

North Norfolk District Council

North Norfolk Local Plan Examination Inspector's Actions (Week 3) Matter 10

Appendix 1-5

Published to support the Council's response to inspectors' questions raised in the Local Plan examination hearing for Matter 10 on 6 March 2024.

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Contents

Appendix 1	Blakeney Neighbourhood Plan (Examination Version).....	1
Appendix 2	Blakeney Neighbourhood Plan Examination Report	123
Appendix 3	Blakeney Neighbourhood Plan Interim Decision Statement February 2023.....	147
Appendix 4	Blakeney Neighbourhood Plan (Made Version)	152
Appendix 5	Holt Neighbourhood Plan (Made Version)	275

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THE BLAKENEY NEIGHBOURHOOD PLAN

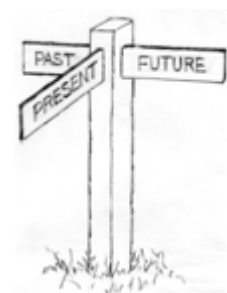


Pointing Blakeney towards the Future

2020 - 2040

Examination
Version

July 2021
(Submission November 2021)



Prepared by:

Blakeney Neighbourhood Plan Steering Group on behalf
of Blakeney Parish Council with support from:

ABZAG Ltd

NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

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Foreword

Pointing Blakeney towards the Future

On behalf of the Blakeney Parish Council and Neighbourhood Plan Steering Group welcome to the Blakeney Neighbourhood Plan. A great deal of energy and hard work by many in the local community has achieved significant progress in drafting this document and we believe it could make a real difference to the future of Blakeney and its residents.

Neighbourhood planning was introduced by the Government's Localism Agenda to ensure that local communities are closely involved in the decisions that affect them. Having carried out consultation events and circulated a village wide survey it was obvious to those on the Steering Group that there are some key areas that the residents wished us to focus on. Topics such as 'local housing provision' and 'second home ownership' are not only emotive subjects but complex in their legislation. We hope we have gone some way to fulfilling the 'Village Wishlist' and that you will be both pleased and excited by the document that follows.

The Blakeney Neighbourhood Plan has been developed over the last few years and drafted by a Steering Group that includes Parish Council members, residents and representatives from the local community. Support has been provided by North Norfolk District Council, ABZAG Ltd, Ministry for Housing, Communities and Local Government (MHCLG) and Locality.

Having completed the pre-submission consultation and been updated this document will now be submitted to North Norfolk District Council for their consideration prior to being subjected to an independent examination.

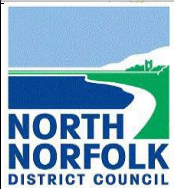
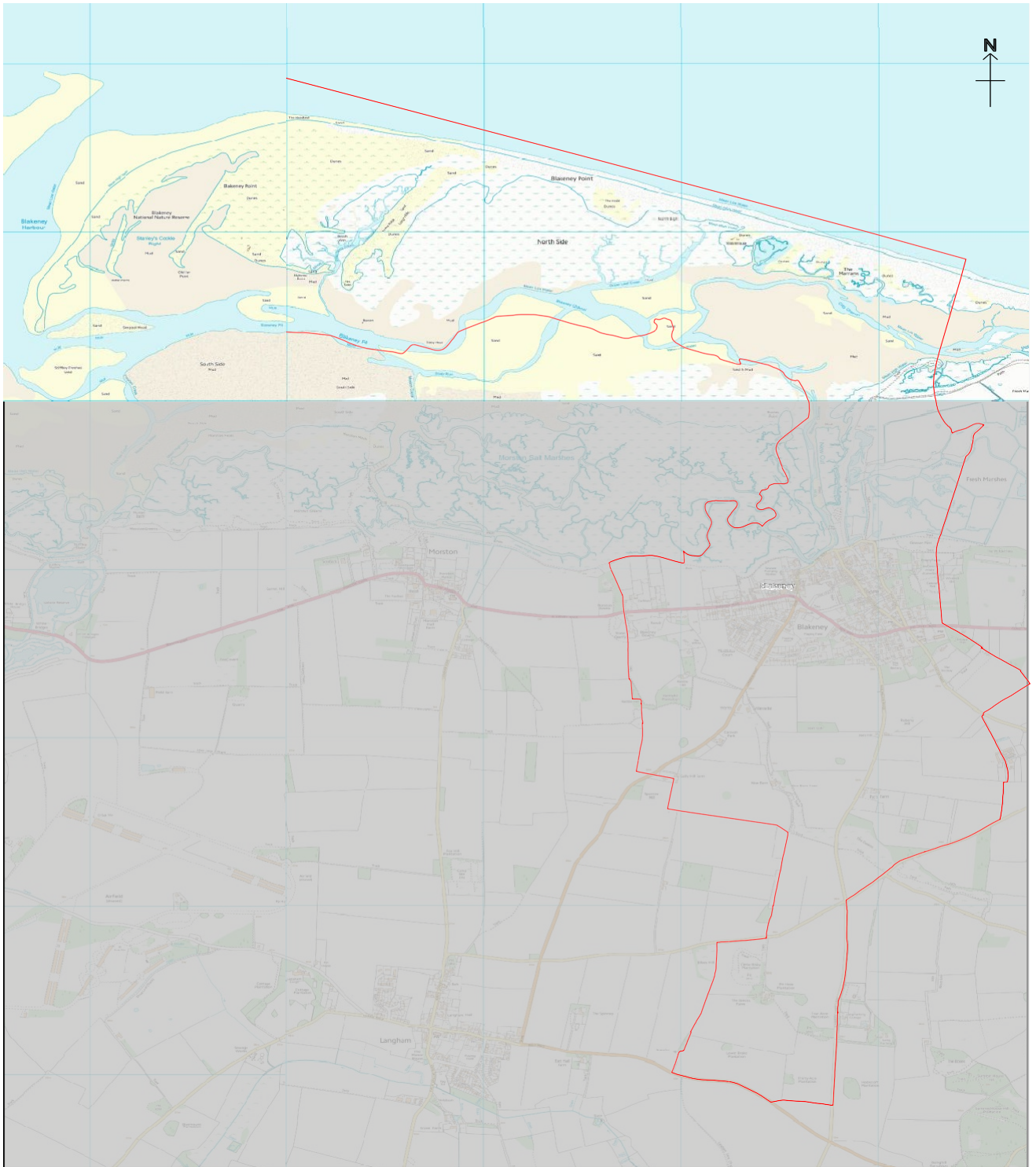
Once the Blakeney Neighbourhood Plan has passed its examination, local residents of Blakeney will get the final say at a local referendum. With a positive vote, highlighting the community's support, the Blakeney Neighbourhood Plan will be 'made'. At this point it will form part of the Development Plan and become, with North Norfolk District Council's Local Plan, the starting point for deciding how future development should take place in Blakeney. This will include the type and quality of that development to ensure that it meets local needs and helps preserve the character of this special village.

Blakeney Parish Council would like to thank all those who have worked hard in the production of this Neighbourhood Plan and the wider community for their engagement and input that has shaped and determined the Vision, Objectives and needs for the future, in what has been a difficult and unprecedented times with the COVID virus and resulting pandemic.

Sam Curtis
Chairman
Neighbourhood Plan Steering Group

Rosemary Thew
Chairman
Blakeney Parish Council

Map 1: Blakeney Parish and Neighbourhood Area



Blakeney Neighbourhood Area

Map Key

Boundary of Neighbourhood Area

1:20,000

CB

21/12/2017

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Contents

Section		Page
	Executive Summary	7
1	Introduction and Background	9
2	About Blakeney	11
3	Process and Key Steps	16
4	Vision and Objectives	20
5	Sustainable Growth and Spatial Context	22
6	Neighbourhood Plan Policies	31
	Theme 1: Built Environment	32
	Policy 1: Affordable Homes for Local People	41
	Policy 2: Managing Second Home Ownership	45
	Policy 3: Change of use - Residential to Holiday Let Accommodation...	47
	Policy 4: Change of use - Holiday Let Accommodation to Residential	48
	Policy 5: Extensions to Holiday Let Accommodation	49
	Policy 6: Design of Development	60
	Policy 7: Improving Design of New and Replacement Homes	63
	Policy 8: Infill Development	66
	Policy 9: Existing Dwelling Replacement	68
	Policy 10: Drainage and Flooding	72
	Theme 2: Natural Environment	75
	Policy 11: Biodiversity and Accessibility	83
	Policy 12: Dark Night Skies	87
	Policy 13: Open Space Preservation	90
	Policy 14: Sustainability of Open Space	95

Contents

	Theme 3: Local Economy and Tourism	96
	Policy 15: Local Employment	98
	Policy 16: Retention of Retail or Services	99
	Policy 17: Tourism	102
7	Community Projects and Actions	103
8	Implementation, Delivery and Monitoring	105
9	Document Control	107
	Appendix 1: Glossary	108
	Appendix 2: Reference Documents and Resources	116
	Appendix 3: Residents Door Step Questionnaire	117
	Appendix 4: Pre-Submission Consultation Response Form	119



Executive Summary

Pointing Blakeney towards the Future

There are going to be many changes in Blakeney over the coming years, many of which will result from decisions taken that are beyond our control, such as future coastal erosion protection or North Norfolk District Council identifying and allocating growth in Blakeney.

Neighbourhood planning is a way to give our community a voice in shaping how change happens, how we would like to see developments look and be more sustainable.

By creating the Blakeney Neighbourhood Plan we are seeking to positively influence the new developments to benefit both existing residents, and our new neighbours. The Blakeney Neighbourhood Plan, if approved by local residents, will become part of the Local Development Framework. This means that planners at North Norfolk District Council must take into account the policies in the Blakeney Neighbourhood Plan as they make planning decisions about our village in the future.

In this way local voices will be heard when planning decisions are taken that affect our daily lives.



The Blakeney Neighbourhood Plan comprises 17 policies, grouped in three themes, created to support the Vision for Blakeney and the Neighbourhood Plan Objectives (see pages 20 and 21). Each policy has emerged from a series of consultation events and finalised by the Neighbourhood Plan Steering Group.

As a brief overview to the focus of each policy

- **Policy 1** ensures those with a local connection to Blakeney have first opportunity for any new Affordable Housing.
- **Policy 2** focuses on new houses only being used as 'principal homes' – not second homes.
- **Policy 3** looks to reduce the possible negative impacts associated with holiday accommodation, whilst **Policy 4** will ensure holiday accommodation reverting to residential use will only be used as a 'principal home' – not a second home.
- **Policy 5** ensures that extensions to holiday accommodation are mindful of their impact of nearby residents.

- **Policies 6 and 7** identify a number of elements to facilitate the building of better homes for people to live in.
- **Policies 8 and 9** seek to address the issues raised with infill development and replacement homes.
- **Policy 10** looks to reduce the flood risk and ensuring new development does not cause flooding issues.
- **Policy 11** seeks better access to the countryside, biodiversity gain, inclusion of elements to enhance wildlife habitats and retention of trees and hedgerows.
- **Policy 12** wants to see the dark night skies over Blakeney maintained and reduce the future impact of light pollution.
- **Policy 13** provides protection for our open green space and **Policy 14** is looking to address the issue of funding for the ongoing management and maintenance of open space.
- **Policy 15** supports the local economy through new employment opportunities, with **Policy 16** seeking to retain business premises.
- **Policy 17** focuses on development associated with tourism.



The Blakeney Neighbourhood Plan has been written to enable the local community to have a positive influence on planning in the parish of Blakeney for the benefit of its residents. The importance of the Neighbourhood Plan will become apparent over the coming years as it gives our community a voice in the complex planning process and a way of shaping future development within Blakeney.

A six-week consultation on the Pre-Submission Version of the Blakeney Neighbourhood Plan closed on Friday 15th November 2019, this gave local residents and stakeholders the opportunity to express their views and help shape the Examination Version of the Blakeney Neighbourhood Plan.

To aid understanding, a glossary of the planning terms can be found in Appendix 1 and the various reference documents referred to in the Blakeney Neighbourhood Plan are listed in Appendix 2.

Blakeney Neighbourhood Plan

Examination Version July 2021

Section 1: Introduction and Background

- 1.1. In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan, which can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan, as defined in the Act, for Blakeney.
- 1.2. **Submitting Body**
- 1.3. This document, entitled the Blakeney Neighbourhood Plan, is submitted by Blakeney Parish Council, which is recognised as the Qualifying Body for Blakeney as defined by the Localism Act 2011.
- 1.4. **Neighbourhood Area**
- 1.5. The Blakeney Neighbourhood Plan applies to the entire parish of Blakeney in the North Norfolk District. In accordance with Regulation 6 of the Town and Country Planning, Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.6. North Norfolk District Council, the local planning authority, approved the Neighbourhood Area application from Blakeney Parish Council in November 2017 and the entire parish of Blakeney is designated as the Neighbourhood Area, as shown on Map 1.
- 1.7. Blakeney Parish Council confirms that the Blakeney Neighbourhood Plan:
 - (i) relates only to the parish of Blakeney and to no other Neighbourhood Areas;
 - (ii) is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area; and
 - (iii) does not deal with excluded development.

1.8. The Context

1.9. The Blakeney Neighbourhood Plan must comply with the following neighbourhood planning basic conditions:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). The local strategic context is, therefore, set by North Norfolk District Council's Core Strategy;
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
- prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

1.10. Plan Period, Monitoring and Review

1.11. The Blakeney Neighbourhood Plan has a plan period of twenty years, from 2020 to 2040. It is, however, a response to the needs and aspirations of the local community as understood today and recognises that current challenges and concerns are likely to change over the plan period.

1.12. Blakeney Parish Council, as the Qualifying Body, will be responsible for maintaining and periodically revisiting the Blakeney Neighbourhood Plan to ensure relevance and to monitor delivery.



Blakeney from the sea

Section 2: About Blakeney

- 2.1. Situated on the North Norfolk coast, Blakeney geographically lies to the northwest of the North Norfolk District, positioned along the A149 coastal road.
- 2.2. In terms of distance, Blakeney is 28 miles (42 kilometres) from the centre of the City of Norwich and just over 5 miles (7.5 kilometres) from the market town of Holt.



Blakeney looking toward the sea

2.3. History of Blakeney

- 2.4. To understand the distinctiveness and diversity of Blakeney it is important to have an appreciation of how the village has grown and developed over time.
- 2.5. Blakeney traces its recorded origins to the Domesday Book, the time of the Carmelite Friary and the 13th century St Nicholas' church. The village gradually grew to support a thriving port handling mainly agricultural exports, including Norfolk grain, to other UK and continental ports, particularly countries of the Hanseatic League. Its importance as a trading port peaked in the 18th century.



Snitterley Domesday Slate

- 2.6.** The houses were mostly clustered along the High Street with the buildings associated with warehousing and numerous shipping trades concentrated along the quayside.
- 2.7.** Evidence of this rich heritage remains to this day. Much of the High Street is an attractive example of the traditional North Norfolk built environment.



- 2.8.** During the 19th century, as the growth of railways began to dominate the way in which goods were being transported, the navigable channel through Blakeney Harbour to the Quay became too silted for trading vessels and Blakeney's position as a port rapidly faded. Despite these challenges, the channel to Blakeney remains, to this day, an important navigable waterway for local and visiting craft.
- 2.9.** As the fashion for seaside visits and holidays developed throughout the 19th and early part of the 20th century, the railway system, as well as private motorcars, made the village more accessible to those wishing to experience the charm of a small old seaport.
- 2.10.** A number of new houses and holiday homes began to be built in places such as Back Lane and along the Morston Road. Blakeney Harbour proved to be an ideal location for small boat sailing on the estuary in the shelter of the Blakeney shingle spit and the Point. In the early 20th century wildfowling and the collecting of rare birds and eggs were gradually replaced by bird watching.
- 2.11.** The quintessential ingredients of the popular Coast Path, the diverse nearby wildlife and the seal trips to Blakeney Point are an important



attraction for many of the people who live or visit here.

- 2.12.** The Quay and views across the creeks and marshes towards the sea are the primary focus of the village scene for all.



- 2.13.** Although employment linked directly to Blakeney's fishing and port function has all but gone, this is now partly compensated for by a wide range of newer employment opportunities servicing the resident and part-time village population, tourism and leisure pursuits.

- 2.14.** Part of the diverse parish of Blakeney stretches all the way to the sea and most of the immediate coastline has the protection of ownership and management by environmental bodies.

- 2.15.** The picturesque Glaven Valley and the hinterland south of the village provide a vital and dramatic backdrop, which includes the famed esker landscape feature on the glacial ridge. Despite being within a designated Area of Outstanding Natural Beauty, parts of the parish continue to be vulnerable to building development pressures.

- 2.16.** Other challenges to the tranquillity of the village now come from the increase in car ownership over recent years. This has led to seasonal congestion, parking problems and the need for traffic management measures as the popularity of North Norfolk has grown as a tourist, second-home and retirement destination.

- 2.17.** The past has created the unique character and vibrant community of the village. Blakeney is well-served by its variety of shops, and amenities such as a doctors surgery, churches, the village halls, recreation facilities, hotels, public houses, cafes, tea rooms and galleries.



- 2.18.** As the village continues to grow, there is a general ambition to seek ways to better ensure a balance between the commercial and employment benefits of further growth in new housing and tourism with the preservation of the traditional buildings, social makeup, valuable open spaces, the landscape and the natural environment.

Blakeney has a great deal of built heritage, including 102 listed and scheduled monuments and a conservation area. The Blakeney Conservation Area Appraisal and Management Plan details key elements of our heritage, please see Section 1, Theme 1: Built Environment for more details.



- 2.19. Blakeney Guildhall** – This building was once two storeys, today only the 14th century basement remains. Although traditionally called the Guildhall, nothing is known of the building’s early history. The building may have been erected as a Merchants House, with the undercroft being used for storage of merchandise as it closely resembles buildings of this type in other medieval towns.
- 2.20.** It is possible that the Guildhall was once owned by the near by Carmelite Friary, it has belonged to the village for well over 400 years. A series of deeds record the transfer of ownership from one group of trustees to the next, each deed providing for the property to be used for the benefit of the village.
- 2.21.** A report of the Charity Commissioners (1834) reported that the Guildhall was being used as a coal store by Messrs Brereton for a rent of 63 bushels of coal, delivered each year to 63 poor families in Blakeney (a quarter of all households in the village.) During the later 1800s and the first half of the 1900s the Guildhall had a variety of uses, including boat store and mortuary for drowned sailors. These days it is in the guardianship of English Heritage, assisted by the Parish Council.



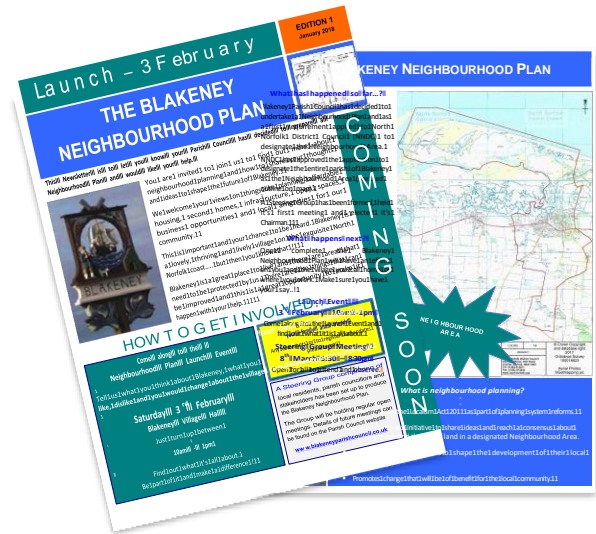
- 2.22.** Although the actual population of the village has not changed dramatically over the last one hundred years, the lack of affordable housing for local people is a serious challenge to sustaining the diverse village community. The one-time council housing stock and that provided by the Blakeney Neighbourhood Housing Society continues to provide a lifeline for some local people.
- 2.23.** However, like numerous other attractive coastal villages, the demographic and social imbalance has become more entrenched with the increasing proportion of relatively wealthy people moving into Blakeney to retire or to obtain second home accommodation or rental investment properties.
- 2.24.** Market forces have put homeownership and the price of most rental accommodation beyond the reach of many younger people, families, essential workers and those wishing to live and work locally.



- 2.25.** Blakeney Neighbourhood Plan seeks to address this issue, and in so doing help to reinstate a social and demographic balance more representative of society at large.
- 2.26.** Part of this process will be to investigate ways to provide more affordable housing and encourage full-time residency in new housing developments.

3.6. Neighbourhood Area

3.7. The Blakeney Neighbourhood Plan Neighbourhood Area, as shown Map 1 on page 4, was designated by North Norfolk District Council on 30 November 2017 and applies to the entire parish of Blakeney.

