

Economy Policies

Policy ECN1 - Employment Land

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	Council's Response
ECN1	Norfolk County Council (931093)	LP739	General Comments	– ECN1 the County Council generally supports the Local Plan approach to employment land supply, ensuring quality, quantity and distribution so that there are opportunities for employment development throughout the District to meet the needs of today and throughout the Plan period	Support noted
ECN1	Holkham Estate (Ms Lydia Voyias, Savills) (1215901)	LP567	Support	OFFICERS SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Policy ECN 1 identifies that the sites which will be designated and retained for employment generating developments. Support is given to the identification of Egmere Enterprise Zone for 16.5Ha of employment land. It is stated within the table that 5Ha of the 16.5Ha designation is currently undeveloped which provides opportunity for expansion within the plan period.	Support Noted
ECN1	Wells Neighbourhood Plan, Questionnaire. (Mr Peter Rainsford) (1216818)	LP306	General Comments	Responses to the survey (clarification added- Wells NP survey) said 172 in favour of more land for industrial or other employment purposes in or around Wells and 112 against. Suggested locations were Maryland 94, more at Egmere 17, carrot wash or other redundant farm buildings 13	Comments noted
ECN1	Trinity College Cambridge (Ms Kirstie Clifton, Define Planning & Design) (1210089 1210087)	LP591	Object	OFFICERS SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: The policy identifies a relatively limited area of existing employment land (under 10ha) that has yet to be development within Fakenham and proposes no new allocations. Table 3 clearly indicates that Fakenham has delivered the highest quantum of employment development within the District and, as such, the town evidently attracts and supports employment growth in the District. This is reinforced in paragraph 13.5 of the draft Local Plan (Proposals for Fakenham), which notes that Fakenham has seen one of the strongest take-up rates of employment land within the District in recent years. Given the emphasis on the town to accommodate a large proportion of growth to reflect its status within the settlement hierarchy, and the scale of housing growth proposed within the draft Local Plan, there is a clear need to identify further employment land within or adjoining the town to support that growth potential. This could be accommodated through the broader development parameters for mixed use development on Land North of Rudham Stile Lane (Proposed Allocation F01/B that lies to the west of Water Moor Lane) and/or on Land East of Clipbush Lane (Site F07), which is currently discounted as one of the alternative sites considered for mixed use by the Council. Site F07 to the east of the town is particularly well located, being immediately adjacent to existing employment land. This site offers an opportunity to deliver employment generating uses, either as a single use or as part of a more extensive mixed use	Noted. The approach to Employment across the District is set out in Background Paper 3 . The 2015 Business Growth and Investment Opportunities Study sets out that the employment land allocated through the LDF (2008) would provide sufficient employment land over the plan period in Fakenham. Therefore, through the Local Plan it is proposed to designate the employment land that was allocated through the LDF. This, alongside the protection of existing employment land should help to offer choice and flexibility to the market over the plan period.

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				development and should be reconsidered in conjunction with a more detailed review of potential new employment land allocations for Fakenham. (Refer also to representations in response to Policy DS 6 and Alternatives Considered).	
ECN1	Kingsland Engineering Company Ltd (Mrs Nicola Wright, La Ronde Wright) (1217492 & 1209984)	LP804	Object	OFFICERS SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Kingsland Engineering premises at Weybourne Road are no longer fit for purpose. The site at Weybourne Road is ideally located to be allocated for residential development as it is well-situated close to local amenities and facilities and the site benefits from proximity to the neighbouring residential, recreational and leisure uses. Indeed, the site offers the potential to improve the connectivity between the neighbouring land uses. We therefore submit that the site be allocated for residential development. It is a much better alternative than SH18/1A &1B. The site also supports proposed Policy SD3 which seeks to focus larger scale proposals in and around larger settlements. It prioritises the development of previously developed land (brownfield sites) within the built up areas of Selected Settlements.	Noted. Consideration given to Kingsland Engineering site at Weybourne Road for residential growth.

