

## Appendix A – Proposed modifications to Spatial Strategy Policy from Draft Local Plan

Modifications – Happisburgh deleted from list of Small Growth Villages. New Policy requirement (f) added

### Policy SS1: Spatial Strategy

1. The majority of new development will be located in the larger towns and villages in the District having regard to their role as employment, retail and service centres, the identified need for new development and their individual capacity to accommodate sustainable growth. Where sustainable alternatives are available, major development will not be permitted in the North Norfolk Coast Area of Outstanding Natural Beauty. Development will be located where it minimises the risk from flooding and coastal erosion and mitigates and adapts to the impacts of climate change.

Cromer, Fakenham and North Walsham are defined as **Large Growth Towns** where a high proportion (approximately 50%) of new housing, commercial and other developments will be located.

Holt, Hoveton, Sheringham, Stalham, and Wells next the Sea are defined as **Small Growth Towns** where a lesser quantity of development will be located.

Blakeney, Briston Ludham and Mundesley are defined as **Large Growth Villages** recognising their wider role as local service centres in meeting the needs of residents and those of a wider rural hinterland.

A small amount of development will be focused in and **adjacent to** the defined **Small Growth Villages** reflecting their limited service role to help address housing needs and support vitality and sustainability across the rural area. The Small Growth Villages are:

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

2. Development will be permitted within the defined **Development Boundaries** of the Selected Settlements subject to compliance with the policies of this Plan. Within designated **Residential Areas** residential and compatible small scale non-residential developments will be permitted.
3. Outside of the defined boundaries of Selected Small Villages residential development will be permitted only where all of the following criteria are satisfied:
  - a. The site immediately abuts the defined **Development Boundary**;
  - b. The number of dwellings combined with those already approved since the date of adoption does not increase the numbers of dwellings in the defined settlement by usually more than 6% as outlined in table x,\* and
  - c. The proposal is **small scale, incremental growth** compatible with the form and character of the village and its landscape setting in terms of siting, scale, design, impact on heritage assets and historic character, ,and
  - d. Safe and convenient access can be provided, and

e. The proposal incorporates substantial community benefits, including necessary infrastructure and service improvements and improved connectivity to the village and wider GI network, and

f. In the case of sites in excess of 0.25 hectares the site, together with any adjacent developable land, has first been offer to local Registered Social Landlords on agreed terms which would allow its development for affordable homes, and such an offer has been declined.

3 The rest of North Norfolk, including all settlements not listed above, is designated as a **Countryside Policy Area** where development will be limited to those types allowed for in Policy SS2.

\*6% allowance excludes dwellings built under this Plans rural exception policy, building conversions and dwelling subdivisions