

## Local Plan Draft Settlement Boundaries for Small Growth Villages

Summary: This report proposes that the new Local Plan includes revised settlement boundaries around each of the Small Growth Villages. It explains how the boundaries have been reviewed and presents the results.

Recommendations: **It is recommended that Members endorse the settlement boundaries for the Small Growth Villages shown in Appendix 1 as a basis for Regulation 19 consultation and recommends them to Cabinet for inclusion in the Local Plan.**

**That delegated authority is given to the Planning Policy Manager to produce proposed boundaries for Sea Palling, Walcott and Potter Heigham in accordance with the methodology.**

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. 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 that 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 by the Inspector, 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 **The purpose** of this report is to seek Members endorsement of proposed settlement boundaries for the Small Growth Villages.

### 2. Background and Proposals

2.1 Members will be aware that the First Draft Local Plan identified a number of villages where small-scale development, including brownfield developments,

community facilities and services are to be permitted. The Plan identified the following places as Small Growth Villages:

- Aldborough, Badersfield, Bacton, Binham, Catfield, Corpusty & Saxthorpe, East Runton, Happisburgh, High Kelling, Horning, Langham, Little Snoring, Little Walsingham, Overstrand, Potter Heigham, Roughton, Sculthorpe, Southrepps, Sutton, Trunch, Walcott, West Runton, Weybourne.
- 2.2. In these locations draft Policy SD3 indicates that small scale developments will be permitted both within, and in locations closely related to defined 'development boundaries' with the acceptability or otherwise of development determined via compliance with a list of criteria. This marks a significant shift in policy which currently only allows for development in locations outside of adopted boundaries in very exceptional circumstances such as the delivery of affordable homes through the rural exceptions policy.
  - 2.3. In order to give this policy effect it is necessary to define boundaries for inclusion in the new Plan. Some but not all of the proposed Small Growth Villages had development boundaries in either the currently adopted Core Strategy or in the previous North Norfolk Local Plan. These boundaries have not been subject to any form of review since the early 1980s and in some cases there have been significant changes such as the building of rural exceptions housing developments.
  - 2.4. A settlement boundary review has been undertaken for each of the selected Small Growth Villages to ensure the boundaries are up to date.
  - 2.5. The following approach has been taken:
    - The existing defined boundaries (where available) have been used as a starting point.
    - Any developments and planning permissions which have happened since the original boundaries were defined have been added.
    - Any existing Local Plan allocations where these are yet to be built and where there is a remaining realistic prospect of development happening have been included.
    - Former allocations which are now judged unlikely to be built have been removed.
    - The boundary has been audited to ensure it follows the logical extent of existing built up areas including houses and their gardens (unless extensive incursions into the countryside would result), schools, public houses, commercial buildings, farmhouses and buildings, and public parks and open spaces. This process has been undertaken to define the extent of currently built up areas where character is defined by consolidated areas of built development.
  - 2.6. The methodology and resulting boundaries are included in **Appendix 1**.
  - 2.7. It was considered unnecessary to define boundaries for Walcott, Sea Palling, and Potter Heigham as each of these settlements is largely covered by the flood risk designation and hence new build residential developments would be contrary to policy. Boundaries for these settlements are not included in the Appendix for this reason. However boundaries would also be important in determining the acceptability or otherwise of types of development which would not infringe flood risk policies and it will consequently be necessary to also define boundaries for these settlements.

### **3. Recommendations**

**a. It is recommended that Members endorse the settlement boundaries for the Small Growth Villages as a basis for Regulation 19 consultation and recommends them to Cabinet for inclusion in the new Local Plan.**

**b. That delegated authority is given to the Planning Policy Manager to produce boundaries for Sea Palling, Walcott and Potter Heigham in accordance with the methodology.**

### **4. Legal Implications and Risks**

- 4.1 The Council must produce a Local Plan which complies with various regulatory and legal requirements and in determining its policy approaches must be justified and underpinned by up to date and proportionate evidence, the application of a consistent methodology and take account of public feedback and national policy and guidance.

### **5. Financial Implications and Risks**

- 5.1 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.

## **Appendices**

Appendix 1 –Small Growth Villages Settlement Boundary Review