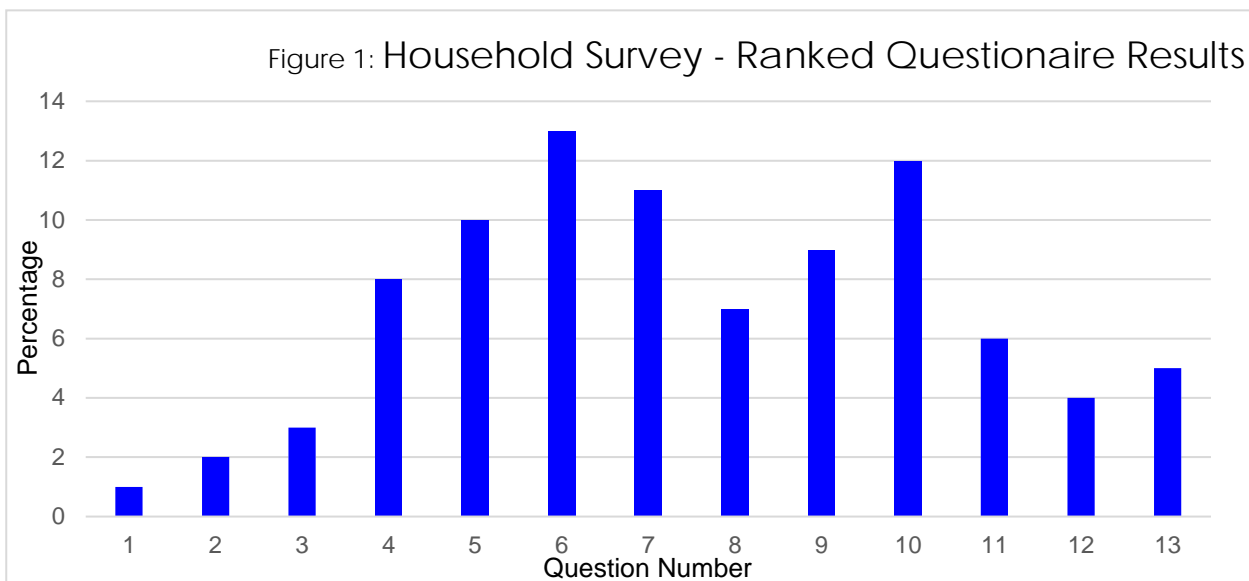


3.8. Developing the Plan

3.9. The Steering Group engaged with the wider community and held a number of Community Events to develop a better understanding of what local residents felt was important whilst gathering the evidence to support the Blakeney Neighbourhood Plan.

3.10. During the initial consultation and at the Annual Parish Meeting in March 2018 those present were asked to write down topics that they felt were important for the future of the village. This input was used by the Steering Group to inform a questionnaire, see Appendix 3, which was then circulated to every house in the village.

3.11. Over 200 responses were received from residents who were asked to rank the statements in order of importance. The results were used to guide the Steering Group in drafting the Vision and Objectives, see Figure 1.



3.12. The Vision and Objectives were shared at a subsequent community event in July 2018, with the emerging policies being discussed, tested and updated in consultation with local residents.

3.13. To ensure the consultation process was as inclusive as possible the Steering Group wrote to key stakeholders, published articles in the local parish magazine, The Glaven Valley Newsletter, and delivered leaflets to every house and business in Blakeney. To provide information and encourage feedback there is a dedicated page on the Blakeney Parish Council's website.

<http://www.blakeneyparishcouncil.org.uk/>



3.14. The Steering Group categorised the policies into three key themes and drafted the Neighbourhood Plan to align with the desired outcomes to support the Vision and achieve the Objectives of local residents.

3.15. The structure of the Blakeney Neighbourhood Plan sets out the:

- Vision and Objectives for Blakeney.
- Sustainable Growth and the spatial context.
- Policies, linked to evidence and justification, which provide guidance and a framework for new development to contribute to enhancing the community of Blakeney over the next twenty years.

3.16. To help inform the decision-making the Steering Group gathered a large amount of data and statistics on Blakeney and its residents. This information is available in the Blakeney Baseline Data document. This document will also be used to help monitor the impact and effect the Blakeney Neighbourhood Plan has over time.

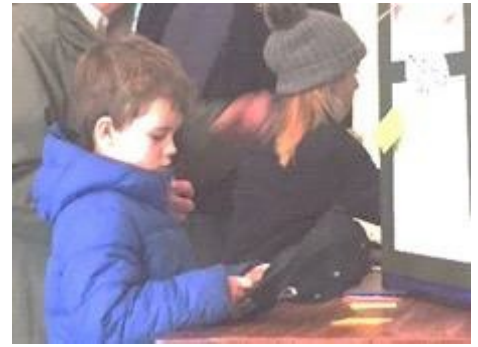


3.17. North Norfolk District Council has agreed to undertake the Strategic Environmental Assessment (SEA) and consult with the relevant statutory bodies.

3.18. Consultation and Submission

3.19. This document, entitled the Blakeney Neighbourhood Plan is submitted by Blakeney Parish Council, which is recognised as the qualifying body for Blakeney as defined by the Localism Act 2011.

- 3.20.** The pre-submission consultation on the draft Blakeney Neighbourhood Plan started on Thursday 3rd October 2019 and closed on Friday 15th November 2019. The Blakeney Neighbourhood Plan was updated to incorporate comments received from local residents and stakeholders. A copy of the proforma Response Form is at Appendix 4.



- 3.21.** The Blakeney Neighbourhood Plan and supporting documents have been submitted to North Norfolk District Council before undergoing an independent examination.

3.22. Examination

- 3.23.** The role of the independent examiner will be to consider whether the proposed Blakeney Neighbourhood Plan has followed the plan making process and meets the 'basic conditions' (see paragraph 1.9) as set out by the Neighbourhood Planning Regulations.
- 3.24.** The examiner will make a recommendation as to whether the Blakeney Neighbourhood Plan should be submitted to a referendum, with or without modifications, and whether the geographic area for the referendum should extend beyond the Neighbourhood Plan Area.



3.25. Referendum and Adoption

- 3.26.** Subject to a successful examination outcome, the Blakeney Neighbourhood Plan will proceed to a local referendum where the residents of Blakeney, who are registered voters, will be asked whether they want North Norfolk District Council to use the Blakeney Neighbourhood Plan when it determines planning applications in the parish of Blakeney (the Neighbourhood Plan Area).
- 3.27.** Provided a favourable response is received, the Blakeney Neighbourhood Plan will become part of the statutory 'development plan' for the area which is the starting point for determining planning applications in Blakeney.

Section 4: Vision and Aims for Blakeney

- 4.1. The community of Blakeney has been heavily involved in shaping the Blakeney Neighbourhood Plan, a summary of the process and key steps are set out in Section 3.
- 4.2. Blakeney is an attractive coastal village in Norfolk and its residents are proud of its appearance, sense of community and amenities. In February 2018 a community event was held and residents were asked what they 'liked', 'disliked' and would 'change' to make Blakeney a better place.
- 4.3. Vision and Objectives were shared with local residents and stakeholders in Edition 2 of the Newsletter and at a community event in July 2018.



- 4.4. Vision and Objectives

VISION

Pointing Blakeney towards a future that reflects the needs of local residents, preserving its unique character and supporting a vibrant and sustainable community.

OBJECTIVES

1. To accommodate appropriate change and development so that the intrinsic character and appearance of the village is retained and enhanced.
2. To support the provision of affordable housing and to balance the number of 'second' homes with the housing needs of the local community so that Blakeney continues to be a place where people of all ages can live and work.
3. To give people with a connection to Blakeney priority for affordable homes.
4. To support and promote the development of new and existing local businesses and employment opportunities.
5. To protect green open spaces and footpaths within the village to promote wellbeing, preserve the local environment and protect wildlife.
6. To make sure any development is of the highest standards of design and meets local needs.
7. To maintain a navigable port in Blakeney for leisure and commercial craft.

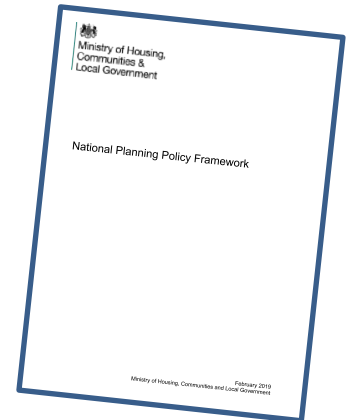


Section 5: Sustainable Growth and Spatial Context

5.1. Sustainable Growth

5.2. The National Planning Policy Framework is about positive growth and development that is sustainable. This is measured and tested by three dimensions that define 'sustainable' in planning terms.

- **Economic** – contribute to building a strong, responsive and competitive economy.
- **Environmental** – contribute to protecting and enhancing our natural, built and historic environment.
- **Social** – supporting strong, vibrant and healthy communities.



5.3. Housing and other development will be expected to contribute towards improving local services and infrastructure, including contributions towards new infrastructure (such as transport, education, library provision, fire hydrant provision, open space etc.) through planning obligations and via a S106 agreement / S278 agreement or use of planning conditions.

5.4. Residents of Blakeney feel it is a great place to live, they appreciate the special qualities it has and want to protect the village. Knowing that there are pressures for further growth and that it is likely to come, there is great concern that new development could erode the very qualities that make Blakeney special. It is imperative that development is carefully managed in terms of its scale, design and integration.

5.5. The Blakeney Neighbourhood Plan is not anti-development and the community understands the need to accommodate housing growth, new people and businesses. To achieve this Blakeney Parish Council will work positively with North Norfolk District Council Planning Officers, landowners and developers to plan how Blakeney will change to the benefit of the whole community.



High Street – view to the sea

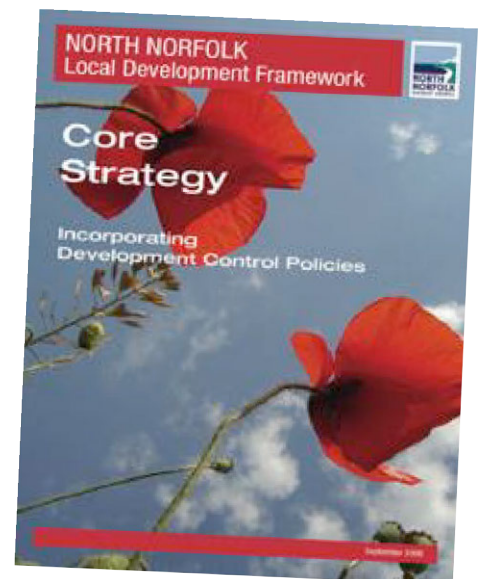
5.6. The Blakeney Neighbourhood Plan outlines the approach and on this basis, the local community will look to positively engage with the statutory planning process to guide future development. As growth comes it must create developments of quality that contribute to the character of Blakeney and provide additional local benefits. It must be more than an exercise in meeting housing supply 'numbers' through the addition of characterless estates that destroy the rural feel of Blakeney.

5.7. The aim, therefore, is to enable the provision of a choice of new homes to meet the needs of all sections of the community in a manner that respects the character of the parish.

5.8. Strategic Context

5.9. The adopted Local Development Framework covering the Blakeney Neighbourhood Area currently comprises of:

- Core Strategy Incorporating Development Control Policies (September 2008)
- Proposals Map (September 2008)
- Site Allocations Development Plan Document (February 2011)



5.10. Other documents as part of the Local Development Framework are:

- Coastal Erosion Guidance (April 2009)
- Design Guide (December 2008)
- Open Space Practice Guidance & Maps Annex (September 2009)

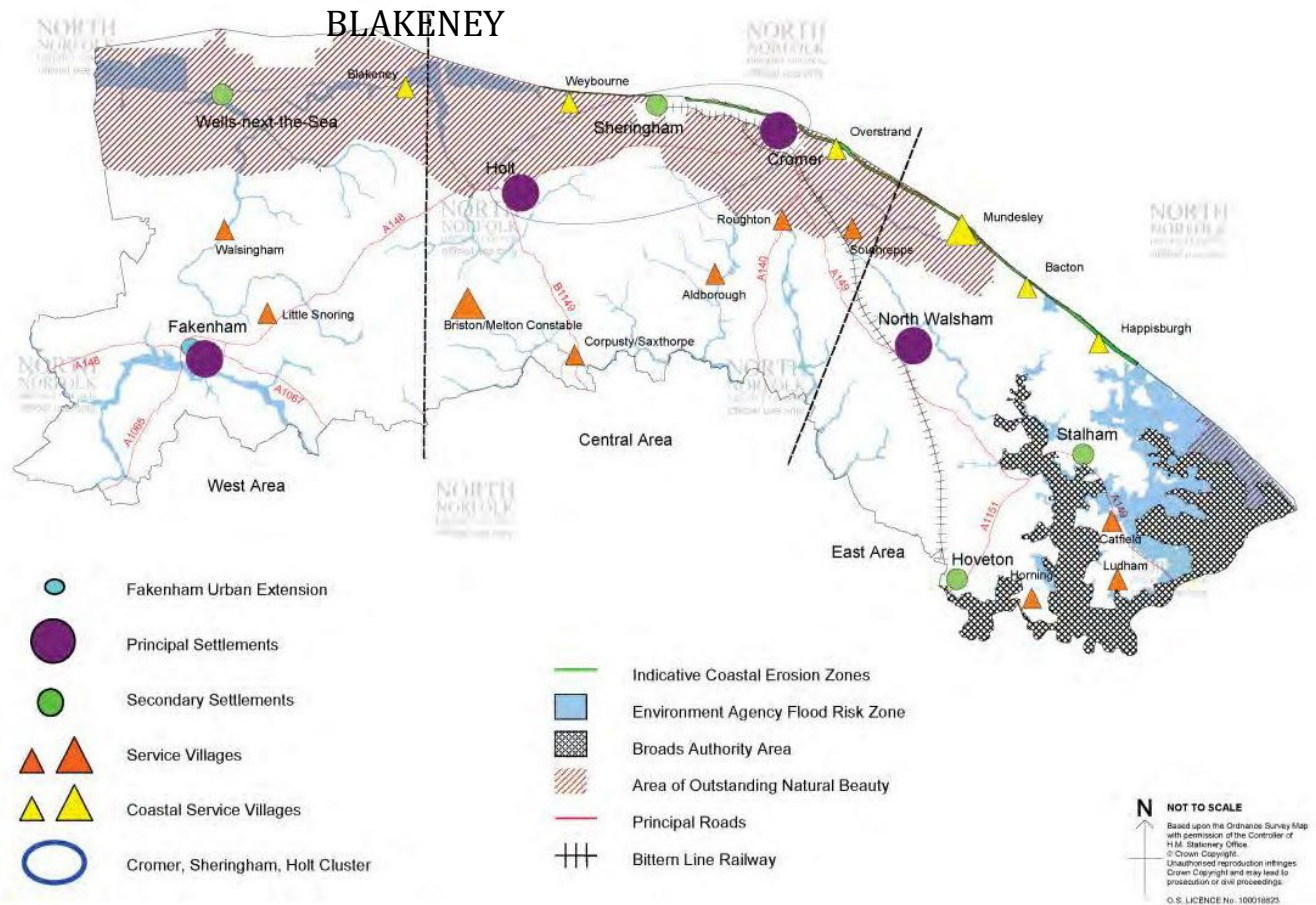
5.11. North Norfolk District Council's Core Strategy

5.12. The Core Strategy proposes that most new development in the District should be concentrated in four of the larger towns in North Norfolk (Cromer, Fakenham, Holt and North Walsham) with lower levels of development in Hoveton, Sheringham, Stalham and Wells-next-the-Sea.

5.13. In addition, the Strategy indicates that small-scale housing development is necessary to meet identified local needs in some of the larger villages in the District and that the service role of these villages should be protected and if possible enhanced.

5.14. Blakeney is identified in Policy SS1 Spatial Strategy for North Norfolk as one of the six **Coastal Service Villages**. See Map 2. The policy states “Development in these Coastal Service Villages will support local coastal communities in the face of coastal erosion and flood risk. Land may be identified in or adjacent to these settlements to provide for new development or relocation from areas at risk.”

Map 2: Core Strategy Key Diagram¹



5.15. **North Norfolk Core Strategy Spatial Vision and Core Aims**

5.16. Spatial Planning Vision and Objectives in the North Norfolk District Council’s Core Strategy provide the framework to monitor the success of the Core Strategy. The objectives contained in the Core Strategy are set out in the following table and have been considered in relationship to Blakeney – see right hand column.

¹ Source: *Core Strategy Incorporating Development Control Policies – Figure 3*

North Norfolk District Council’s Core Strategy Spatial Vision

In 2021 North Norfolk will be an area with strong local distinctiveness where the unique coastal and rural environment will be protected for its own sake. The District will have a diverse, high-value economy with attractive and vibrant towns and villages that act as employment and service centres for the surrounding rural hinterland. Residents will have a high quality of life, and there will be an increased range of housing and job opportunities for all, to help maintain socially balanced and sustainable communities.

The Core Strategy identifies Blakeney as a Coastal Service Village; development in the six Coastal Service Villages will support local coastal communities in the face of coastal erosion and flood risk. Land may be identified in or adjacent to these settlements to provide for new development or relocation from areas at risk. Homes should be provided to help meet the needs of local people without compromising the setting of Blakeney within the Glaven Valley Conservation Area and Norfolk Coast Area of Outstanding Natural Beauty.

Core Aim 1: To address the housing needs of the whole community

- To provide a variety of housing types in order to meet the needs of a range of households of different sizes, ages and incomes and contribute to a balanced housing market.
- To meet the needs of specific people including the elderly, the disabled and the Gypsy and Traveller community.

[Note: Core Strategy Aim as applied to Blakeney]

The strategic policy allocation for Blakeney BLA03 was selected to minimise landscape impact. 26 new homes, now built and occupied, including 50% of much needed affordable homes.

A Housing Needs Survey has not been undertaken specifically for Blakeney, although there are 706 households on the NNDC Housing List who would like to live in Blakeney with 79 households identified as having a ‘local connection’.

An aspiration of the Parish Council is that further affordable homes be made available to meet the local housing needs and be of an appropriate mix, size, type and tenure.

Core Aim 2: To provide for sustainable development and mitigate and adapt to climate change

- To concentrate development in the settlements that have the greatest potential to become more self-contained and to strengthen their roles as centres for employment, retailing and services.
- In the rural area, to:
 - Retain and reinforce the role of selected villages that act as local centres for the surrounding areas;
 - Provide for housing in selected villages and provide for affordable housing in other locations; and
 - Promote economic activity, which maintains and enhances the character and viability of the rural area.
- To mitigate and adapt to the effects of climate change and minimise demand for resources by:
 - Promoting sustainable design and construction in all new development

[Note: Core Strategy Aim as applied to Blakeney]

Blakeney will only support designs of the highest standards and that have a sustainable approach - utilising water efficiency measures and technological advances – developments that promote zero and low carbon, reduce the output of ‘greenhouse’ gases and the impact of climate change.

Improvements to footpaths, cycle networks and public transport will encourage greater use of sustainable transport modes. The expansion of routes and timings for public transport would reduce dependency on the car.

Local concern continues in relation to road safety, especially in the busy tourist season and the resulting congestion and parking issues.

The appearance, characteristics and features of Blakeney (both built form and natural environment) should be preserved, maintained and enhanced in new developments.

ensuring new development is designed and located so as to be resilient to future climate change;

- Encouraging renewable energy production; and
- Ensuring new development encourages use of a choice of sustainable travel modes

Core Aim 3: To protect the built and natural environment and local distinctive identity of North Norfolk, and enable people's enjoyment of this resource

- To provide for the most efficient use of land without detriment to local character and distinctiveness;
- To ensure high quality design that reflects local distinctiveness To protect and enhance the built environment;
- To protect, restore and enhance North Norfolk's landscape, biodiversity and geodiversity and improve ecological connectivity; and
- To improve river water quality and minimise air, land and water pollution.

Core Aim 4: To mitigate and adapt to impacts of coastal erosion and flooding

- To restrict new development in areas where it would expose people and property to the risks of coastal erosion and flooding;
- To establish a sustainable shoreline management policy which takes account of the consequences of the changing coast on the environment, communities, the economy and infrastructure; and
- To enable adaptation to future changes

Core Aim 5: To develop a strong, high value economy to provide better job, career and training opportunities

- To ensure there is a range of sites and premises available for employment development and encourage the growth of key sectors;
- To improve education and training opportunities building on existing initiatives and institutions;
- To maximise the economic, environmental and social benefits of tourism and encourage all year round tourist attractions and activities; and

[Note: Core Strategy Aim as applied to Blakeney]
 New developments will be expected to respect the setting of listed buildings and preserve the character and appearance of Blakeney whilst enhancing the green infrastructure with linkages between habitats.

The many designated and non-designated heritage assets underpin the distinctive feel and look of Blakeney – these need protecting and, where possible, their settings enhanced.

The natural environment that surrounds Blakeney provides the open spaces, landscape and habitats needed to promote biodiversity and maintain the ecological balance.

[Note: Core Strategy Aim as applied to Blakeney]
 Blakeney is part of the Norfolk Coast Area of Outstanding Natural Beauty and respects the natural environment whilst recognising tourism is key to the local economy.

Residents are impacted by coastal flooding and understand the importance of protecting the existing coastline, minimising erosion and reducing the risk of flooding.

[Note: Core Strategy Aim as applied to Blakeney]
 Economic growth is supported within Blakeney that will create opportunities for local jobs, although it is recognised that, outside of the tourism sector, there is going to be limited scope.

Within the Core Strategy the need to improve, expand and enhance provision of educational facilities to develop local skills and create additional employment opportunities, improving prosperity and wellbeing has been identified.

Blakeney residents are well educated (see Blakeney Baseline Data document) and support economic growth.

- To improve the commercial health of town centres and enhance their vitality and viability consistent with their role and character.

