the emerging Employment Study and Open Space Study and the results of Habitat and Heritage Impact Assessments where required.
- 4.3 **Each booklet should be read in conjunction with this report.**
- 4.4 Detailed site assessment for Holt is included in **Appendix 2.**
- 4.5 Detailed site assessment for Hoveton is included in **Appendix 3.**
- 4.6 Detailed site assessment for Mundesley is included in **Appendix 4**

## 5 Conclusion

**The following sites are recommended for inclusion in the Local Plan:**

- **Holt**

List of proposed residential allocations:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
H04	Land South of Beresford Road	7.36	70 - 100
H17	Land North of Valley Lane	0.93	27
H20	Land at Heath Farm	7.11	200

List of proposed employment allocations:

Site Ref	Description	Gross Area (ha)
H27/1	Land at Heath Farm	6

- **Hoveton**

Proposed allocation:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
HV01/B	Land East of Tunstead Road	6.41	150

- **Mundesley**

Proposed allocation:

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
MUN03/A	Land off Cromer Road & Church Lane	3.3	50

## 7 Recommendations

- 1 It is recommended that members endorse the identified sites for inclusion in the Local Plan.**
- 2 The final policy wording is delegated to the Planning Policy Manager.**

## 8 Legal Implications and Risks

- 8.1 The Council must produce a Local Plan which complies with various regulatory and legal requirements and in determining its policy and proposals each must be justified and underpinned by evidence, the application of a consistent methodology and demonstrate how public feedback has informed the Plan.
- 8.2 The statutory process requires records of consultation feedback and demonstration of how this has/will have informed plan making with further commentary demonstrating how the representation at regulation 18 have been taken into account in line with Regulation 22 and also requires that a sustainability appraisal has informed the production of the Plan

## 9 Financial Implications and Risks

- 9.1 Failure to undertake plan preparation in accordance with the regulations and NPPF 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.

## Appendix

- Appendix 1** – Site Assessment Methodology;  
**Appendix 2** – Holt Site Assessment Booklet;  
**Appendix 3** – Hoveton Site Assessment Booklet;  
**Appendix 4** – Mundesley Site Assessment Booklet.