Statutory & Organisations	Number Received	Combined Summary of Responses (Policy ECN1)
Objection	2	Broad support for the proposed policy approach. One representation raised the opportunity for further employment land to be allocated at Fakenham given that Fakenham has one of the highest historic take up rates.
Support	2	
General Comments	1	

Policy ECN2 - Employment Areas, Enterprise Zones & Former Airbases

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	Council's Response
ECN2	Broads Authority (321326)	LP806	General Comments	Neatishead airbase is quite close to the Broads. We would appreciate reference to this and something about involving us early on in the process.	Noted: Consider clarification in future iteration of the Plan
ECN2	Environment Agency (1217223)	LP471	General Comments	We recommend this policy would be enhanced by adding another requirement for business development within this policy stating that there will be no adverse impact on ground or surface waters. This is because the policy currently includes amenity issues but does not include water.	Noted: Consider comments in the development the policy.

Statutory & Organisations	Number Received	Combined Summary of Responses (Policy ECN2)
Objection	0	Limited responses received - No objections were raised regarding the policy. However, the Environment Agency would like to ensure that ground and surface water is also mentioned in the policy wording and the Broads Authority would like to see reference to Neatishead being in close proximity to the Broads Authority.
Support	0	
General Comments	2	

Policy ECN3 - Employment Development Outside of Employment Areas

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	Council's Response
ECN3	Environment Agency (1217223)	LP473	General Comments	This policy references Bacton Gas Terminal. Bacton Gas Terminal is critical infrastructure for energy supply to the UK. The site is permitted by the Environment Agency and any expansion of the installation would have to be justified before we are allow any variation to the permit. An Environmental Impact Assessment will need to be completed, and consulted upon, before any changes are made at this site.	Noted: Consider comments in the development the policy.

Statutory & Organisations	Number Received	Combined Summary of Responses (Policy ECN3)
Objection	0	Limited responses received to this policy - No objections were raised regarding the policy. However, the Environment Agency highlighted that Bacton Gas terminal is permitted by the Environment Agency and that any expansion of the installation would have be justified and subject to an Environmental Impact Assessment.
Support	0	
General Comments	1	

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Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Parish & Town Councils)	Council's Response
ECN1	Sheringham Town Council (1217426)	LP548	General Comments	The table on P. 143 shows Sheringham has 3.95ha of existing employment land which STC would like retained as proposed in this Plan.	Noted: The Local Plan proposes to retain the existing designated employment area
ECN1	Wells Town Council (1212319)	LP098 LP109	Support	The Local Plan comments on the dominance of tourism as the major employer, the decline of agriculture and manufacturing in the area. (LP 5.6-8). The Council wishes to encourage the continued sensitive development of the Harbour as an employer and provider of facilities for fishing, wind farm support and leisure boating. The Council wishes to draw to the attention of the District Council the need to develop existing industrial sites identified on the map (page 265).	Support noted. The Council considers it important to retain land supply solely for employment uses.

Parish & Town Councils	Number Received	Combined Summary of Responses (Policy ECN1)
Objection	0	Support expressed to develop existing industrial sites and development of the harbour in Wells.
Support	1	
General Comments	1	

Policy ECN2 - Employment Areas, Enterprise Zones & Former Airbases

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Parish & Town Councils)	Council's Response
ECN2	N/A	N/A	N/A	No comments received.	N/A

Parish & Town Councils	Number Received	Combined Summary of Responses (Policy ECN2)
Objection	0	No comments received.
Support	0	
General Comments	0	

Policy ECN3 - Employment Development Outside of Employment Areas

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Parish & Town Councils)	Council's Response
ECN3	N/A	N/A	N/A	No comments received.	N/A

Parish & Town Councils	Number Received	Combined Summary of Responses (Policy ECN3)
Objection	0	No comments received.
Support	0	
General Comments	0	

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Policy ECN1 - Employment Land