Core Aim 6: To improve access for all to jobs, services, leisure and cultural activities

- Protect and improve existing infrastructure, services and facilities;
- To improve access to key services by public transport and facilitate increased walking and cycling; and
- Ensure adequate provision to meet open space and recreation needs and encourage creation of a network of accessible green space.

It must be recognised there are limitations, Blakeney, as a small coastal village, has to attract new and modern technologies and/or industries to the area.

[Note: Core Strategy Aim as applied to Blakeney]

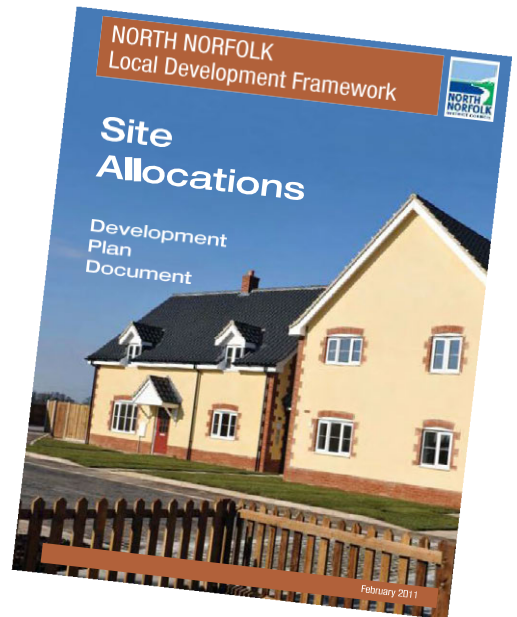
Across Blakeney local facilities, services and cultural activities will continue to be well supported. There is a strong local desire for improved public transport services to aid wider access without using the car.

Investment in improving facilities for recreational use (including the Blakeney Channel and Harbour), for all age groups, will continue. Preserving and improving access to open space and the recreational and sports facilities for all age groups will promote wellbeing while assisting with integration between new and existing communities. Any new development will bring benefits for local residents and create a safe, healthy and sustainable community.

5.17. North Norfolk Site Allocations

5.18. In the Core Strategy Blakeney is identified as a 'Coastal Service Village', the Core Strategy indicates that small-scale housing allocations would support rural sustainability.

5.19. The opportunities for allocations in Blakeney are limited as there are few sites within the existing development boundary, much of which is designated as a Conservation Area, and those sites that are undeveloped provide important green spaces and recreation areas which are an essential part of the character of the village. Expansion of the village beyond its existing boundaries raises concerns in relation to landscape impact within the Norfolk Coast Area of Outstanding Natural Beauty. Despite these concerns North Norfolk District Council still took the opportunity in 2011 to allocate a site (Harbour Way) to increase the supply of affordable housing in Blakeney, which would otherwise be limited to rural exception schemes.

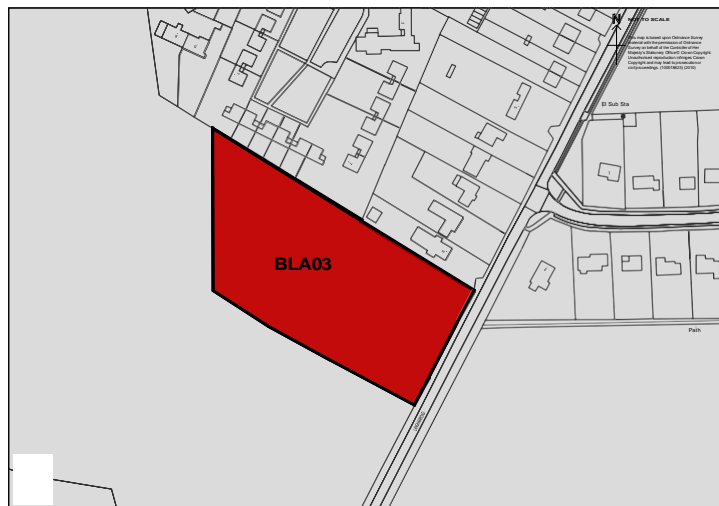


Despite these concerns North Norfolk District Council still took the opportunity in 2011 to allocate a site (Harbour Way) to increase the supply of affordable housing in Blakeney, which would otherwise be limited to rural exception schemes.

5.20. In section 12.0.5. of North Norfolk District Council's Site Allocations document it is indicated by Anglian Water that Blakeney has limited capacity in relation to water supply and/or foul water disposal.

5.21. Policy BLA03: Land West of Langham Road

- 5.22. Land amounting to approximately 1 hectare was allocated in February 2011 for residential development of 26 dwellings, located on the south-western fringe of the village. It is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the site, and surrounding area, is prominent in the local landscape particularly when viewed from the higher ground to the south. The area identified as suitable for development was selected in order to minimise landscape impact. Development of allocation site BLA03 has now been completed and occupied. See Map 3 for site location.



Map 3: Land West of Langham Road (BLA03)²

5.23. Emerging New Local Plan

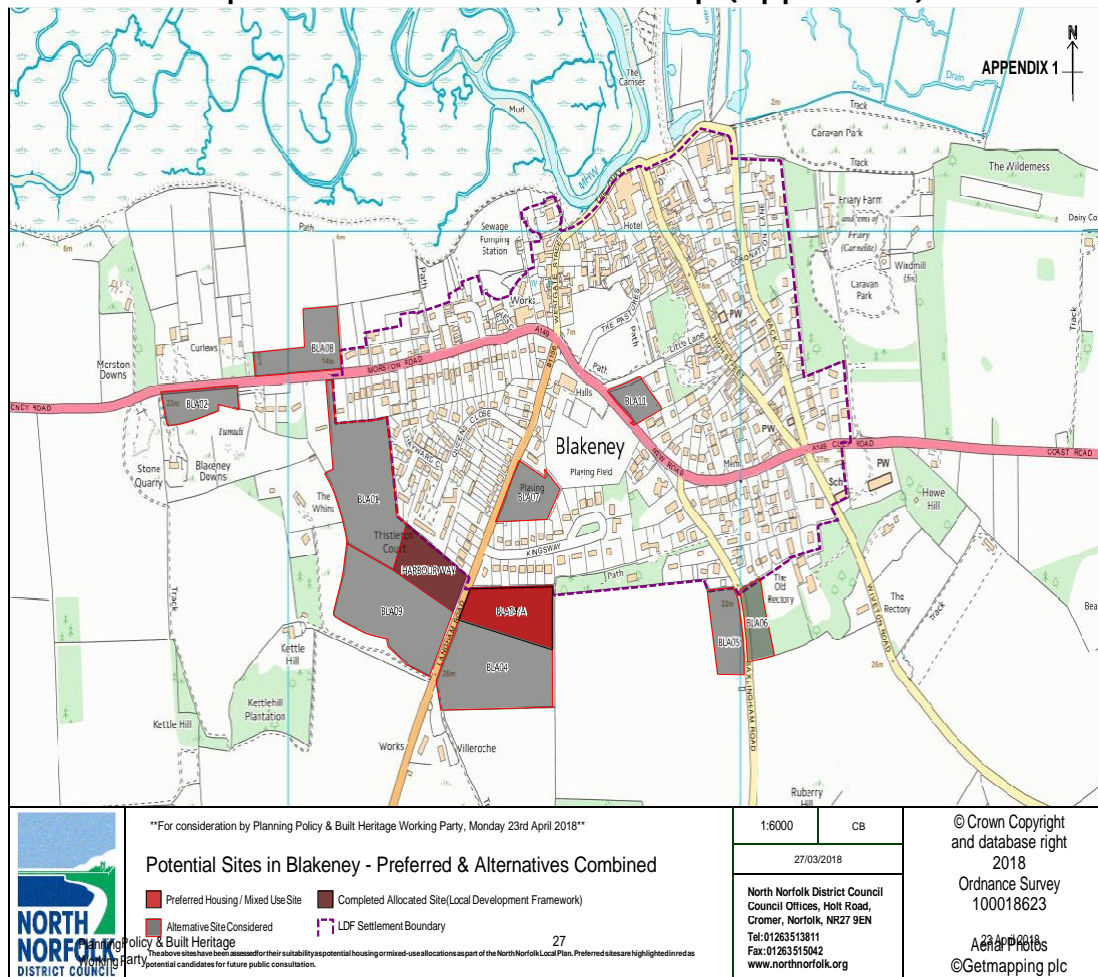
- 5.24. North Norfolk District Council is undertaking the production of a new Local Plan that will provide the planning policy context for development across the whole of North Norfolk, including Blakeney, for the period 2016 - 2036. Although this work has not been completed at this time, it is expected that the new Local Plan will be adopted by North Norfolk District Council in the coming years, therefore, the Blakeney Neighbourhood Plan will need to be mindful of the emerging content and outcomes of the new Local Plan.

North Norfolk
Local Plan
2016 - 2036

- 5.25. Through the 'call for sites' process a number of sites were proposed and put forward by landowners and promoters. Map 4 illustrates the different sites and North Norfolk District Council's preferred site.

²Source: *Site Allocations Document: Section 12.3: Allocations for Blakeney Major Growth Locations*

Map 4: Preferred Site BLA04/A Map (Appendix 1)³

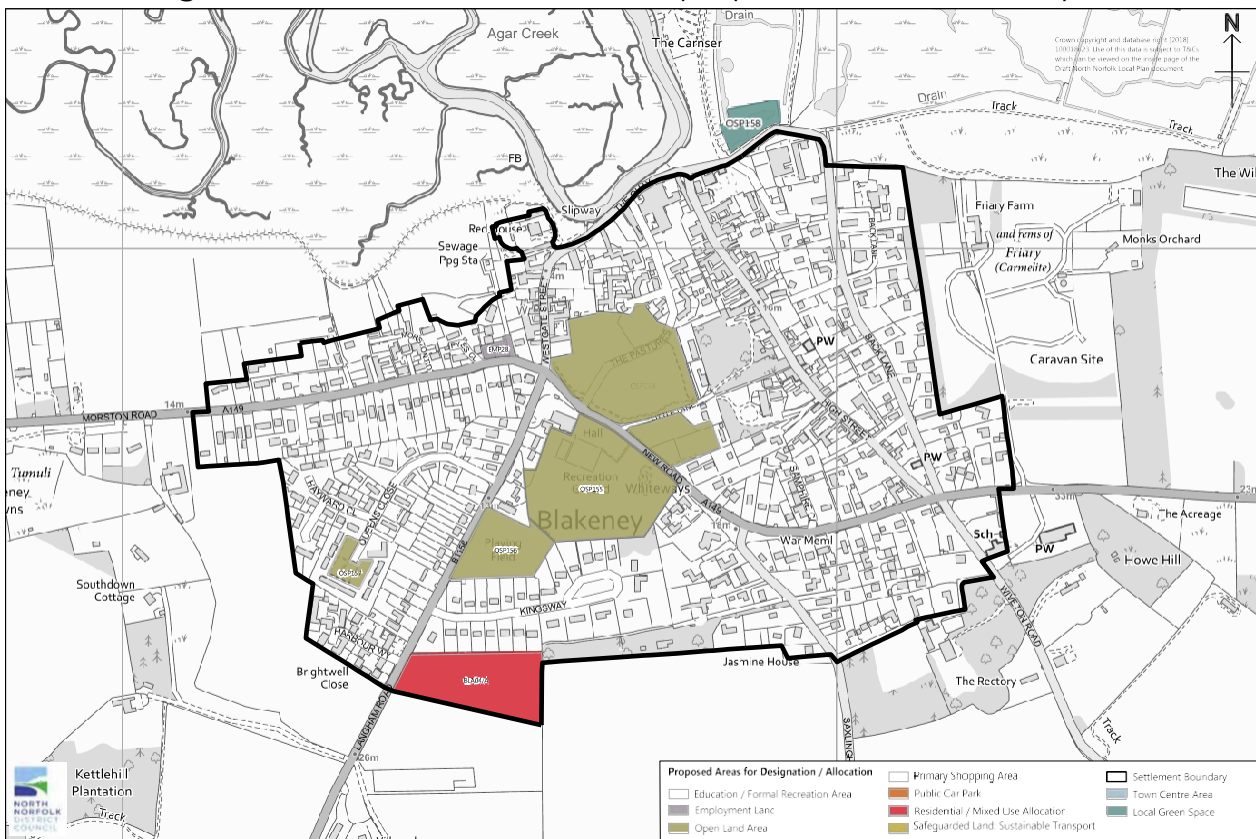


- 5.26. The North Norfolk Local Plan 2016 – 2036 First Draft Local Plan (Part1) was consulted on from 7th May to 19th June 2019.
- 5.27. Blakeney is now identified by North Norfolk District Council as one of five 'Large Growth Villages' recognising their role as local service centres and to support rural sustainability.
- 5.28. The **Growth Villages (large and small)** have a number of services but the range is often limited and only Ludham, Mundesley, Briston and Blakeney include a Primary School, convenience shop(s), doctors' surgery, some public transport, some local employment, and a limited selection of other services such as a public house, church, post office, and village hall. They act as limited service hubs for other nearby villages.
- 5.29. The emerging Local Plan identifies in paragraph 7.24 (page 50) that "these communities have affordable housing needs and the Council believes these should be addressed locally provided such proposals are modest in size and do not result in harmful impacts."
- 5.30. The opportunities for allocations in Blakeney are limited as there are few sites within the existing development boundary, much of which is

³ Source: Planning Policy & Built Heritage Working Party (meeting 12th April 2018)

designated as a Conservation Area. The areas that are undeveloped provide important green spaces and recreation areas that are an essential part of the character of the village.

5.31. Expansion of the village beyond its existing boundaries raises concerns in relation to landscape impact within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). Despite these concerns it is considered important to take the opportunity, in North Norfolk District Council’s view, to allocate a new site in order to increase the supply. BLA04/A is North Norfolk District Council’s choice of the sites that came forward and their preference for further residential development. However, alternative sites (see Map 4) have been proposed, some local residents have specifically supported BLA01. The District Council has consider all these sites following their Regulation 18 consultation and still propose BLA04A as their preferred site.



Map 5: Proposed Areas for Designation / Allocation in Blakeney 4

5.32. Policy HOU 1 in the emerging Local Plan identifies a total growth of 54 new homes to 2036 and Policy DS1 proposes an allocation for 30 new homes on a 1.5 ha site BLA04/A, see Map 5. This is North Norfolk District Council’s preferred choice of the site.

5.33. Anglian Water identified that for new development of over 10 dwellings that some enhancement to the foul sewerage network capacity will be required and off-site mains water supply reinforcement may be required on some sites.

⁴ Source: First Draft Local Plan May 2019 – Figure 15

Section 6: Neighbourhood Plan Policies

- 6.1. To achieve the Vision and Objectives of the Blakeney Neighbourhood Plan the following suite of planning policies have been drafted.
- 6.2. The policies have been designed to ensure that new development enhances the setting and character of Blakeney to promote a sense of community, and to provide for the social and economic needs of the residents.



- 6.3. The policies have been developed during the preparation of the Blakeney Neighbourhood Plan from the consultation feedback and using evidence of local issues and characteristics.
- 6.4. To aid interpretation, each policy is preceded with its own 'ambition statement' to outline the intent of each policy, which is also supported by contextual narrative, the views expressed by the local community, evidence and justification. Details are given of the plans and strategies that support the policy approach and how each policy is linked to the Neighbourhood Plan Objectives and North Norfolk Core Strategy Aims.
- 6.5. The Neighbourhood Plan policies are grouped by three themes:

Theme 1: **Built Environment**

Theme 2: **Natural Environment**

Theme 3: **Local Economy and Tourism**

- 6.6. All policies have been framed in the context of the National Planning Policy Framework and the Core Strategy. Decision-makers and applicants must read the policies as a **whole** when judging if any development proposal would be acceptable.

Theme 1: Built Environment

6.7. Evidence and Justification

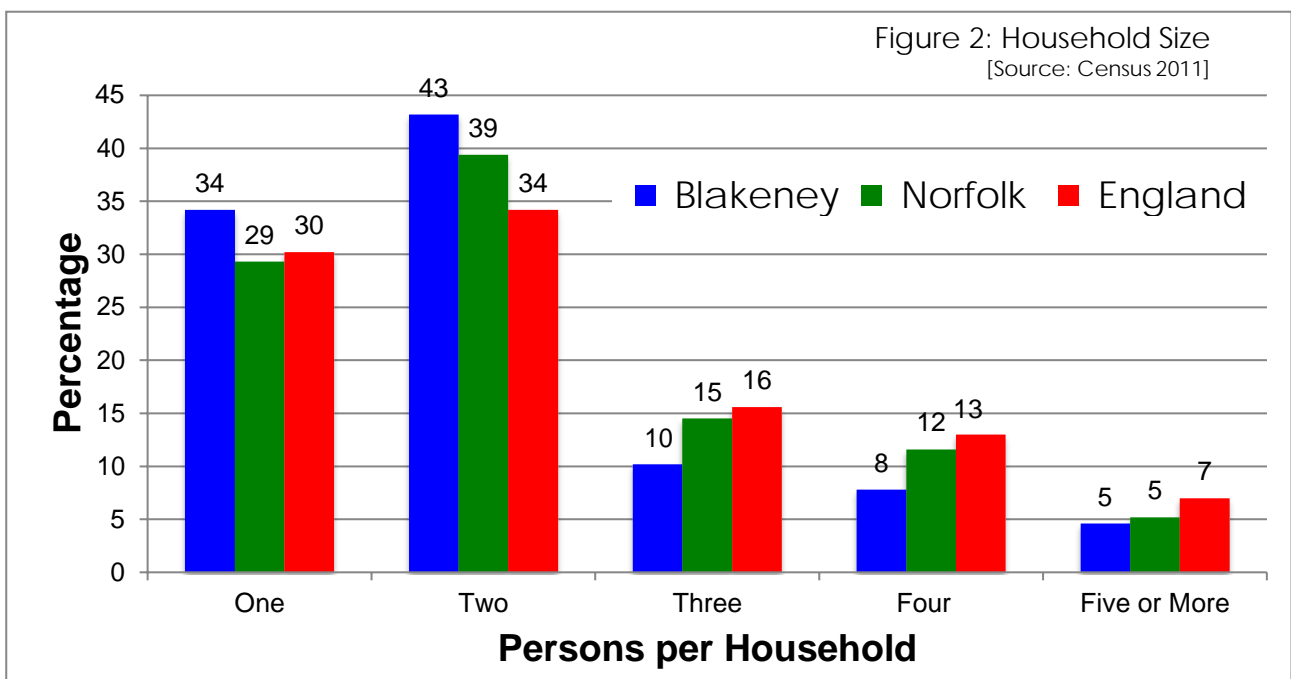
- 6.8. National Planning Policy Framework, paragraph 125, states that “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”



6.9. Local People need affordable homes

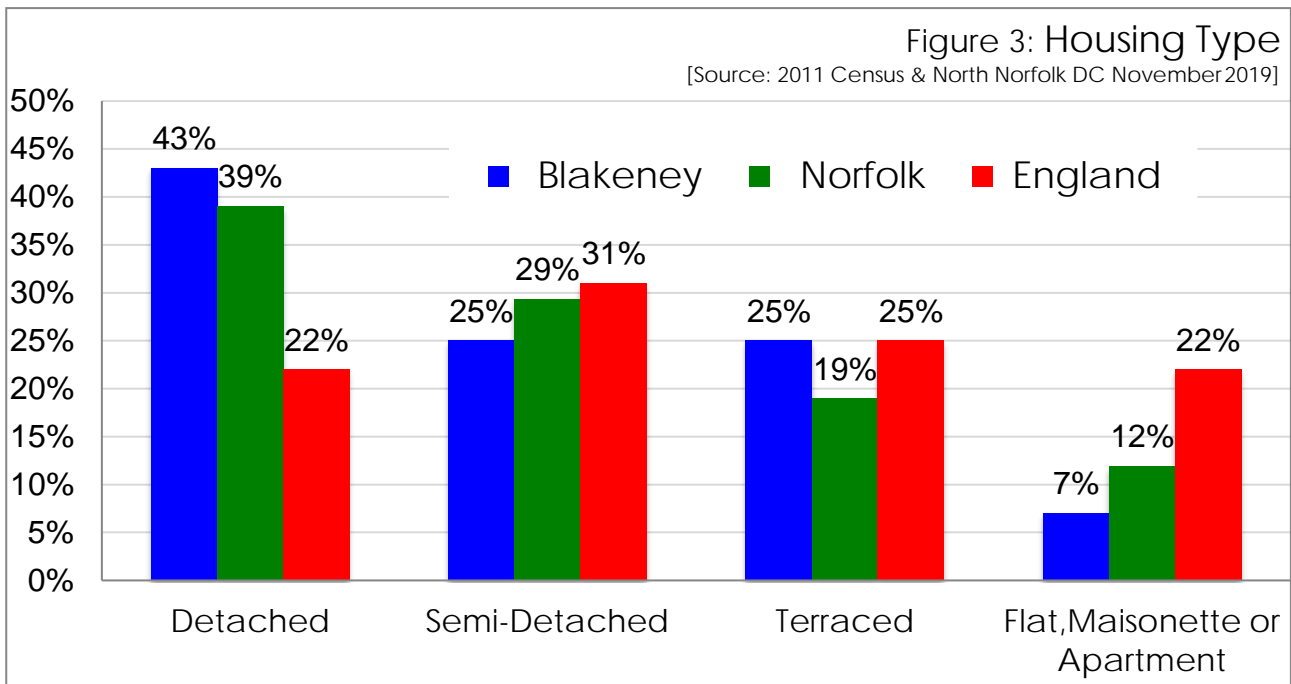
- 6.10. **Ambition: Affordable Homes for Local People** – seeking to create the opportunity for residents of Blakeney or those with connections to Blakeney who are on the housing list, to have priority to access affordable housing in Blakeney.
- 6.11. In the latest version of ‘Writing Planning Policies A toolkit for neighbourhood planners’ produced by Locality it still identifies and clearly states that “**Homes for locals** - this is one of the most frequently addressed topics in neighbourhood planning. The process of allocating social housing is a matter for housing management and not planning policy but requirements can be managed by legal agreement.”
- 6.12. Many communities have used their neighbourhood plans to give priority for affordable homes to local householders who are identified as being in need and are registered on the Local Authorities Housing List – such as Gotham, Kessingland, Lynton and Lynmouth, Market Bosmouth, Sandridge and Woodcote to name but a few.
- 6.13. By including a ‘homes for locals’ policy within their adopted Neighbourhood Plans these communities have been able to facilitate, through legal agreement, and enable people with a local connection to receive priority access to affordable homes in their Neighbourhood Areas.