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Individuals)
ECN1	Johnson, Mr & Mrs (1215700)	LP143	Support	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Employment areas should consider the availability of local workforce and not encourage commuting and travel of long distances.
ECN1	Bluss, Mr Andrew (1210045)	LP027	Object	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: The argument that you need to hold space for industry is a false one. Heavy industry left North Walsham for a reason. It is not coming back in any way shape or form in the scale it was. The economy has changed. So to should the thought processes of those who seek to hold this valuable land “in reserve”. Shouldn't retain this land for employment.
ECN1	Burke, Mr Stephen (1216753)	LP798	Object	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Support for businesses and jobs should focus on keeping young people in North Norfolk, developing green energy and cutting edge digital developments, modern tourism and farming, caring for an ageing population, employing an older workforce.
ECN1	Hammond, R. Hon Robert Harbord Ms Hannah WSP Indigo Payne (agent) (1219344)	LP828	General Comments	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: ECN1 identifies a total of 285.54 ha of land to be designated/allocated and retained for employment generating developments. This figure should be amended to a minimum in order to plan positively for employment and housing growth and realise the Council’s objective of delivering social and economic benefits. Total land to be designated/ allocated for employment should be a minimum.
ECN1	Archson George (1210391)	LP043	Support	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: EMP08 & F10 I welcome the possibility of more employment possibilities in EMP08.

Individuals	Number Received	Summary of Responses (Policy ECN1)
Summary of Objections	2	Objections focused on the Council providing support for businesses and jobs for young people. Develop green energy and cutting edge digital development, modern tourism and farming, caring for an ageing population, employing an older workforce. Shouldn't keep hold of industrial land in North Walsham, the economy is changing.
Summary of Supports	2	In support of the policy the Council should consider the availability of local workforce and not encourage commuting and travel of long distances. Welcomes the possibility of more employment on EMP08
Summary of General Comments	1	Comment focused on the opinion that total land to be designated/ allocated for employment should be a minimum in order to plan positively for employment and housing growth.
Overall Summary		No substantial issues raised on the distribution or quantum of employment allocations
Council's Response		Noted

Policy ECN2 - Employment Areas, Enterprise Zones & Former Airbases

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Individuals)
ECN2	Terrington, Mr Peter (1215743)	LP154	General Comments	The Great Eastern Way industrial Estate has been in a downward spiral of decay for many years, beginning when the former Cartwright & Butler factory closed. This building is now abandoned and is in a derelict state. Some of the smaller units are also unoccupied and in a poor state of repair. The parking area between the former C&B factory and the smaller units is cluttered with abandoned containers and boats. The Wells Town Council has brought the matter to the attention of the NNDC on several occasions and the Enforcement Board was aware of the situation. It is believed that the derelict property is in the ownership of a single owner. There is a potential purchaser for the site and a sale and regeneration of the site could be facilitated by the Council, using its powers of compulsory purchase. The area, east of the old railway cutting, is outside the development boundary of Wells. It is a brownfield site. Historically it was associated with the import of coal, brick making and lime production with some residential use. After the Second World War the northern end was used predominantly by the fishing industry and to a lesser degree by commercial enterprises. More recently there has been an increase in marine use, for boat storage, with a growing number of small recreational cabins and artisan workshops. The southern half of the area has seen further residential development by way of a substantial increase in the footprint of existing properties and addition of ancillary cabins in the gardens of existing properties. There is a significant storage facility for the fishing industry to the extreme south of the area. A proposal was made to bring this area into the development boundary of Wells in the last LDF but this was rejected.

Individuals	Number Received	Summary of Responses (Policy ECN2)
Summary of Objections	0	None received
Summary of Supports	0	None received
Summary of General Comments	1	Suggestion that the potential for employment opportunities could be enhanced by regenerating the Great Eastern Way industrial Estate and enhancing the landscape character of the site. Greater flexibility for unlocking the employment, recreational and residential potential of the area east of the old railway cutting would be achieved by bringing this area within the development boundary of Wells.
Overall Summary		No substantial issues raised. Specific comments received promoting the Great Eastern Way Industrial Estate in Wells on the Sea including the site east of the old railway cutting into the settlement boundary to provide flexibility of employment, recreation and residential coming forward.
Council's Response		The policy does not identify employment allocations but sets the policy content for its use. The Great Eastern Way Industrial site is already designated for employment.