- 6.14. Housing, its affordability, availability, type and design are key issues for the future sustainability of Blakeney. Average house prices are too high for those on average incomes to purchase or rent homes in the village. An average house price to income ratio of 1:15, (a ratio of 1:3.5 is recognised as affordable).
- 6.15. Policy HO2 of North Norfolk District Council’s Core Strategy sets a requirement to provide 50% affordable houses in developments in Coastal Service Villages. The Parish Council, through a ‘local lettings policy’, supports individuals in housing need with a local connection to access these dwellings.
- 6.16. The 2011 Census records 721 dwellings across the parish. The household size differs considerably from that of Norfolk and England. Whilst it is recognised nationally that household size is reducing - Blakeney already has significantly more one and two person households when compared to both Norfolk and England see Figure 2.

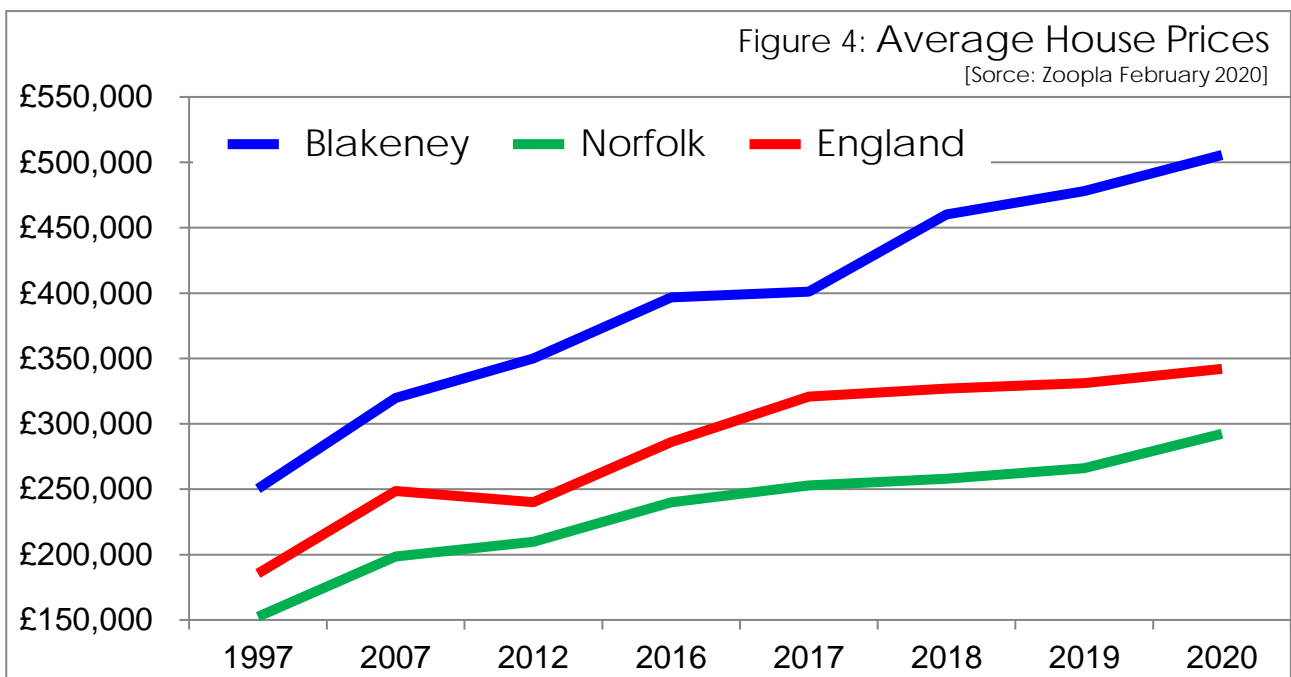


- 6.17. Despite having significantly more one and two person households the housing mix in Blakeney, recorded in the 2011 Census, is dominated by detached homes, 43%, significantly higher than Norfolk and England at 39% and 22% respectively. See Figure 3.
- 6.18. Blakeney has 25% semi-detached houses, 4% less than Norfolk and 6% below the national level. There are significantly more terraced homes, 6%, when compared to Norfolk although the same as the national figure for England at 25%. There is also a smaller proportion of flats, maisonettes or

apartments in Blakeney, 7%, compared to 12% for Norfolk and 22% for England.



6.19. Average house prices in Blakeney have continued to rise, to just over £505,000 (February 2020). A rise of over 25.9%⁶ since 2017, compared to increases of 15.9% for Norfolk and 6.9% for England over the same period. See Figure 4.



⁶ Data source Zoopla February 2020

- 6.20.** Affordability of local houses is a significant issue. When comparing average house prices in Blakeney with income results in a ratio⁷ of 1:15. This is significantly higher than the ratio for Norfolk North of 1:9 and England of 1:7.
- 6.21.** Average cost to rent⁸ homes in Blakeney is £849 pcm. This ranges from an average of £650pcm for a one-bedroom property through to an average of £1,100pcm for a four-bedroom property. A one-bedroom flat is the lowest entry point at an average of £594pcm.
- 6.22.** Blakeney Neighbourhood Housing Society (the Society) was created in 1946 to provide homes for local people – with a local birth tie - at affordable rents. It was the view of the founder, Norah Clogstoun, that Blakeney would become a destination for holiday homes and the poor condition of many of the houses in the High Street and beyond would become ideal targets for the second homebuyer.



- 6.23.** Within a very short time the Society had acquired 15 houses at an average cost of £112. There was no mains water in the village or main drainage. With properties with holes in the roof large enough to see the stars, windows that wouldn't open and doors that wouldn't shut, the Society had a heavy workload to put things right. Many locals believed the answer was to pull down the old cottages and build new houses. However, the Society also had the stated aim of preserving the characteristic appearance of the village - had that not been the case what would the village be like now?
- 6.24.** By 1951 the Society had acquired 36 cottages. The flood of 1953 contaminated some of the wells leading to a piped water supply being

⁷ Data source: Annual Survey of Hours and Earnings Office for National Statistics

⁸ Data source Zoopla September 2018

fully available in the village. From 1962 mains drainage was available and flush toilets were installed in all the houses, no mean feat given the size of many of them.

6.25. Financial problems led to the Society selling 10 properties between 1953 and 1960. Further conversions and sales reduced the number to 22. This remained the case until 1985 when the popular local resident John Wallace left 10 houses to the Society in his will.

6.26. Since then, legacies and fundraising have enabled the Society to buy three ex-local authority houses and two older cottages. An arrangement with Broadland Housing Association resulted in government funding and the acquisition of four cottages in Cley - currently on a long-term lease to Broadland Housing Association.



6.27. Today the Society has 43 cottages in total, 34 are in Blakeney, seven are in Cley and two in Wiveton. Legacies received in the last two years have put the Society in a good position financially and it is working closely with the Parish Council, Broadland Housing Association and the North Norfolk District Council with the aim of building additional houses in the community for local people.

6.28. The Society spends the majority of the rental income on repairs and refurbishments and in the last ten years many of the houses have had new roofs, kitchens, bathrooms and heating systems.

6.29. There is always more to do. Rents have had to increase although they remain affordable and in line with those of the Housing Associations operating in the area. A typical three bedroomed cottage will be costing circa £455 per month depending on size, condition and amenity.

6.30. The Housing Society is not registered as a housing provider – this would bring additional legislative and bureaucratic requirements, may introduce the possibility of ‘right to buy’ and prevent the Society setting rent levels.

6.31. Throughout the Society's history the homes have only been made available to people born and raised in the local communities of Blakeney and surrounding parishes. This restrictive policy sets the Society apart from registered providers. It is both a major advantage enabling the Society to maintain complete independence but has the disadvantage in not being qualified to receive government funding.

6.32. The Queens Award for voluntary services was awarded to the Society in 2007. Recognition the Society must be doing something right.

6.33. As Blakeney is defined as a 'Coastal Service Village' in the North Norfolk District Council's Core Strategy there is a requirement within Policy HO2 to provide 50% affordable homes within any new development (of ten or more new dwellings). The Parish Council, through a 'homes for local people' policy, support individuals in housing need with a local connection to access these same dwellings.

6.34. The Central Norfolk Strategic Housing Market Assessment Report identifies the Objectively Assessed Need (OAN) for Norfolk and the individual Districts. An overall assessment of need, across the North Norfolk district, for both market and affordable, is 8,581 homes - identified as the OAN for the period 2015 to 2036.

6.35. Information available about households seeking a home in Blakeney is taken from the North Norfolk District Council housing list (as at October 2018). These are grouped by '**General Need**' and '**Local Need**', defined as follows:-

6.36. **General Need** - households on the housing list who wish to live in Blakeney (but who may also wish to live in other towns and villages). They may or may not have a local connection. Most housing in the district is allocated to General Needs applicants.

6.37. Analysis of the North Norfolk District Council housing list (at October 2018) shows 706 households have stated they may wish to live in Blakeney. It also shows that most needed is one-bed homes (56%) for single people and couples. Small families (31%) need two or three-bed homes and large families (13%) need three or more bedroom homes.



6.38. There are eleven households (aged 55+) who would like sheltered housing with 45% single people and couples. For this reason any new one-bed housing provision should be suitable for people with limited mobility

6.39. Local Need - households on the housing list who have a local connection to Blakeney and the adjoining parishes of Cley, Field Dalling, Langham, Morston and Wiveton. There are 79 households identified as having a 'local connection' with one or more of the following criteria;

- Current home;
- Former home;
- Work; and
- Close family.

6.40. As with General Need, the analysis shows that most needed is one-bed homes (52%) for single people and couples. Small families (37%) need two or three-bed homes and large families (10%) need three-bed homes. Within this grouping there are seven households with a wheelchair user.



6.41. This evidence demonstrates a significant local need not being met and supports a 'homes for local people' policy that will address the situation for the local community. This means that priority for affordable housing on all new developments will be given to local people.

6.42. Provision exists for such a 'local letting' policy within the North Norfolk District Council's Housing Allocation Policy and existing Government Legislation.

6.43. Many Neighbourhood Plans have used such a policy to support local people to gain access to affordable housing. It should also be noted that the Broadland Housing Association Homes in Haywards Close and Oddfellows Field already have a local allocation agreement.

6.44. Providing a balanced mix of dwelling types across the area to meet needs of the local population goes hand in hand with creating and retaining a balanced local community.

- 6.45.** The emerging North Norfolk District Council Local Plan seeks to allocate 30 new dwellings to Blakeney to 2036 of which fifteen dwellings will be affordable housing under current policy (Policy HO2 of the Core Strategy).



Ex Local Authority Homes on Langham Road

- 6.46.** In discussion North Norfolk District Council's Local Housing Enabler at the Steering Group meeting on 25th March 2019 he explained that an Affordable Homes for Local People Policy could sit alongside the district Housing Policy and give priority to households with a local connection to Blakeney for affordable housing based on a defined criteria in the Blakeney Neighbourhood Plan.
- 6.47.** The Local Housing Enabler went on to recognise that, due to the likely low level of delivery of affordable housing in Blakeney through the proposed allocation in the emerging Local Plan, the volumes of new affordable homes were not significant to affect the district Housing Policy. Such a policy could be implemented by North Norfolk District Council and make all new affordable homes available first to those with the Blakeney Neighbourhood Plan's definition of local connection.
- 6.48.** Should there be no identified registered households in need with the Blakeney Neighbourhood Plan local connection then it was noted that the affordable homes would be available to be allocated in the usual way using the district priority criteria instead.
- 6.49.** Also present at the meeting were the local District Councillor and a Senior Planning Officer.
- 6.50.** The Blakeney Neighbourhood Plan 'homes for local people' policy requires affordable homes to be made available to local people, therefore, 10 – 15 local households - with a local connection – will initially benefit (dependent on Local Plan Affordable Home Policy percentage) although this number is likely to increase over the lifetime of the development.

- 6.51.** The current Local Need for 79 households far exceeds the fifteen new affordable homes that are likely to be delivered through the 'homes for local people' **Policy 1** of the Blakeney Neighbourhood Plan. The actual number allocated through this policy will be calculated based on identified need recorded on the North Norfolk District Council's Housing List at the time of the new homes being completed and coming available. It is recognised that some local people may be able to meet their own need in the medium term.
- 6.52.** When a property is allocated under the 'homes for local people' **Policy 1** the cascade is used to allocate the property to households on North Norfolk District Council's Housing List. Therefore, someone on the housing list who has a local connection (as defined within the cascade criteria in **Policy 1**) would be prioritised above someone who does not have a local connection even if their identified need is higher on the North Norfolk District Council's Housing List.
- 6.53.** The 'homes for local people' policy will apply to the lifetime of the development based on local need. This will be managed by North Norfolk District Council, as they already do for affordable housing on 'exception sites', thus putting in place a legal agreement and mechanism to ensure the homes remain affordable and for householders with the local connection on the Housing List. Should there be no local need, properties will be offered to residents of adjoining parishes and then to meet a general district wide housing need - will then be offered to the household in the highest housing need.



- 6.54. Community Feedback: Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:**
- More affordable housing specifically for people with a local connection. **100% strongly agree or agree.**

- Support new housing that is affordable rented accommodation.
100% strongly agree or agree.

POLICY 1: Affordable Homes for Local People

In order to meet the housing needs of the parish, proposals which make provision by way of a s106 agreement for affordable housing will be made available first to eligible households with a local connection to the parish of Blakeney for the lifetime of the development using the following cascade criteria as order of priority:-

A local connection priority criteria order is defined as;

- 1. Resident of the parish of Blakeney*
- 2. Former resident of the parish of Blakeney*
- 3. People who work in the parish of Blakeney*
- 4. Resident of adjoining parishes of Blakeney*
- 5. Resident of North Norfolk district.*

If at the time of letting there are no eligible households with a local connection, and/or the pool of eligible applicants with a local connection has been exhausted, allocations will be made in accordance with the local housing authority's prevailing housing allocation policy and associated district-wide local connection criteria.

6.55. Contributes and supports Blakeney Neighbourhood Plan Objectives 1, 2 and 3. Core Strategy Spatial Planning Aim 1.

6.56. The following plans, documents and strategies support Policy 1:

- Blakeney Baseline Date (November 2018)
- Blakeney Emerging Policy Statement Discussion Document (August 2018)
- Central Norfolk Strategic Housing Market Assessment (updated 2017)
- Department for Communities and Local Government Providing Social Housing for Local People (December 2013)
- National Planning Policy Framework (2019)
- North Norfolk District Housing Allocation Scheme
- North Norfolk District Housing Strategy 2016 – 20 (2016)

6.57. Second Home Ownership

- 6.58. Ambition: Managing Second Home Ownership – seeking to safeguard the sustainability of Blakeney village by limiting the number of second homes and increasing the number of principal homes.**
- 6.59.** The Blakeney Neighbourhood Plan has chosen through **Policies 2, 3, 4 and 5** to start to address the local issues of Second Home Ownership. Whilst it is recognised that the impact of these policies may be relatively modest it is felt that not to take any action is wrong, as any change will make a difference in such a small village.
- 6.60.** Communities are being eroded through the amount of properties not occupied on a permanent basis. The number of ‘second homes’ and ‘holiday homes’ is a concern of local residents and seen as a key sustainability issue for Blakeney, see Table 1.

Table 1: Percentage of Second and Holiday Homes

	Total Dwellings	Second Homes (Council Tax discount*)	Holiday Homes (Business rates)	Second Homes	Second & Holiday Homes
2018-19	705	178	125	30.7%	43.0%
2017-18	711	178	127	30.3%	42.8%
2016-17	696	180	124	31.1%	43.7%

Source: North Norfolk District Council April 2019 [*5% discount for second home owners on their council tax 2017-18]

- 6.61.** The 5% council tax discount for second homes was discontinued for 2018-19, making it more difficult to identify ‘second homes’, and it should not be assumed all ‘second home’ owners claimed the discount when it was available.
- 6.62.** With 43% of the existing housing stock either being used as a second home or holiday let accommodation this is having an impact on the sustainability of the village. The number of second homes, at over 30%, is seen as too high for these homes to be empty for large periods of the year. See Table 1. Hence, the ambition to increase the number of principal homes – which should result in the home being utilized for more of the time.

- 6.63. In order to meet housing needs of local people, bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here, to strengthen the community and the local economy, the Blakeney Neighbourhood Plan, through **Policy 2**, supports the provision of '**principal residence housing**'. This is new housing which has to be used as the principal residence of the household living in it, but does not have the price controls that affordable housing does, or any local connection requirement. ^[11]_{SEP}
- 6.64. As for affordable housing it is important that the right mix of types of principal residence housing be delivered based on meeting housing needs of local people to bring greater balance and mix to the local housing market and create new opportunities for people to live and work here.
- 6.65. The nature of any development proposal and site affects how and what it is feasible and viable to deliver – this may also influence what housing mix can be delivered. Principal residence housing for downsizing will be part of this, as will be 'live 'n' work' units to meet the needs of small businesses.
- 6.66. The emerging Local Plan - First Draft Local Plan (Part1) – identifies the issue of second home ownership across the district, especially in coastal areas. The use of an existing dwelling as a second home is not defined in planning legislation as development and hence does not require planning permission. This means that it is not possible to control the use of the existing housing stock as second homes through planning policies. ^[11]_{SEP}
- 6.67. However, this is not the case in relation to new dwellings which, when planning permission is granted, can be legally conditioned to ensure that they can only be used as a main residence occupied on a full-time basis. Similar to the occupancy restrictions imposed in relation to affordable homes which can only be used as dwellings for those in housing need.
- 6.68. North Norfolk District Council has chosen not to impose such conditions through the policies in the emerging Local Plan, therefore the Blakeney Neighbourhood Plan chooses to do so through **Policy 2**. Whilst the policy impact is expected to be relatively modest it is felt any change will make a difference in such a small village.
- 6.69. An analysis, albeit limited in scope, of the impact on house prices on coastal villages in Cornwall following the 'Principal Residence' policy in the St.Ives Neighbourhood Plan has been carried out. Details can be found at the following link:
<https://cornwalldevelopersparadise.wordpress.com/2019/11/22/the-case-of-the-research-study-that-wasnt-st-ives-second-home-ban/>
- 6.70. If the experience in St Ives is different to other surrounding coastal villages, then this may well indicate an effect of the 'Principal Residence' policy.

- 6.71.** The comparison of the past four years price changes, from 2015 to 2019, shows prices of new houses in St Ives have indeed fallen by 14%. However, the numbers of new houses sold were extremely low, just a handful a year, which makes any price change index volatile.
- 6.72.** In addition, other places in Cornwall saw even greater falls in this same period:-
- St Austell prices of new housing fell by 43%.
 - Wadebridge new house prices were down by 38%.
 - Lanreath and Duloe the fall was 18%.
 - St Minver and St Kew prices reduced by 17%.
- 6.73.** In none of these places was there a 'Principal Residence' policy in place on new build second homes in this period.
- 6.74.** Meanwhile, prices of the existing housing stock in St Ives did indeed rise, by 28% over this same period. But they also rose and at a very similar rate, in other coastal areas of Cornwall: -
- West Penwith the rise was 30%
 - Roseland 27% increase
 - Wadebridge up by 28%
 - In parts of Falmouth increased by 29%
 - Padstow and St Merryn a rise of 35%.
- 6.75.** In none of these areas was there a 'Principal Residence' policy on new build homes in this period.
- 6.76.** There is no evidence at all that the 'Principal Residence' policy is the cause of the price rise in the existing housing stock in St Ives. Other areas, as listed above in paragraph 6.71, with similar second home demand have experienced very similar price changes since 2015. It is likely that a similar outcome would be seen in Blakeney.
- 6.77.** The actual causes of the price rise look likely to lie in more general factors, not the specific St Ives 'Principal Residence' policy. The headline in the *Telegraph*, that the ban 'led to [the] rise in house prices' is false, misleading and unsupported by the data. Posted on 24 November 2019.
- 6.78.** Comments made by Andrew Mitchell, Cornwall councillor for St Ives West and Cornwall Council Cabinet Portfolio Holder for Homes can be found at <https://www.cornwalllive.com/news/cornwall-news/st-ives-second-homes-ban-3481749>
- 6.79.** Since 2017 house prices have risen in Blakeney by 49.8%, with increases of 18.8% in the last year. It should be recognised and acknowledged that the existing housing stock is already being priced out of reach of local households and having a 'Principal Residence' policy in Blakeney will not affect that.

6.80. Community Feedback: Consultation on the emerging Neighbourhood Plan revealed the following key issue in relation to this theme that the policy seeks to address:

- Limit the number of second homes. **78% strongly agree or agree, 11% unsure and 11% disagree.**

POLICY 2: Managing Second Home Ownership

New open market housing, excluding replacement dwellings, will be required to have a restriction to ensure its first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence.

Sufficient guarantee must be provided of such occupancy restriction through the requirement of a planning condition or legal agreement. New unrestricted homes will not be supported at any time.

Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home.

The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them.

Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when North Norfolk District Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools, etc...).

These restrictions will be secured prior to the granting of planning permission through appropriate Planning Obligations created and enforceable under section 106 of the Town & Country Planning Act 1990, or any subsequent successor legislation.

6.81. Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and 2. Core Strategy Spatial Planning Aim 1.

6.82. The following plans, documents and strategies support Policy 2 :

- Blakeney Emerging Policy Statement Discussion Document (August 2018)
- Central Norfolk Strategic Housing Market Assessment (updated 2017)
- National Planning Policy Framework (2019)
- The North Norfolk Local Plan 2016 – 2036 First Draft Local Plan (Part1) (May 2019)

6.83. Change of use of Residential Accommodation

6.84. **Ambition: Change of use from Residential to Holiday Let Accommodation - seeking to limit the loss of homes to holiday lets.**

6.85. Blakeney has a high proportion of holiday accommodation – 127 units recorded in 2018⁹ – which, along with second homes, is affecting the affordability and supply of homes in Blakeney. **Policy 3** of the Blakeney Neighbourhood Plan seeks to address this specific problem.

6.86. The question of whether a change of use has occurred when a house is let out for short-term holiday or leisure use is a matter for the Local Planning Authority (North Norfolk District Council) with each case considered upon the particular characteristics of the use as holiday accommodation.

6.87. When, depending on the facts of each case, a 'material change of use' is proposed, or has occurred, such that a residential home (C3)¹⁰ can no longer be considered a residential home for planning purposes and is in fact holiday use (*sui generis*)¹¹ then a 'change of use' planning application will be required.



6.88. **Policy 3** would only apply where a change from residential to a holiday accommodation amounts to a 'material change of use', this is a matter of fact and degree in each case.

6.89. These instances are going to be limited as generally, planning permission is **not required** for a change of use from residential (C3) to holiday let accommodation. In the few instances where it is necessary then the Blakeney Neighbourhood Plan will be seen to take action.

6.90. Matters which are likely to contribute to a material change of use having occurred are likely to be related to number of people and separate families using a home at any one time, numbers of cars and visitors to the premises, and other impacts that materially affect local amenity. ^[1]_{SEP}

6.91. Holiday accommodation is classed as '*sui generis*' use and is not classed as 'C3' dwelling houses for the purposes of the Use Classes Order.

⁹ Source North Norfolk District Council

¹⁰ The Town and Country Planning (Use Classes) Order 1987" (as amended). Class C3 (Dwellinghouses).

¹¹ The Town and Country Planning (Use Classes) Order 1987" (as amended). Sui Generis No class specified in the Schedule.

- 6.92.** Any application for change of use from residential (C3) use to holiday let accommodation (sui generis) use will be required to demonstrate how the change of use does not impact on the amenity of local residents - in terms of parking, noise, and other impacts on the local community. This approach should not see a net increase in occupation and as such not seen as having the potential for adverse impact on Europeans sites due to increased recreational pressures.
- 6.93.** New purpose-built holiday accommodation (excluding chalets, camping pods, log cabins and other holiday accommodation which is not suitable for permanent occupation) is unlikely to be supported due to the existing high proportion of holiday homes in Blakeney.
- 6.94. Community Feedback: Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:**
- Limit the number of second homes. **78% strongly agree or agree, 11% unsure and 11% disagree.**

POLICY 3: Change of use - Residential to Holiday Let Accommodation

Proposals to change the use from residential (C3)¹² use to holiday accommodation (sui generis)¹³ must demonstrate that:

- 1) sufficient car parking space can be provided within the curtilage of the proposed holiday let to ensure no additional on-street car parking will be necessary;*
- 2) there are no significant impacts on local amenity for nearby residents in terms of noise disturbance and traffic generation;*
- 3) there are no significant impacts in preserving dark night skies resulting from additional light pollution: and*
- 4) that change will result in no net increase in occupation.*

Proposals for the provision of purpose-built holiday accommodation will not be supported unless it can be demonstrated there is a need which cannot be met by existing provision.

- 6.95.** Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and 2. Core Strategy Spatial Planning Aims 1, 2 and 3.

¹² The Town and Country Planning (Use Classes) Order 1987" (as amended). Class C3 (Dwellinghouses).

¹³ The Town and Country Planning (Use Classes) Order 1987" (as amended). Sui Generis No class specified in the Schedule.



6.96. Change of use of Holiday Let Accommodation

6.97. **Ambition: Change of use from Holiday Let Accommodation to Residential – seeking to ensure any usage change increases the number of principal homes.**

6.98. In order to boost the supply of homes occupied as a Principal Residence **Policy 4** of the Blakeney Neighbourhood Plan provides support for proposals to change the use of holiday accommodation to permanent residential use, providing the dwelling is suitable for permanent occupation.

6.99. This policy applies to proposals for the change of use from Holiday Let use (sui generis) to Residential use (C3). It also applies to proposals to remove occupancy restrictions on existing properties, limiting them to holiday use only.

6.100. This policy, although with Policy 2, will increase, albeit by a relatively small number, the housing stock that will be more accessible to local householders for principal and permanent residency.

6.101. This policy does not apply to the change of use, or replacement of, buildings or structures which are not suitable for permanent occupation.

POLICY 4: Change of use - Holiday Let Accommodation to Residential

Proposals for the change of use or removal of occupancy restrictions from holiday accommodation use to Principal Residence housing, will be supported where the unit proposed for change of use, to residential (C3)¹⁴ or removal of occupancy restriction is suitable for permanent occupation.

Future occupation shall be as a Principal Residence in accordance with Policy 2 of the Blakeney Neighbourhood Plan.

6.102. Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and 2. Core Strategy Spatial Planning Aims 1, 2 and 3.

¹⁴ The Town and Country Planning (Use Classes) Order 1987" (as amended). Class C3 (Dwellinghouses).

6.103. Extensions to Holiday Let Accommodation

6.104. **Ambition:** Extensions to Holiday Let Accommodation – seeking to reduce the impact any extension to holiday accommodation has on residents.

6.105. **Policy 5** of the Blakeney Neighbourhood Plan provides clarity as to what criteria will be considered important in proposals for extensions to properties that are classified as holiday lets (properties that are classified and registered as holiday lets or have holiday usage restrictions).

6.106. High land and property values in Blakeney have resulted in 'overdevelopment' of sites. This has then resulted in traffic and parking problems on roads nearby, due to loss of parking spaces 'on site', and can in some instances result in a dwelling which becomes unsuitable for permanent occupation due to the loss of amenity (and parking) space. There are also amenity impacts on nearby residents in terms of noise, additional traffic and taking house prices beyond the affordability of many local people.

6.107. Preserving the amenity of local residents is important when any increased use of holiday accommodation, through the provision of additional living space by way of extensions is provided. Holiday lets - classed as 'sui generis' use - do not benefit from those permitted rights that only apply to dwellinghouses.

POLICY 5: Extensions to Holiday Let Accommodation

All proposals for extensions to holiday let accommodation must:

1. *demonstrate the outdoor amenity space remaining is sufficient for the occupiers of the holiday accommodation; and*
2. *ensure there is sufficient car parking space retained in the curtilage of the dwelling to ensure no additional on-street car parking will be necessary; and*
3. *demonstrate that the extended property will not significantly add to noise or other adverse amenity impacts on nearby residents as a result of an intensification of the use.*

6.108. Contributes and supports Blakeney Neighbourhood Plan Objectives 1, 4 and 6. Core Strategy Spatial Planning Aims 2, 3 and 5.

6.109. **The following plans, documents and strategies support Policies 3, 4 and 5:**

- Central Norfolk Strategic Housing Market Assessment (updated 2017)
- National Planning Policy Framework (2019)
- North Norfolk Local Plan 2016 – 2036 First Draft Local Plan (Part1) (May 2019)

6.110. Improving Design of Development

6.111. **Ambition: Design of New Development** – seeking through good design principles to facilitate high quality and well-designed development. It is particularly concerned with ensuring the infrastructure of multiple or single new developments meets high standards.

6.112. **Community Feedback: Consultation on the emerging Neighbourhood Plan** revealed the following key issues in relation to this theme that the policies seek to address:

- More affordable housing specifically for people with a local connection. **100% strongly agree or agree.**
- Infill developments (gardens converted to houses) should be resisted. **75% strongly agree or agree and 25% strongly disagree or disagree.**
- Construction materials and finishes should reflect building styles and types characteristic of Blakeney. **96% strongly agree or agree and 4% unsure.**
- Ensure all drainage solutions are implemented prior to any occupation of new homes. **100% strongly agree or agree.**
- Designs should incorporate principles to allow people to stay in their homes as long as possible. **86% strongly agree or agree and 14% unsure.**
- All new development should encourage the use of renewable green energy. **90% strongly agree or agree, 5% unsure and 5% disagree.**
- Design layouts to include provision for storage – cycles, wheelie bins, etc... **100% strongly agree or agree.**
- Support steps to reduce the risk of flooding from rain, seawater and sewerage. **100% strongly agree or agree.**

6.113. Heritage of Blakeney



6.114. Blakeney Conservation Area Appraisal and Management Plan (2019) undertaken by North Norfolk District Council is an evaluation of the Conservation Area.

6.115. This document illustrates the Conservation Area boundary and historic development (see Map 6). It also evaluates key aspects and the character of Blakeney against a number of criteria.

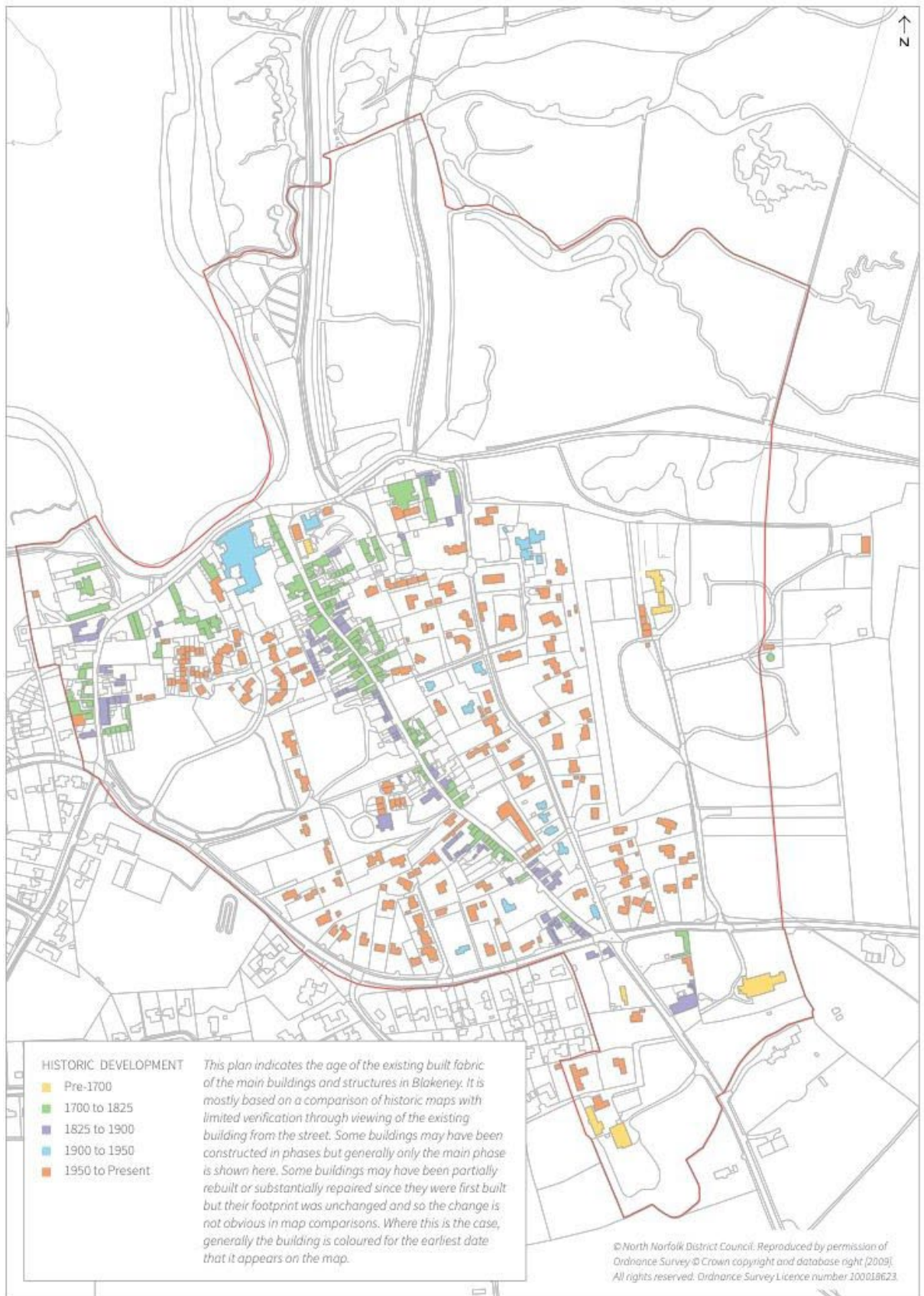
6.116. The document provides comments and judgments on landscape character sensitivities and visual sensitivity. It promotes and recommends the method and materials for repairs, retention and preservation of features and sets out an approach to alterations, extensions and new development to preserve or enhance the character of the Conservation Area.

6.117. The purpose of the Blakeney Conservation Area Appraisal and Management Plan is to seek that any changes be respectful of the typical architectural and visual character of the Conservation Area and that any new development should be of the same or a lesser scale and massing as the buildings around it.



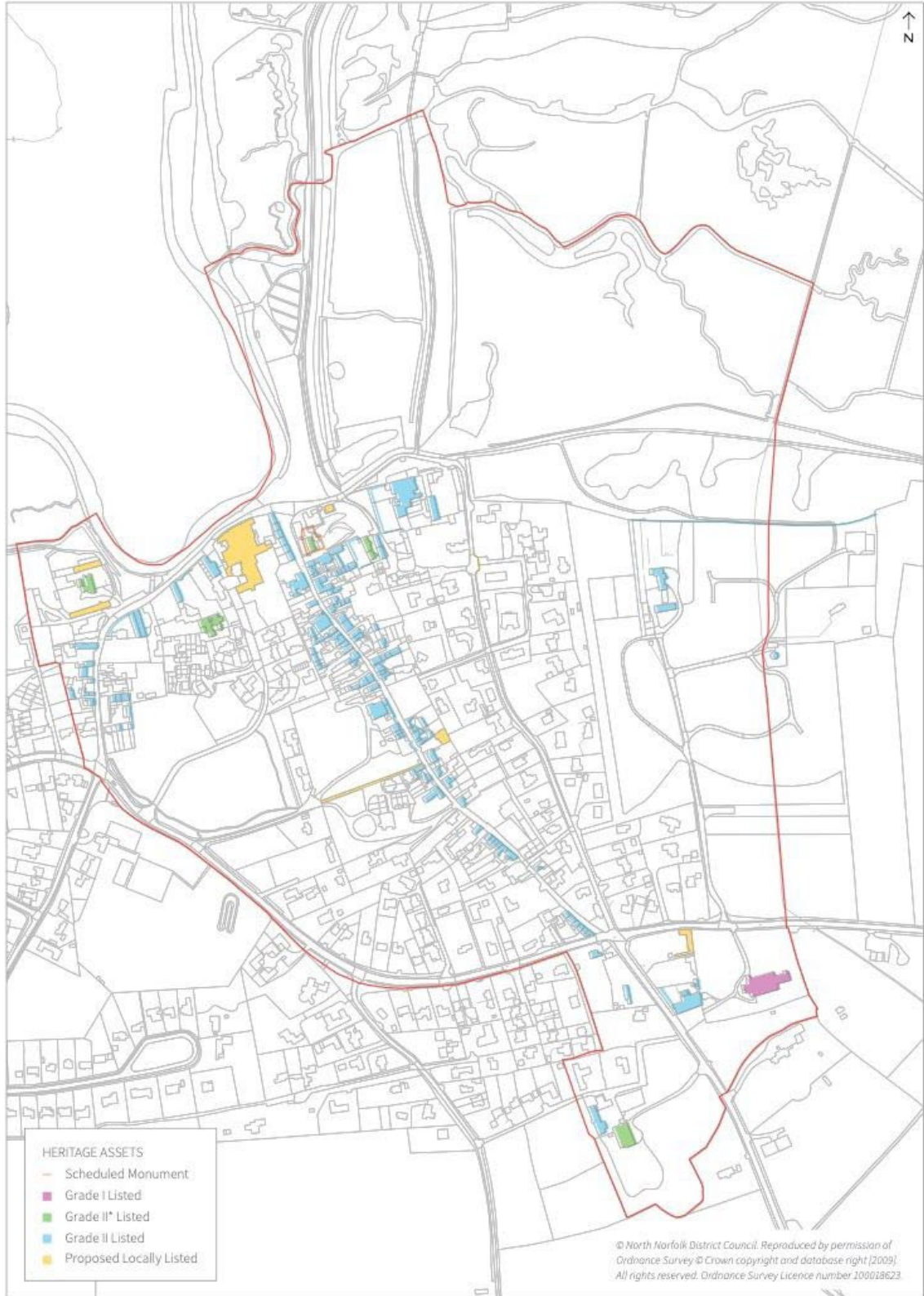
6.118. The most prominent Blakeney landmark is the mighty tower of St Nicholas parish church, built on the highest point of the village. On most approaches to Blakeney, the church tower forms a historic landmark feature on the skyline and is seen rising out of the trees, which almost completely hide the rest of the village.

Map 6: Conservation Area Boundary and Historic Development



6.119. There are 102 listed buildings in the parish of Blakeney - one Grade I, four Grade II* and the remaining 97 all Grade II. Map 7 identifies the listed buildings and important non-designated assets that are located within the Blakeney Conservation Area.

Map 7: Heritage Assets within the Conservation Area Boundary



6.120. A wide range of boundary treatments to properties can be identified. Where gardens front the road, these include flint walls, seen to enhance the local vernacular – identified as a positive feature in the Blakeney Conservation Area Appraisal and Management Plan – and hedgerows of native species which soften the visual links through to the wider landscape.



6.121. The use of evergreen fast-growing conifer species as a screen is a modern visual intrusion and would be discouraged, as would the wide scale use of close board fencing, as seen in recent developments - without mitigation or softening by hedging. It is also a significant impediment to movement of some wildlife.

6.122. Roads within the village are bounded by a mixture of pavements or grass verges with either no kerb or a low kerb. There are numerous examples in the village of roads and boundaries being defined by buildings or vegetation that do not conform to a standard highway design, resulting in restricted sight lines and road widths – this creates a need for slower vehicle speeds and for passing places - creating a more individual and distinct character.



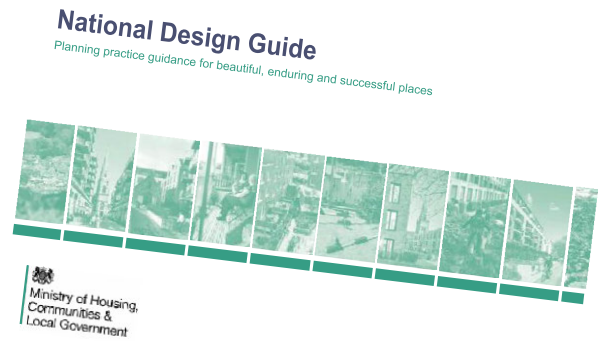
6.123. Roadways are often shared between pedestrians, cyclists, horse riders and vehicles; although this contributes to the rural character, it requires care and consideration by all.

6.124. In the context of a changing world where pressure of global climate change and its dramatic impacts are likely to affect us all, it is essential that communities take action in their locality and wherever possible seek local solutions and implement, what may sometimes be seen as small steps to encourage developments to be more energy efficient. Making use of modern and renewable technologies to maximise opportunities to use fewer natural resources – supporting energy efficiencies and water harvesting will all help.

6.125. In September 2019 the Government issued the National Design Guide.

6.126. The long-standing, fundamental principles for good design are that it is:

- fit for purpose;
- durable; and
- brings delight.



6.127. While it is relatively straightforward to define and assess these qualities for a building - a place is more complex and multi-faceted than a building.

6.128. The National Planning Policy Framework (NPPF) sets out a requirement that achieving high quality places and buildings as well as the quality of existing environments. The NPPF set out the fundamental principles of good design - the underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities.