Policy ECN3 - Employment Development Outside of Employment Areas

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Individuals)
ECN3	Johnson, Mr & Mrs (1215700)	LP143	Support	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Should not be implemented at the expense of HOU6 which should also apply as far as possible to employment development.

Individuals	Number Received	Summary of Responses (Policy ECN3)
Summary of Objections	0	None received
Summary of Supports	1	Conditional support for the approach - it should not be at the expense of HOU6 which should be applied to employment development.
Summary of General Comments	0	None received
Overall Summary		No substantial issues raised. One comment of support for this policy however it should not be at the expense of HOU6 which should be applied to employment development.
Council's Response		Noted. Disagree. Policy HOU6 manages the impact of replacement dwellings. The provision of employment outside of employment Areas is a separate matter.

Economy Policies

Policy ECN1 - Employment Land

Individuals	Number Received	Summary of Responses (Policy ECN1)
Summary of Objections	2	Objections focused on the Council providing support for businesses and jobs for young people. Develop green energy and cutting edge digital development, modern tourism and farming, caring for an ageing population, employing an older workforce. Shouldn't keep hold of industrial land in North Walsham, the economy is changing.
Summary of Supports	2	In support of the policy the Council should consider the availability of local workforce and not encourage commuting and travel of long distances. Welcomes the possibility of more employment on EMP08
Summary of General Comments	1	Comment focused on the opinion that total land to be designated/ allocated for employment should be a minimum in order to plan positively for employment and housing growth.
Overall Summary		No substantial issues raised on the distribution or quantum of employment allocations
Council's Response		Noted

Parish & Town Councils	Number Received	Combined Summary of Responses (Policy ECN1)
Objection	0	Support expressed to develop existing industrial sites and development of the harbour in Wells.
Support	1	
General Comments	1	

Statutory & Organisations	Number Received	Combined Summary of Responses (Policy ECN1)
Objection	2	Broad support for the proposed policy approach. One representation raised the opportunity for further employment land to be allocated at Fakenham given that Fakenham has one of the highest historic take up rates.
Support	2	
General Comments	1	

Policy ECN2 - Employment Areas, Enterprise Zones & Former Airbases

Individuals	Number Received	Summary of Responses (Policy ECN2)
Summary of Objections	0	None received
Summary of Supports	0	None received
Summary of General Comments	1	Suggestion that the potential for employment opportunities could be enhanced by regenerating the Great Eastern Way industrial Estate and enhancing the landscape character of the site. Greater flexibility for unlocking the employment, recreational and residential potential of the area east of the old railway cutting would be achieved by bringing this area within the development boundary of Wells.
Overall Summary		No substantial issues raised. Specific comments received promoting the Great Eastern Way Industrial Estate in Wells on the Sea including the site east of the old railway cutting into the settlement boundary to provide flexibility of employment, recreation and residential coming forward.
Council's Response		The policy does not identify employment allocations but sets the policy content for its use. The Great Eastern Way Industrial site is already designated for employment.

Parish & Town Councils	Number Received	Combined Summary of Responses (Policy ECN2)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Policy ECN2)
Objection	0	Limited responses received - No objections were raised regarding the policy. However, the Environment Agency would like to ensure that ground and surface water is also mentioned in the policy wording and the Broads Authority would like to see reference to Neatishead being in close proximity to the Broads Authority.
Support	0	
General Comments	2	

Policy ECN3 - Employment Development Outside of Employment Areas

Individuals	Number Received	Summary of Responses (Policy ECN3)
Summary of Objections	0	None received
Summary of Supports	1	Conditional support for the approach - it should not be at the expense of HOU6 which should be applied to employment development.
Summary of General Comments	0	None received
Overall Summary		No substantial issues raised. One comment of support for this policy however it should not be at the expense of HOU6 which should be applied to employment development.
Council's Response		Noted. Disagree. Policy HOU6 manages the impact of replacement dwellings. The provision of employment outside of employment Areas is a separate matter.