6.129. The National Design Guide addresses the question of how we recognise well- designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of ten characteristics.

6.130. Policies in the Blakeney Neighbourhood Plan can only seek to encourage good design in those proposals which require planning permission although high quality design is the minimum expectation of residents of Blakeney.



6.131. Blakeney already has a rich variety of architectural styles and distinctiveness that helps to create a village feel. New development should consider carefully its form and character early in the design process. The appearance and location of high quality design, sensitive to and in keeping with its surroundings, should be considered to ensure that

new homes are well integrated and form part of a cohesive and visually appealing local environment.

6.132. Local context is a key factor that should be taken into account when designing any scheme and **Policies 6, 7, 8, 9 and 10** of the Blakeney Neighbourhood Plan seek to encourage the use of design principles and ‘best practice’ in the design process. Scale, density of development, height of development, massing, layout, use of materials and landscaping, as well as means of enclosure, all contribute to a sense of whether the proposal ‘fits in’ to its surroundings.

6.133. To drive good design, developers will be encouraged to follow the principles of ‘**Building for a Healthy Life**’. This is an industry standard quality assessment for well-designed homes and neighbourhoods endorsed by Government.

6.134. **Building for a Healthy Life (BHL)** is the latest edition of - and new name for - **Building for Life 12** and is about guiding better planning of new development through urban design that is safe and provides everything that should be expected for a new community.



6.135. **BHL** updates England’s most widely known and most widely used design tool for creating places that are better for people and nature. The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which made to the 12 considerations in response to good practice and user feedback.

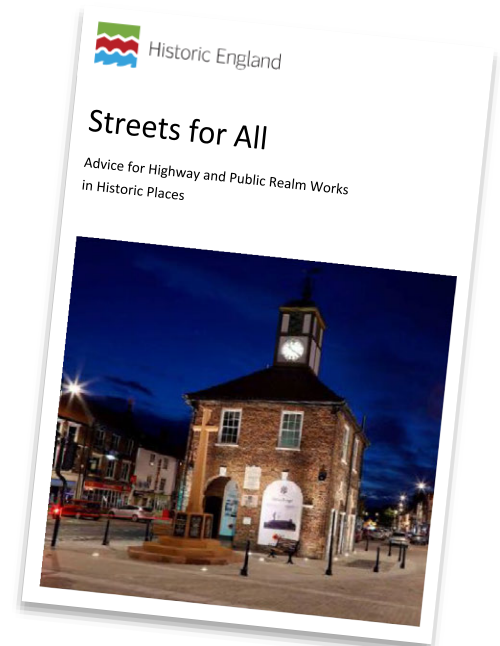
6.136. Using a simple ‘traffic light’ system to access the quality of any new development.

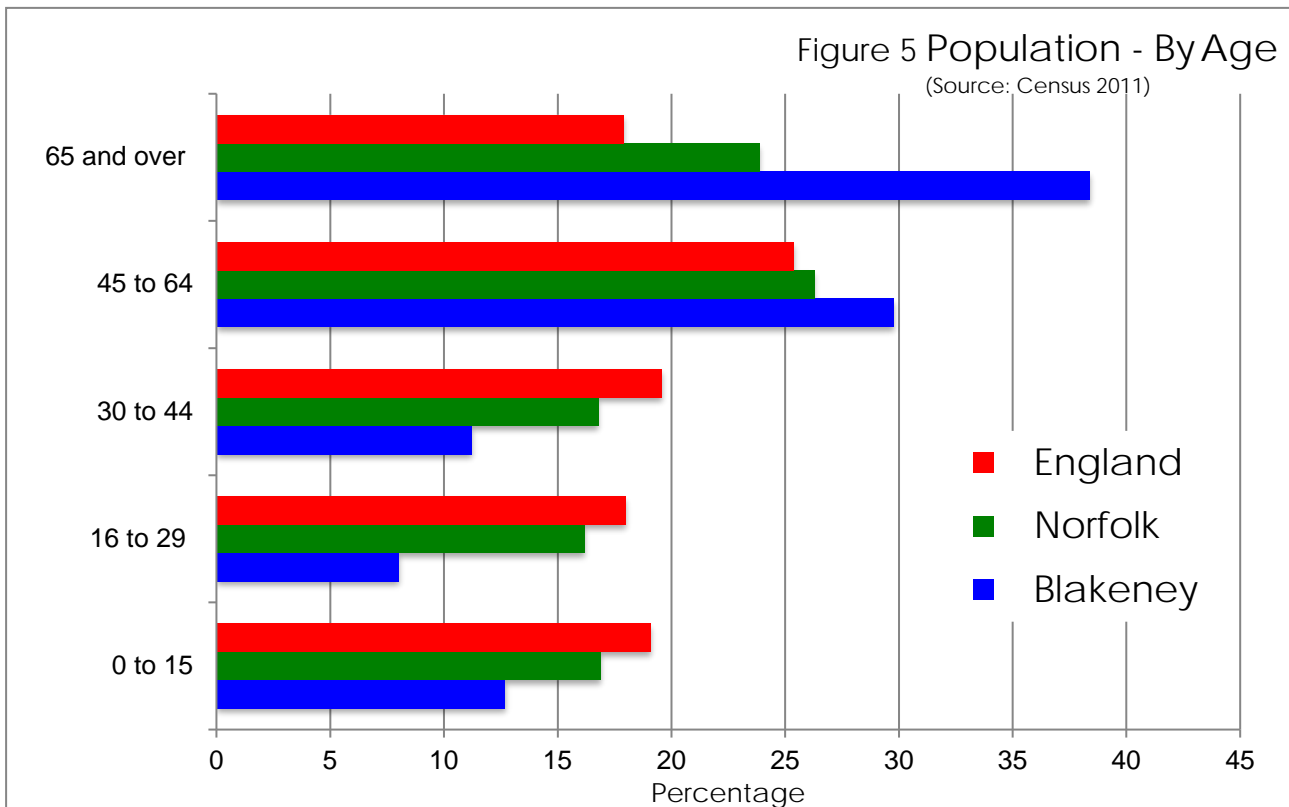


6.137. As a framework, BHL, lists and illustrates examples of good practice highlighted by a green light. Poor practice is highlighted with a red light.

6.138. Where an element of design is considered to fall between a green and a red traffic light, an amber light can be assigned to a particular consideration - it cautions that an aspect of a scheme is not fully resolved. In many cases it is possible to rethink and redesign an aspect of a scheme to achieve a better outcome.

- 6.139.** Using BHL principles, developers should be able to demonstrate how, through good design, any proposed development will follow key design principles to respect scale, form, material finishes and the vernacular character of existing buildings, recognising the historic importance and individuality of the village.
- 6.140.** Historic England's guide – Streets for All – has practical design principles and advice that should, where possible, be applied to the public realm works in sensitive historic locations. There are many examples of good practice in such areas as highways, footpaths, street furniture, parking, traffic calming and environmental improvements.
- 6.141.** The Blakeney Neighbourhood Plan seeks to ensure that local vernacular and design are at the heart of new development proposals.
- 6.142.** A number of infrastructure issues have been identified in the emerging Local Plan - First Draft Local Plan (Part1) – for Blakeney, these are:-
- As a busy tourist destination this does place pressure on the highway network and on parking – causing seasonal traffic and parking issues.
 - Due to the remote rural location and the limited public transport available many visitors arrive by car – a lack of public transport options.
- 6.143.** Through planning obligations and via a S106 agreement / S278 agreement or use of planning conditions development will be expected to contribute towards improving local services and infrastructure, including contributions towards new infrastructure.
- 6.144.** Nationally it is recognised there is a rapidly ageing population. Locally the picture is more dramatic with the age structure of Blakeney's population being considerably older – with just over 38% of the population aged 65 years or over when compared with 24% in Norfolk and only 18% for England. This is illustrated in Figure 5 (Population – By Age) and has significant implications for planning and plan-making.



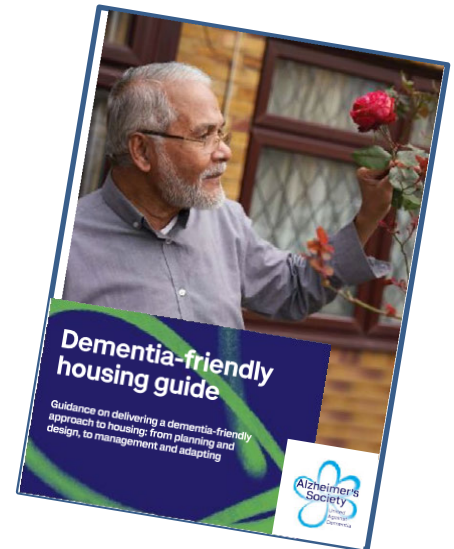


- 6.145.** Local authorities across Norfolk are working hard to try to reduce pressure on social care and hospital budgets through a range of measures, called 'early help', and key amongst them is a desire to help keep people at home for as long as possible before moving them into residential care accommodation.
- 6.146.** There is also increasing demand for specialist retirement-type accommodation, sometimes called 'extra-care'. This accommodation includes an element of care that helps people to 'down-size' more easily to more appropriate and desired accommodation. The National Planning Policy Framework make clear that planning for older people's housing needs is very important.
- 6.147.** With such an ageing population there will be a need for more housing with care or sheltered accommodation to be provided in future, which is normally best placed where it is well related to local services, particularly a doctor's surgery, shops and public transport to enable staff, residents and visitors to have good access.
- 6.148.** Baseline data collected to inform the Blakeney Neighbourhood Plan identifies that by 2030 there is predicted to be an increase of over 86% - c26,937 people - across Norfolk suffering from dementia¹⁵.

¹⁵ Source: NCC Health and Wellbeing Profile July 2012: estimate based on 2011 figures – from POPPI dementia estimates (as at June 2012)

6.149. For any new development that comes to Blakeney this is an opportunity for those developments to lead the way by incorporating simple but effective principles into their designs to deliver dementia friendly communities.

6.150. The **‘Dementia-friendly housing guide’** is a document that offers useful checks and guidance on designing dementia friendly communities and homes. It also states that “Future-proof all housing by building dementia-friendly design into all housing briefs from the very outset. Dementia- friendly design doesn’t have to be costly if it is engaged with at an early enough stage.”



6.151. It is felt that implementing these simple principles could have a significant impact on health and wellbeing of residents. Recognising how people and their lifestyles change over time, including the need for their homes to be adapted to their needs, is important.

6.152. As the building industry better understands how to apply the relatively simple principles identified (several which are already elements of ‘Building for a Healthy Life’), the Blakeney Neighbourhood Plan encourages use of these principles within the design of new developments.

6.153. Integration between new and existing communities is important and can be helped through improved connectivity. Appropriate boundary treatments can aid a joined-up feeling.

6.154. On-street parking is likely to occur, roads should be designed to safely accommodate unallocated on-street parking of a level to deter indiscriminate parking and the obstruction of footpaths and roads. The level of provision should be determined on a site-by-site basis. ^[SEP]



Interesting or inappropriate mix of boundary treatments

6.155. Anglian Water has a pre-planning service, which includes a capacity check to determine the impact of sewerage from a proposed development. See earlier paragraphs 5.20 and 5.30. To ensure wastewater is managed appropriately throughout Blakeney it is expected that new homes be connected to the sewerage system prior to being occupied.

6.156. Implementation of high-quality design that is sensitive to its surroundings and is in keeping - the appearance and location of key features should

be considered early in the design process to ensure that they are well integrated into development proposals and form part of a cohesive and visually appealing environment.

POLICY 6: Design of Development

All development will be expected to deliver high quality design, encouraged to use the Building for a Healthy Life, Streets for All principles (or subsequent updates) and meet the following criteria:-

- 1) provide a mix of types to include one and two bedroom homes, with an emphasis on local needs, first time buyers, starter homes and good quality accommodation for elderly people;*
- 2) respect and be sensitive to the local character of Blakeney and natural assets of the surrounding area, taking every opportunity through design and materials to reinforce a strong sense of place, individuality and local distinctiveness, as defined in the North Norfolk Landscape Character Assessment SPD;*
- 3) preserve or enhance the character and appearance of the Blakeney Conservation Area and protect the setting of designated and non-designated heritage assets as defined in the Blakeney Conservation Area Appraisal and Management Plan or subsequent updates;*
- 4) all new developments which require a connection to the public sewerage network will be required to demonstrate that there is sufficient capacity in the sewerage network to accommodate the development and may be subject to conditions to ensure that dwellings are not occupied until the capacity is available ;*
- 5) the massing, height, scale and proximity, of any proposed development does not result in an unacceptable loss of light or overshadowing, or other adverse amenity impacts on other properties;*
- 6) design of roads and parking areas within any site should minimise effects on pedestrians, in particular safeguarding children in areas where they walk or play, designing in measures to discourage indiscriminate and pavement parking by residents and visitors;*
- 7) incorporate adequate landscaping to mitigate visual impact of the development and to ensure proposals merge into the existing coastal village context and respond to the wider countryside setting; landscape proposals should form an integral part of the design, with particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with ¹¹_{SEPP} established practice and a replacement planting scheme is approved;*

- 8) *boundary treatments should reflect the distinct local character in relation to materials, layout, height and design;*
- 9) *include and incorporate, where possible, the principles of dementia friendly communities (as detailed in "At a Glance: a Checklist for Developing Dementia Friendly Communities", or subsequent updates and industry standards);*
- 10) *demonstrate how new homes will integrate with existing homes and the village facilities while enhancing the safety and security of residents of Blakeney and incorporate crime prevention principles (identified in the Secure by Design Homes 2016 or subsequent updated editions);*
- 11) *any new external lighting proposals, where possible, should incorporate modern technologies, motion sensors, softer down lighting and timers to restrict operating hours and incorporate the following requirements:-*
 - a) *fully shielded (enclosed in full cut-off flat glass fitments)*
 - b) *directed downwards (mounted horizontally to the ground, as low as possible, and not tilted upwards)*
 - c) *switched on only when needed (no dusk to dawn lamps)*
 - d) *white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources;*
and
- 12) *It is recommended that pre-application advice is sought from the Norfolk County Council Environment Service Historic Environment Strategy and Advice Team to identify archaeological implications for any proposed development.*

6.157. Contributes and supports Blakeney Neighbourhood Plan Objectives 1, 5 and 6. Core Strategy Spatial Planning Aims 2, 3 and 6.

6.158. Improving Design of New and Replacement Homes

6.159. Ambition: Improving Design of New or Replacement Homes - this policy seeks to ensure new homes are designed to a high standard.

6.160. It is essential that all communities take action wherever possible to tackle the issue of climate change. In this context it is therefore essential that steps be taken to encourage developments that are more energy efficient and make use of opportunities to use green sources of energy wherever possible.

- 6.161.** Over recent years a number of new developments in other Norfolk districts completed house sales and allowed homeowners to move in without their new homes being connected to the mains sewerage system. This resulted in a large number of additional vehicle movements (HGV tankers) to remove the sewage. This should be seen as unacceptable and is unpleasant for both new and existing homeowners.
- 6.162.** Storage within new homes can be limited and impact on lifestyles. Where new homes are built with garages it is appropriate that they are located in association with the home to aid convenience of use, rather than in distant blocks of garages, which have associated difficulties of use and could encourage anti-social behaviour.
- 6.163.** Experience has shown where parking courts and/or garaging have been located behind and away from the homes intended to use them, residents have chosen to park their vehicles outside their homes on pavements where more convenient and perceived less likely to get damaged. Pavement parking with the narrow road widths has caused access issues for emergency vehicles, bin lorries, pedestrians and wheelchair users. In designing new homes sufficient regard should be given to ensure off-road parking is considered sympathetically and positioned appropriately to maximise its use.



- 6.164.** By adopting good design principles new homes should provide sufficient external amenity space, including refuse and recycling storage for wheelie bins – where possible preventing the need to be stored at the front of properties in plain sight ('wheelie bin blight').
- 6.165.** Norfolk County Council's response to the Pre-Submission Version of the Blakeney Neighbourhood Plan requested the inclusion of the following; Norfolk Fire and Rescue Service advocates
- the installation of sprinklers in all new developments
 - sprinklers have a proven track record to protect property and lives.
- 6.166.** Therefore, the installation of sprinklers in new development is supported but is not a policy or planning requirement.

POLICY 7: Improving Design of New and Replacement Homes

All new homes, including extensions and conversions, will be expected to be designed to a high standard and meet the following criteria:-

- 1) recognise and reinforce the distinctive local character in relation to height, scale, density, spacing, layout orientation, features and building materials reflecting the village style as outlined in the Blakeney Conservation Area Appraisal and Management Plan (2018) or subsequent updates;*
- 2) involve a high standard of design which enhances the visual quality of the landscape and built environment and does not have a significant detrimental impact on amenity views of surrounding countryside and coastline or the special qualities of the AONB;*
- 3) the scale will be appropriate to the size of the plot;*
- 4) ensure new homes have final sewerage solution (not a temporary solution) completed prior to first occupation;*
- 5) incorporate, where appropriate, methods of energy generation, renewable and energy conservation;*
- 6) measures have been incorporated to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation;*
- 7) provide appropriate private external amenity space including refuse and recycling storage facilities identified within the curtilage of each home; and*
- 8) sufficient car parking appropriate to the size and type of dwelling to reduce the need for on-street car parking and indiscriminate parking.*

6.167. Contributes and supports Blakeney Neighbourhood Plan Objectives 1, 2, 5 and 6. Core Strategy Spatial Planning Aims 1, 2 and 3.

6.168. The following plans, documents and strategies support Policies 6 and 7:

- Blakeney Conservation Area Character Appraisal and Management Proposals (2019)
- Blakeney Emerging Policy Statement Discussion Document (August 2018)
- Building for a Healthy Life (2020)
- Central Norfolk Strategic Housing Market Assessment (2017)
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)

- Dementia-friendly housing guide (2020)
- Historic England 2018 Streets for All
- Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Lights (<https://www.theilp.org.uk>)
- National Design Guide (2019)
- National Planning Policy Framework (2019)
- Norfolk Coast Partnership Landscape Character Assessment for the AONB
- North Norfolk Design Guide, SPD (2008) [11] [SEP]
- North Norfolk Draft Landscape Character Assessment, SPD (2018)
- North Norfolk Local Plan 2016 – 2036 First Draft Local Plan (Part1) (May 2019)
- Partnership of Norfolk District Councils – Strategic Flood Risk Assessment (2017)
- Rising to the Climate Crisis - A guide for Local Authorities on Planning for Climate Change (May 2018)
- Secure by Design Homes (2016)
- Site Allocations (February 2011)

High density replacement homes



6.169. Infill Development

6.170. Ambition: Infill Development – seeking to ensure infill development is appropriate in terms of the size and character of new homes and will complement the existing development.

6.171. At the community events residents have raised concern that recent developments (such as Stratton Long Marine, Westgate Street and

Michaelmas, Langham Road) is 'overdevelopment' of the plots, with density and height of buildings being of particular concern.

- 6.172. Street scene and sense of place are seen as important elements, particularly on the approaches to the village. In places where houses are single storey, for instance, it should be demonstrated that it is appropriate to introduce two storey dwellings, or higher without dominating the existing homes.
- 6.173. Key views are an important aspect of the Area of Outstanding National Beauty (AONB) and height of new buildings can detract from key views if inappropriately located.
- 6.174. **Policies 8 and 9** of the Blakeney Neighbourhood Plan will preserve the character of the village while defining what is acceptable should these types of development be proposed.



- 6.175. Large dwellings with small gardens are less suitable for permanent occupation, less affordable, and encourage their use as second and holiday homes - which is making the area unsustainable, as their populations are impermanent. **Policy 2** seeks to reduce the number of second homes.
- 6.176. Gardens, hedgerows and trees are important elements in the existing built-up area, dividing the landscape, giving soft edges and provide green infrastructure corridors – wherever possible these should be retained to

enhance the landscape - aiding biodiversity, creating diverse wildlife habitats, corridors with space for flowers to grow and a rich source of food for insects, birds and wild animals.

- 6.177. Blakeney Neighbourhood Plan **Policy 8** is intended to meet concerns that gardens are not overdeveloped and are retained to provide amenity space for children to play, residents to be able to grow vegetables, off-road parking and open spaces to preserve the character of Blakeney.



- 6.178. **Community Feedback: Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policies seek to address:**
- Infill developments (gardens converted to houses) should be resisted. **75% strongly agree or agree and 25% strongly disagree or disagree.**
 - Construction materials and finishes should reflect building styles and types characteristic of Blakeney. **96% strongly agree or agree and 4% unsure.**

POLICY 8: Infill Development

Applications for small residential developments on infill and brownfield redevelopment sites within Blakeney will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in the Development Framework, and where such development:

- 1. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings;*
- 2. will not involve the outward extension of the built-up area of the village;*
- 3. is not considered to be backland or unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality; and*
- 4. will not detract from the AONB through scale, materials and design.*

Where planning permission is granted future permitted development rights will be removed.

- 6.179. Contributes and supports Blakeney Neighbourhood Plan Objectives 1, 2, 5 and 6 and Core Strategy Spatial Planning Aims 1 and 3.