Parish & Town Councils	Number Received	Combined Summary of Responses (Policy ECN3)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Policy ECN3)
Objection	0	Limited responses received to this policy - No objections were raised regarding the policy. However, the Environment Agency highlighted that Bacton Gas terminal is permitted by the Environment Agency and that any expansion of the installation would have to be justified and subject to an Environmental Impact Assessment.
Support	0	
General Comments	1	

Economy Policies

Alternative Policies (Economy)

The purpose of the Alternatives Considered document was to detail, and receive feedback on, the alternative policy options which the Council has considered in preparing the First Draft Local Plan.

This table details comments made against the **Alternatives Considered consultation document**. However, many respondents also used this document to comment on 'Preferred Options', e.g. the policies favoured by the Council and as detailed in the **First Draft Local Plan Part 1 consultation document**. The table below brings together three scenarios in which comments were made relating to the Alternatives Considered document. These are when a respondent commented on:

- a **preferred policy option** in the Alternatives Considered document
- an **alternative policy option** in the Alternatives Considered document
- an **alternative policy option** in the First Draft Local Plan

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Alternative Policies)	Council's Response
ECN1	Mr & Mrs Johnson (1215700)	AC042	General Comments	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Employment areas should consider the availability of local workforce and not encourage commuting and travel of long distances.	Comments noted: This comment repeats the support ECN1 made against the First Draft Local Plan (Part 1).
ECN2	N/A	N/A	N/A	No comments received.	N/A
ECN3	Mr & Mrs Johnson (1215700)	AC043	General Comments	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Should not be implemented at the expense of HOU6 which should also apply as far as possible to employment development.	Comments noted: This comment repeats the support ECN3 made against the First Draft Local Plan (Part 1).
ECN4	Mr & Mrs Johnson (1215700)	AC044	General Comments	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: The sustainability of local centres of facilities such as shops and businesses depends upon those businesses having trade. Excessive parking charges and lack of parking for users and operators discourages use of such businesses. This should be borne in mind when setting rates.	Comments noted: This comment repeats the support ECN4 made against the First Draft Local Plan (Part 1).
ECN5	N/A	N/A	N/A	No comments received.	N/A
ECN6	Mr & Mrs Johnson	AC045	Support	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Partially Supports Assessment ECN6 - Development should not be at the expense of any ENV policies and	Comments noted: This comment repeats the support ECN6 made

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Alternative Policies)	Council's Response
	(1215700)			subject to similar requirements to HOU6.	against the First Draft Local Plan (Part 1).
ECN7	N/A	N/A	N/A	No comments received.	N/A
ECN8	N/A	N/A	N/A	No comments received.	N/A
ECN9	N/A	N/A	N/A	No comments received.	N/A

	Objection	Support	General Comments	Summary of Responses (Alternatives Policies)
ECN1	0	0	1	General comment does not raise support for any of the alternative options or question the support for the preferred option made against the First Draft Local Plan (Part 1).
ECN2	0	0	0	No comments received.
ECN3	0	0	1	General comment does not raise support for any of the alternative options or question the support for the preferred option made against the First Draft Local Plan (Part 1).
ECN4	0	0	1	General comment does not raise support for any of the alternative options or question the support for the preferred option made against the First Draft Local Plan (Part 1).
ECN5	0	0	0	No comments received.
ECN6	0	1	0	This comment repeats the support for the preferred option made against the First Draft Local Plan (Part 1). No comments were received on the alternatives.
ECN7	0	0	0	No comments received.
ECN8	0	0	0	No comments received.
ECN9	0	0	0	No comments received.