6.180. Replacement Dwellings

- 6.181. Ambition:** Existing Dwelling Replacement – seeking to provide sustainable development that is appropriate in size and enhances the surrounding street scene.
- 6.182.** The essential aim of the Blakeney Neighbourhood Plan **Policy 9** is to balance the strategic objective of development restraint in the countryside against an acknowledgement that a dwelling already exists on that site.
- 6.183.** It is reasonable to accept that a replacement dwelling may necessitate a modest increase in size in order to provide a level of accommodation and a generally recognised range of domestic facilities to modern standards particularly if the original dwelling is only a small cottage.



- 6.184.** It is important to protect the rural landscape from the intrusion of large modern dwellings. The proliferation of such unsuitable schemes would lead to the intrusion of urban influences that would detract from the rural character of the area. The emerging Local Plan Policy HOU 6 seeks to address this.
- 6.185.** Most approvals for replacement dwellings will be subject to conditions that relate to the timing of and need to demolish the old dwelling. All permitted development rights to the replacement dwelling will be removed, therefore, it will be necessary to apply for permission for all future extensions and alterations on the new dwelling. This will ensure the development does not detrimentally affect the character of the locality now or in the future.

- 6.186.** Having particular regard to the location and setting of the existing dwelling, the proposed new dwelling must seek to maintain the existing character of the area. The Local Planning Authority will attach appropriate conditions to permissions and in certain cases it may be necessary to conclude legal agreements to ensure appropriate development.

POLICY 9: Existing Dwelling Replacement

Proposals for a replacement dwelling must meet the following criteria:

- 1) any increase in height over the replaced building will only be acceptable where it enhances (rather than dominates) the street scene and this is compatible with the appearance of neighbouring buildings and not be detrimental to the amenity of their occupiers;*
- 2) will not detract from the AONB through scale, materials and design; and*
- 3) permitted development rights will be removed from replacement dwelling.*

- 6.187.** Contributes and supports Blakeney Neighbourhood Plan Objectives 1, 2 and 5. Core Strategy Spatial Planning Aims 1 and 3.

6.188. The following plans, documents and strategies support Policies 8 and 9:

- Blakeney Conservation Area Character Appraisal and Management Proposals (2019)
- Blakeney Emerging Policy Statement Discussion Document (2018)
- Building for a Healthy Life (2020)
- Central Norfolk Strategic Housing Market Assessment (updated 2017)
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- Historic England 2018 Streets for All
- Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Lights (<https://www.theilp.org.uk>)
- National Planning Policy Framework (2019)
- National Design Guide (2019)
- Norfolk Coast Partnership Landscape Character Assessment for the AONB
- North Norfolk Design Guide, SPD (2008)
- North Norfolk Draft Landscape Character Assessment, SPD (2018)
- North Norfolk Strategic Flood Risk Assessment (2017)
- Partnership of Norfolk District Councils – Strategic Flood Risk Assessment (2017)
- Secure by Design Homes (2016)
- Site Allocations (February 2011)

6.189. Flooding

6.190. Ambition: Drainage and Flooding – seeking to ensure new development does not cause flood related problems, especially associated with surface water run-off or sewerage or tidal.

6.191. Residents raised at the consultation events that flooding is becoming a more frequent issue - not only caused by tidal fluctuations as sea levels reportedly continue to rise as a result of global warming – but also issues with sewerage and surface water run-off caused by new development.

6.192. To help alleviate surface water flooding new development proposals will be required to demonstrate engagement with relevant agencies and incorporate appropriate mitigation measures to reduce surface water run-off and manage surface water flood risk to the development and wider area. Providing the appropriate climate change allowances, see link: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

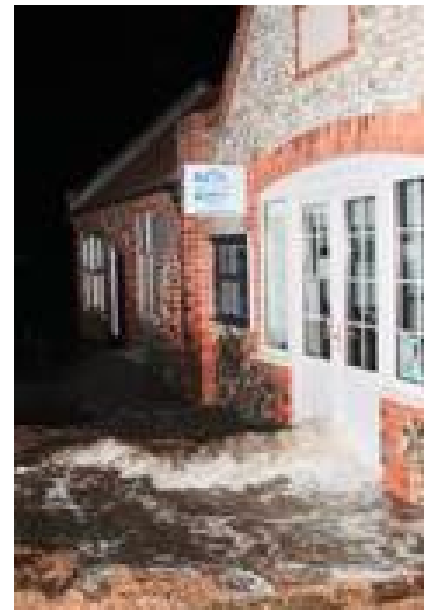
6.193. Sustainable Drainage Systems (SuDs) are seen as the preferred option for surface water disposal. Sustainable Drainage Systems can include permeable surfaces, rainwater harvesting and storage and green roofs and walls. Any water drainage solution to be implemented prior to first occupation of any dwelling or commercial building.

6.194. The Local Plan Core Strategy also identifies the capacity limitations of the existing sewerage infrastructure.

6.195. Residents see sewerage capacity management as a serious matter for concern after a number of recent incidents of raw sewerage flooding The Quay, Westgate Street and the bottom of the High Street.

6.196. Blakeney's proximity to internationally designated wildlife habitats and Areas of Outstanding Natural Beauty adds further concern to the disposal of wastewater and sewerage and may have the potential to constrain further growth in Blakeney.

6.197. Anglian Water has a pre-planning service, which includes a capacity check to determine the impact of sewerage from a proposed development. To ensure



The Quay

wastewater is managed appropriately throughout Blakeney it is expected that new homes be connected to the sewerage system prior to being occupied.

6.198. The intention of the Blakeney Neighbourhood Plan is to contribute towards efforts to reduce the risk of sewerage, surface water and tidal flooding in Blakeney. It seeks to promote a range of assessment and mitigation measures that will ensure any future development or redevelopment will not have a detrimental impact on flood risk in the village.

6.199. Norfolk County Council, as the Lead Local Flood Authority (LLFA), works closely with the relevant agencies, such as Anglian Water. One of their recommendations is to include policies within spatial planning documents such as Neighbourhood Plans, which reflect findings of the Surface Water Management Plan and to contribute towards strategic multi-agency efforts. **Policy 10** has been further developed to incorporate their suggested wording and requirements.



6.200. Tidal surges have the potential to cause extensive infrastructure damage and disruption in the coastal parishes of North Norfolk. The tidal surge of 5th December 2013 caused serious flooding, damage and destruction to properties, businesses and amenities along the Blakeney Quay and Westgate Street.

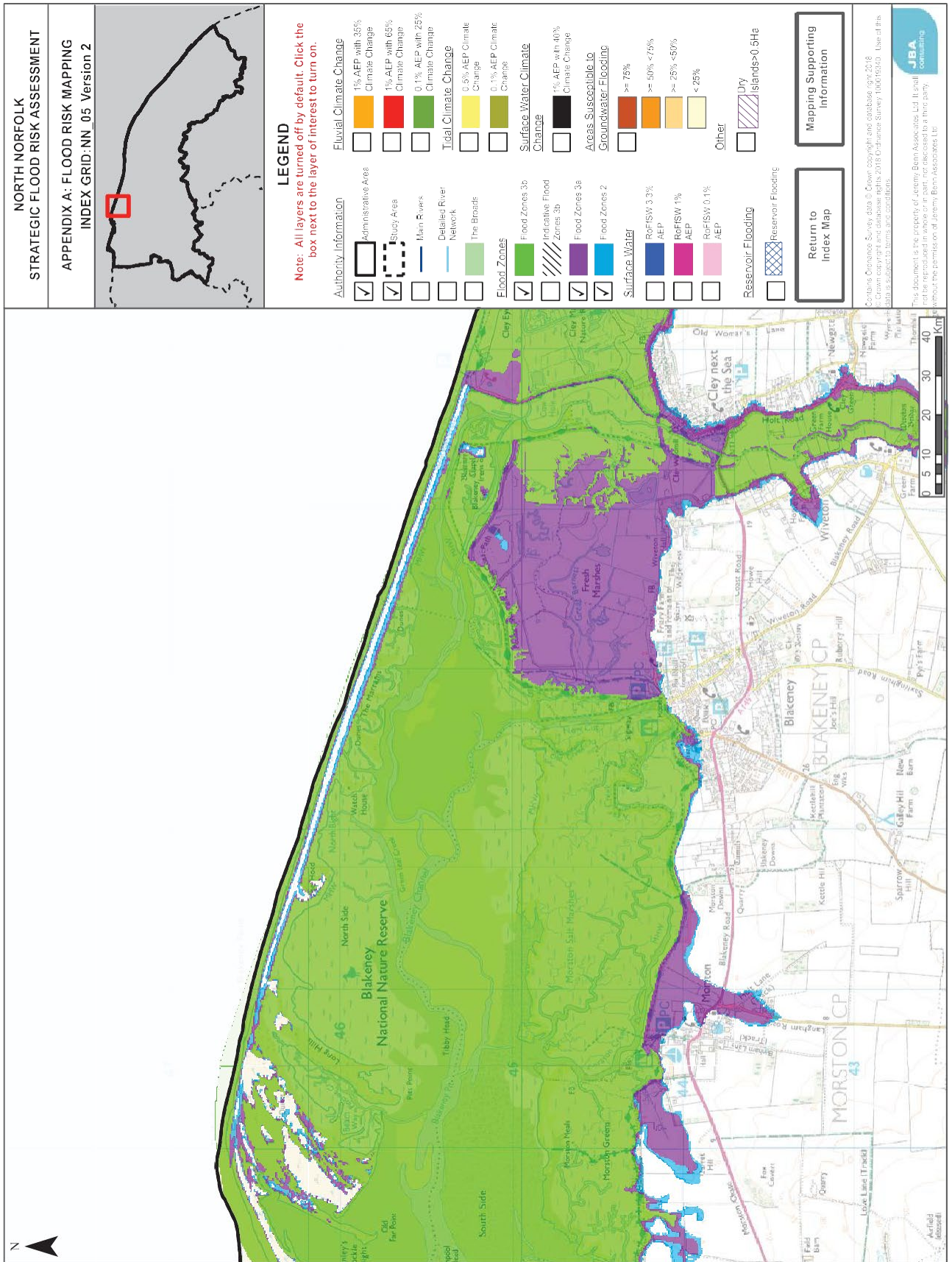
6.201. Significant surges have been described as a 'one in 25 year events' - the sight of destroyed carpets and cookers outside flooded premises was a frightening reminder of the power of the sea and loss of life during the 1953 floods. With global warming and climate change the frequency of tidal surges may increase.

6.202. Apart from the protection of property, many local livelihoods depend on the income from tourists and the leisure activities linked to our renowned but fragile natural coastal environment. There is uncertainty for the security of both homes and business premises.



6.203. The Environment Agency tidal Flood Zones identify that parts of Blakeney are in Flood Zone 3b, Flood Zone 3a and Flood Zone 2. See Map 8.

Map 8: Blakeney Flood Zones



6.204. Examples of tidal flood defences on individual homes.



6.205. Community Feedback: Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policies seek to address:

- Ensure all drainage solutions are implemented prior to any occupation of new homes. **100% strongly agree or agree.**
- Support steps to reduce the risk of flooding from rain, seawater and sewerage. **100% strongly agree or agree.**

POLICY 10: Drainage and Flooding

Proposals for new development within the Blakeney Neighbourhood Area should be accompanied by a flood risk assessment which gives adequate and appropriate (based on scale of development) consideration to all sources of flooding and proposed surface water drainage; demonstrating that it would:

- 1. Not increase flood risk to the site or wider area from fluvial, surface water, groundwater, sewerage or tidal;*
- 2. Have a neutral or positive impact on surface water drainage; and*
- 3. Any water drainage solution, including wastewater management, must be implemented prior to homes being occupied and include appropriate mitigation of any risk of downstream flooding identified by the sewerage capacity assessment required by Policy 6 (criteria 4).*

Development proposals must demonstrate that they have taken account of the most up to date information from the Environment Agency, Anglian Water and

Norfolk County Council (in its role as an LLFA) on the risks and causes of flooding in Blakeney, and how these can be addressed. They must also include appropriate measures to manage flood risk and to reduce surface water run-off to the development and include:

- *appropriate measures to address any identified risk of flooding (in the following order of priority: assess, avoid, manage and mitigate flood risk);*
- *locating only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use and no adverse impact on AONB or on the integratory of European sites. During construction of any proposed allocated sites a Construction Environmental Management Plan is required to be produced and agreed in writing by the LPA prior to commencement of any works (include ground clearance) and include specific measures to avoid issues relating to surface water management;*
- *appropriate allowances for climate change;*
- *Sustainable Drainage Systems (SuDS) with an appropriate discharge location, subject to feasibility;*
- *priority use of source control Sustainable Drainage Systems such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other Sustainable Drainage Systems components which convey or store surface water can also be considered;*
- *mitigation against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary;*
- *during construction of any proposed allocated sites a Construction Environmental Management Plan is required to be produced and agreed in writing by the LPA prior to commencement of any works (include ground clearance) and include specific measures to avoid issues relating to surface water management; and*
- *clear maintenance and management proposals of structures within the development, including Sustainable Drainage Systems elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.*

An environmental permit for a flood risk activity may be needed from the Environment Agency for works in, under, over or within 8 metres (m) from a fluvial main river and from any flood defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert.

- 6.206.** Contributes and supports Blakeney Neighbourhood Plan Objectives 6 and Core Strategy Spatial Planning Aims 2 and 4.

6.207. The following plans, documents and strategies support Policy 10:

- Blakeney Conservation Area Character Appraisal and Management Proposals (2019)
- Blakeney Emerging Policy Statement Discussion Document (2018)
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- Hunstanton to Kelling Hard Shoreline Management Plan (SMP5)(2011)
- National Planning Policy Framework (2019)
- Norfolk LLFA Statutory Consultee Guidance for Planning Document: Version 4 (2019)
- North Norfolk Design Guide, SPD (2008) ^[11]_{SEP}
- North Norfolk Draft Landscape Character Assessment, SPD (2018)
- North Norfolk Strategic Flood Risk Assessment (2017)
- Partnership of Norfolk District Councils – Strategic Flood Risk Assessment (2017)
- Site Allocations (February 2011)



Theme 2: Natural Environment

6.208. Evidence and Justification

6.209. Public engagement during the development of the Blakeney Neighbourhood Plan has demonstrated that the landscape around Blakeney and the green spaces in and around the village are highly valued - identified as one of the unique characteristics of Blakeney and deserving of strong protection.

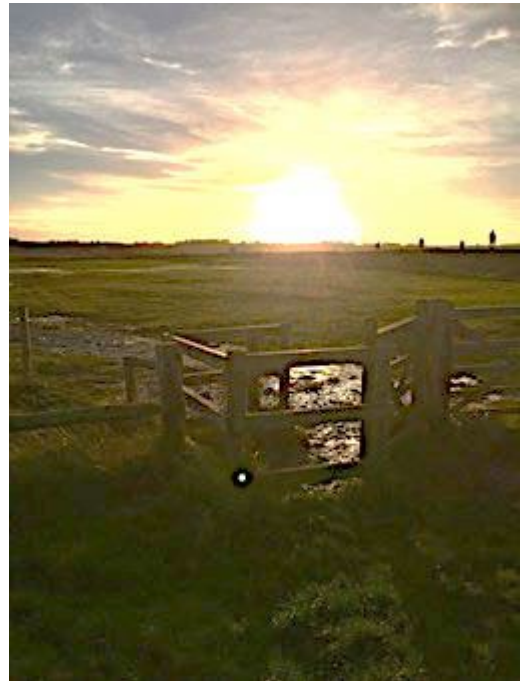
6.210. The National Planning Policy Framework, paragraph 170, states "Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes....."

6.211. Landscape

6.212. Blakeney contains many important and protected sites, habitats and species. Designated sites are those areas that are particularly notable for their features, biodiversity, flora, fauna or geodiversity and may be designated under international agreements (such as the Ramsar Convention and the EC Habitats Directive), national law (such as Sites of Special Scientific Interest (SSSI)) or through non-statutory designations (such as County Wildlife Sites). These sites are managed to protect and preserve the features for which they are particularly valued. ^[17]_[SEP]

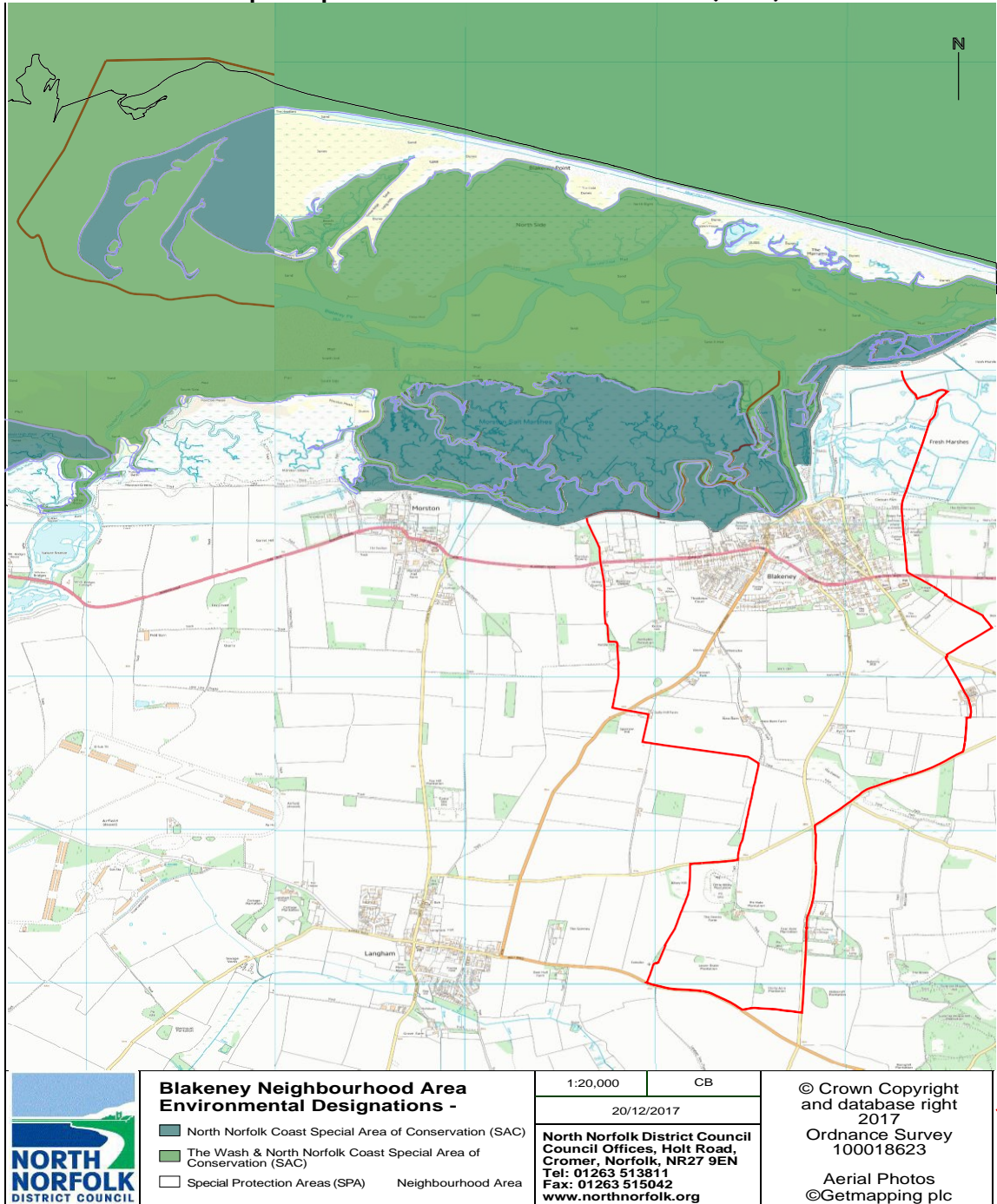
6.213. The saltmarsh habitat immediately north of the settlement is an internationally rare landscape protected through its designation as part of the North Norfolk Coast Special Area of Conservation (SAC), Special Protection Area (SPA), SSSI and Ramsar.

6.214. The land parcels to the south of Blakeney village are found to contribute positively to the setting of the Area of Outstanding Natural Beauty and consequently have low capacity for development without causing further denigration of the landscape and depletion of wildlife.



6.215. Viewed from a distance and vantage points such as Kettle Hill and the church tower, Blakeney is an attractive mosaic of red roofs, trees, gardens and green spaces set in open countryside. Away from the valued built environment and special character of the High Street these are the features that help to provide the unique character of our village.

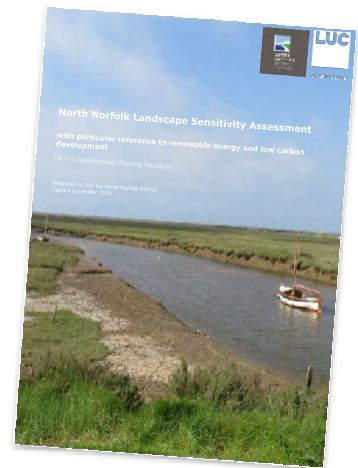
Map 9: Special Area of Conservation (SAC)



6.216. The North Norfolk Landscape Sensitivity Assessment (2018) is an evaluation of the District to define and apply criteria relating to the susceptibility to change and the value of different landscape areas. Landscape Character Types (LCTs) are used to provide the spatial framework for the assessment of landscape character sensitivities and visual sensitivity.

6.217. The assessment identifies that the District has a rural character with agriculture, in particular, arable farmland comprising by far the largest component of land use. It concludes that the Norfolk Coast Area of Outstanding Natural Beauty is highly sensitive to all development types.

6.218. Landscape sensitivity can inform appropriate locations for development, and can also be one of the considerations to be taken into account when making decisions on planning applications.



6.219. Paragraph 180 of the National Planning Policy Framework contains one reference to sensitivity as follows: "Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development..."

6.220. There are eleven Landscape Character Types (LCTs) falling within North Norfolk District¹⁶. Blakeney is identified as falling predominately within two of these - **drained coastal marshes** and **rolling heath and arable**.

6.221. '**Drained coastal marshes**' are areas of former open coastal marsh (intertidal marsh) that have been drained and enclosed, forming a flat open landscape comprising some important grazing marsh habitat as well as sand dunes, pine woodland and arable farmland. All parts of this fall within the Norfolk Coast Area of Outstanding Natural Beauty and North Norfolk's 'Undeveloped Coast' policy area. The majority of which also falls within the stretch of North Norfolk Heritage Coast.

¹⁶ North Norfolk Landscape Character Assessment (2018)

6.222. Blakeney is identified within area '**DCM2**' along with Wiveton, Cley and Salhouse, with key characteristics¹⁷ of:-

- A flat, open low lying landscape dominated by grazing marsh and drained farmland
- Enclosed by natural (sand dunes, shingle banks) or man-made (clay) banks which keep the sea out
- A dynamic and changing landscape
- A remote, peaceful landscape, but with some 'honeypots' of activity and built development
- Nature conservation interest, notably the freshwater marsh which is a haven for breeding birds^[SEP]
- Evidence of past land use including historic farmsteads and field patterns, salt pans, medieval fisheries and water mills
- Access provided by tracks and footpaths, and occasional roads
- Large skies and long views



6.223. '**Rolling heath and arable**' type is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence, and very light sandy soils, which are marginal in agricultural terms. Land cover is notable for lowland heath, arable farmland, pockets of scrub and woodland, with little settlement inland from the coastal villages of Blakeney and Salhouse.

6.224. The area falls within the Norfolk Coast Area of Outstanding Natural Beauty and small pockets of land either side of Blakeney also fall within the North Norfolk Heritage Coast. Part of this landscape is also within North Norfolk's Undeveloped Coast policy area.

¹⁷ Detailed information about landscape character and valued features is set out in the North Norfolk Landscape Character Assessment (2018)

6.225. There is one area of **rolling heath and arable** in North Norfolk, on either side of the Glaven Valley: '**RHA1**' – North Norfolk Rolling Heath and Arable. With key characteristics of:-

- Distinctive glacial topography
- An open, elevated character affording long views to the coast and inland
- Extensive heathlands and woodland blocks are prominent features
- A strong rural character, with nature conservation interest and tourism land uses
- Concentration of settlement along the coast
- The Kelling Estate
- Frequent disused sand and gravel pits
- Characterful minor roads linking the busier A149 coast road and A148 Cromer to Fakenham road



6.226. The **Blakeney Esker** is well-known as England's best-developed esker. It is a 3.5km ridge, which rises to c.20m above the surrounding landscape and runs south eastwards from Blakeney towards Wiveton. At its southern end is Wiveton Downs Local Nature Reserve, a geological SSSI.



6.227. Its origin remained unresolved until relatively recently (c.1997) when the quarried sand and gravel revealed important information of how the ridge was formed. Thousands of years ago, when much of Norfolk was covered

in ice, a river of melt water was flowing beneath the glacier, carrying large amounts of sand and gravel. When the glacier retreated, the sand and gravel ridge remained.

- 6.228.** The quarrying, which has changed the appearance of the feature, took place before the Esker was designated a geological Site of Special Scientific Interest (SSSI). The Blakeney Esker is covered in vegetation today but remains a prominent feature in Norfolk’s landscape and a reminder of its icy past.



- 6.229.** Blakeney Point is one of the most important sites for migrating birds in Europe and provides a resting and breeding site for both Grey and Common Seal. The breeding colony of Grey seals is the largest in the UK.

- 6.230.** Blakeney Point is not only famous for its seals and birdlife but also historically for various lifeboats housed there. These were important boats - initially powered by oarsmen.



- 6.231.** The first lifeboat shed - thought to date from around 1825 - can be seen behind the later larger shed built in 1898 to accommodate the bigger lifeboats.



- 6.232.** Silting up of Blakeney Harbour meant that, in 1935, it was decided to dispense with a lifeboat at Blakeney Point. The nearest lifeboats now are stationed at Wells-next-the-Sea (to the West), Sheringham and Cromer (to the East).

6.233. Any development has the potential to affect the Area of Outstanding Natural Beauty's defined special qualities to some extent, in particular the undeveloped coastal character, sense of remoteness, tranquillity and wildness (and dark skies), and the strong and distinctive visual links between land and sea. As a result, the presence of these nationally valued landscapes increases sensitivity to all forms of development within, or affecting these areas.

6.234. The Norfolk Coast Path runs through Blakeney. The village is also a hub for boat and seal watching trips.

6.235. The National Planning Policy Framework, paragraph 172, states "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas,..... The scale and extent of development within these designated areas should be limited....."



6.236. Blakeney has significant areas of mature garden, pasture and grassland (including the churchyard and National Trust Friary Hills) all of which serve as environments for a wide variety of species providing notable green infrastructure and wildlife corridors. Blakeney Neighbourhood Plan **Policy 11** seeks to further improve the biodiversity, while **Policy 13** looks to provide additional protection for open spaces and **Policy 14** aims to ensure green areas are managed and maintained.



6.237. Biodiversity

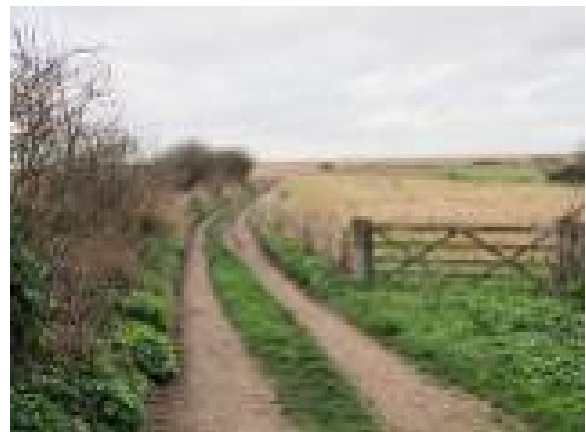
6.238. Ambition: Biodiversity and Accessibility – seeking to enhance the rural coastal setting and provide habitats for wildlife whilst improving access to the coastline and countryside.

- 6.239.** The National Planning Policy Framework, paragraph 118, requires the achievement of net environmental gains. Under the Environment Bill (2019) the biodiversity value of a development must exceed the pre-development biodiversity value of the onsite habitat by “at least” 10%.
- 6.240.** In the open countryside of Blakeney there are a number of small spinneys. The tree belts and hedge corridors connecting these separate elements are important. In recent years, infill housing development has resulted in the removal of orchards and ornamental trees.
- 6.241.** Blakeney parish contains many small parcels of deciduous woodland (such as the beech trees with their significant colony of rooks) adjacent to the Parish Church, the school and at the Old Rectory.
- 6.242.** Away from the High Street there are the remnants of lines of trees - predominantly scots pine - bordering houses on Rectory Lane, Back Lane, Cley to Stiffkey Road and south of the Blakeney Hotel. At the edge of the village, the corridor of land running through agricultural land from Morston Road south east towards the Wiveton Downs is designated as a SSSI. This includes patches of calcareous grassland overlying glacial deposits and includes the named locations of Blakeney Downs, Kettle Hill, New Barn and a portion of Wiveton Downs.



- 6.243.** Public open areas associated with new developments should be stocked with native tree, plant and grass species to compensate for losses resulting from the development. Extensive and uninterrupted use of walls and paving detracts from promoting and sustaining a greener environment.

- 6.244.** The network of wildlife corridors within and around the village need to be managed to ensure they are preserved, restored and enhanced for the benefit of wildlife and the enjoyment of residents. These corridors include footpaths and roadside verges with trees and plants alongside them.



- 6.245.** Taking full account of wildlife needs, effective management and maintenance of hedgerows, field boundaries, plus woodlands and spinneys, should be strongly encouraged as a way of promoting biodiversity.

6.246. Gardens contribute enormously to the mosaic of green space and ecological diversity. Apart from the fact that gardens are good for personal health, happiness and wellbeing, they play a key role in sustaining wildlife threatened by modern development and agricultural methods. Gardens provide a haven for pollinating insects and a habitat and refuge for birds, reptiles and small mammals. There is evidence that nest-boxes and bird-feeding stations can help to reverse the decline in some species.



The Pastures village open space

6.247. The Pastures was historically rough open meadowland owned by Mr Ralph Murfitt of The Blakeney Hotel. Over time land was part developed and is now home to the dwellings that include some timeshare properties. In order to protect the remaining area of land Blakeney Parish Council purchased the area today known as The Pastures (other than a small area at the top which is still owned by The Blakeney Hotel) in order to save it from further development and for all to enjoy as an Open Space.

POLICY 11: Biodiversity and Accessibility

Development must demonstrate how it delivers a 'net gain' in biodiversity and improves connections with existing open spaces in and around Blakeney.

Landscape proposals must form an integral part of any development design, with trees and hedgerows retained unless, following surveys, their value is deemed of category of 'C' or below low in accordance with established practice. Features that encourage flora, fauna, habitat and wildlife will be supported. All landscape schemes, where possible, should be planted prior to first occupation.

All new development must maximise opportunities to enhance the existing local green infrastructure and, where possible, create network links to encourage the use of existing footpath and cycleway links to the wider parish and countryside provided proposals would not result in adverse impact on the integrity of the European sites..

6.248. Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and 5. Core Strategy Spatial Planning Aims 3 and 6.

6.249. Dark Night Skies

6.250. Ambition: Preserve Dark Night Skies – seeking to maintain the ‘dark skies’ that characterise Blakeney through the implementation of good design principles in the planning process.

6.251. The North Norfolk coast, an Area of Outstanding Natural Beauty, boasts some of the darkest skies in the country, which is a defining feature of one of the identified special qualities of this Area of Outstanding Natural Beauty, namely a sense of remoteness, tranquillity and wildness.

6.252. The absence of lighting on the rural roads and lanes contributes to this, as does the low level of street lighting. This is particularly the case in our village. The risk of increasing light pollution is an issue that threatens the tranquillity and charm of Blakeney. Lighting schemes can also be costly and difficult to change, so getting the design right and setting appropriate conditions at the planning stage is important.

6.253. When used properly, planning conditions can enhance the quality of development and enable development to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects. The objectives of planning are best served when the power to attach



Example of light pollution

conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls¹⁸.

6.254. Paragraph 55 of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum, and only used where they satisfy all the following tests:

- a) necessary;
- b) relevant to planning;
- c) relevant to the development to be permitted;
- d) enforceable;
- e) precise; and
- f) reasonable in all other respects.

¹⁸ Paragraph: 001 Reference ID: 21a-001-20140306

- 6.255.** The 'statement of intent' should be appropriate to the scale of development, whether a separate statement or included in the Design & Access statement detailing lighting intentions and likely impact.
- 6.256.** Where the Highways Authority does require the installation of highway lighting this should be designed to give consideration to reducing its impact on the quality of the dark night skies.
- 6.257.** Proposals for external lighting in prominent locations likely to be visible from the surrounding landscape and viewpoints will not be supported. Any proposals in Blakeney should preserve the presently largely unlit night-time environment.
- 6.258.** Lighting should only be required where it is needed to enhance safety and security on public highways and footways. Ornamental lighting should not be allowed. As a general principle, the light source itself should not be visible.
- 6.259.** More information on dark skies in Norfolk and key locations is available at https://www.visitnorthnorfolk.com/see-and-do/dark_skies.aspx
- 6.260.** Through the public consultation, local residents raised concerns about light pollution. In recent years they have noticed that the 'dark sky' environment characteristic of our village is deteriorating as both existing and new buildings employ security lighting and fixed lights – with some that stay on all night - as well as decorative floodlighting and signage.
- 6.261.** These should be discouraged to minimise light pollution, maintain the amenity of neighbours and the character of the area.
- 6.262.** To preserve dark night skies and the unique feel of Blakeney, proposals for development requiring the provision of external lighting - including lighting of public thoroughfares - will be required to demonstrate there are no adverse impacts on the quality of dark night skies or likely to result in light pollution for neighbouring properties or streets.
- 6.263.** Being mindful of preserving the existing largely unlit night-time environment, new lighting proposals should be restricted to the minimum necessary for safety and security. It is suggested that, where possible, motion sensors are incorporated with safety lighting with alternative, softer, down lighting encouraged and timers used to reduce light through the early hours of the morning.
- 6.264.** National Planning Policy Framework, paragraph 180, states "...limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."

6.265. The following picture illustrates how a home can detrimentally flood the area in light with its decorative lighting, dominating the night street scene and polluting the night sky with light.



Example of light pollution

6.266. The Campaign To Protect Rural England (CPRE) believes that darkness at night is one of the key characteristics of rural areas, highlighting a major difference between rural and urban.

6.267. The Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Lights which gives also gives guidance for lighting in an AONB.



POLICY 12: Dark Night Skies

Planning applications for new development and extensions should include a clear statement of intention in relation to minimising the impact of the development on light pollution.

External lighting must demonstrate that it is necessary for safety and/or security reasons, rather than for ornamental purposes. Proposals that are unable to demonstrate this will not be supported.

Proposals for internal and external lighting in prominent locations that are likely to be visible from the surrounding landscape and viewpoints will not be supported.

Residential development should be designed to minimise light pollution, avoiding the use of unscreened roof-lights or atria.

Lighting of public thoroughfares and other public areas necessary for safety and security should be designed to demonstrate that there is no adverse impact on the quality of dark night skies.

- 6.268.** Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and Core Strategy Spatial Planning Aim 3.



6.269. Open Green Space

- 6.270. **Ambition: Open Space Preservation** – seeking to recognise the importance of these areas to the village for recreational, amenity and visual value. The policy is not seeking 'Local Green Space' designation¹⁹.
- 6.271. Pedestrian linkages are seen as being important between any new development and key village facilities – such as the school and shops - thereby reducing the dependency on motor vehicles.
- 6.272. Open spaces within the built up area help define the character and identity of Blakeney and are equally important to the wellbeing of the community by providing opportunities for formal and informal recreation.
- 6.273. '**Green spaces**' are generally accepted as being '**important to the health and happiness of local communities**' promoting wellbeing and deserving special protection.
- 6.274. Our ambition is to protect and enhance the natural habitat and its wildlife whether currently in private or public ownership or as land considered for development.
- 6.275. The community wishes to see these spaces protected for future generations.



The Pastures village open space

- 6.276. There are a number of open spaces and green areas, which together with the historic built environment, contribute to the character enjoyed by the existing community. These areas provide opportunities for both formal and informal recreation.

¹⁹ 'Local Green Space' defined in paragraph 99, 100 and 101 of the National Planning Policy Framework.

6.277. The community wishes to see both the historic built environment and open spaces protected for future generations. Their loss would be detrimental to the appearance, character and amenity value of the immediate community.

6.278. Streets and other public spaces that are attractive encourage social interaction, act as meeting points (thereby reducing isolation) and add to the character of the village.



6.279. Through the public consultation, local residents expressed strong views about improving accessibility. Specifically, that any new footpath and cycleway should be linked to the existing network to aid movement of residents and to use the opportunity to enhance flora, fauna and habitat linkages for wildlife.

6.280. Many local residents expressed concern that, if uncontrolled, changes to open spaces would irrevocably affect the special character of Blakeney. It is therefore important that any policies must respect these important areas and seek to further enhance their characteristics, which make Blakeney such a desirable place to live.

6.281. The existing patches of woodland within the parish are of great importance for their biodiversity, amenity and landscape value. In considering any new development they should be afforded particular consideration and, where possible, preserved.

6.282. The areas of existing open space have been identified in Table 2, on page 91, with each area's importance in terms of historic, amenity and strategic value has been assessed based on the following definitions.

6.283. Open Space of Historic Importance. The relationship of buildings and open spaces within the Blakeney Conservation Area is essential in creating the special character of the village. As noted in the Conservation Area Character Statement "Each of Blakeney's streets and open spaces have different characteristics." There are further historic open areas of note outside the designated Conservation Area.

6.284. Open Space of Amenity Value A number of open spaces within the built up area provide important amenity – visual and/or recreational (formal or informal) - for the locality and include greens and smaller pockets of locally important amenity spaces, such as car parks. In the more urban and built up areas of the village the open space these car parks provide is seen as

essential in breaking up the street scene, maintaining the character and urban balance.

6.285. Open Space of Strategic Importance

There are certain designated and non-designated open spaces within Blakeney which because of their location, openness and topography allow views across a wider area enhancing the village perception, character and countryside feel.



6.286. Accordingly, through the Blakeney Neighbourhood Plan Policy 13, identifies these important open spaces and would not like to see any of these lost to development unless proposals can be demonstrated to be of community benefit. Within Policy 13 “community support” will be defined as the official view given by the Blakeney Parish Council.

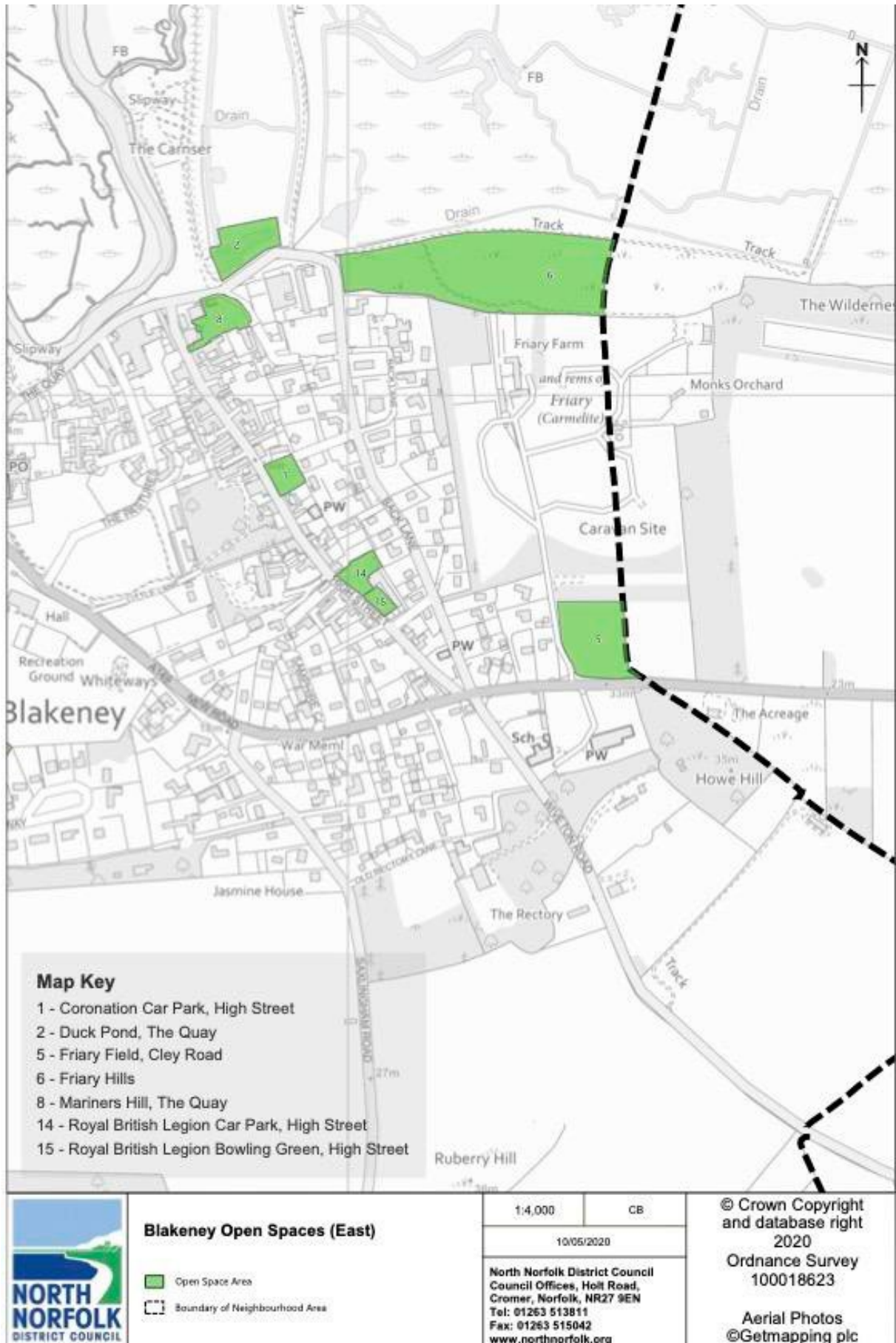
<p>POLICY 13: Open Space Preservation</p> <p><i>Proposals for development, which would result in the loss of an existing Open Space, as defined in Table 2 and illustrated on Maps 10 and 11, will not be permitted unless the development has community support and is of sufficient benefit to the community which clearly outweighs the loss of the existing open space.</i></p>
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6.287. Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and 5. Core Strategy Spatial Planning Aims 3 and 6.

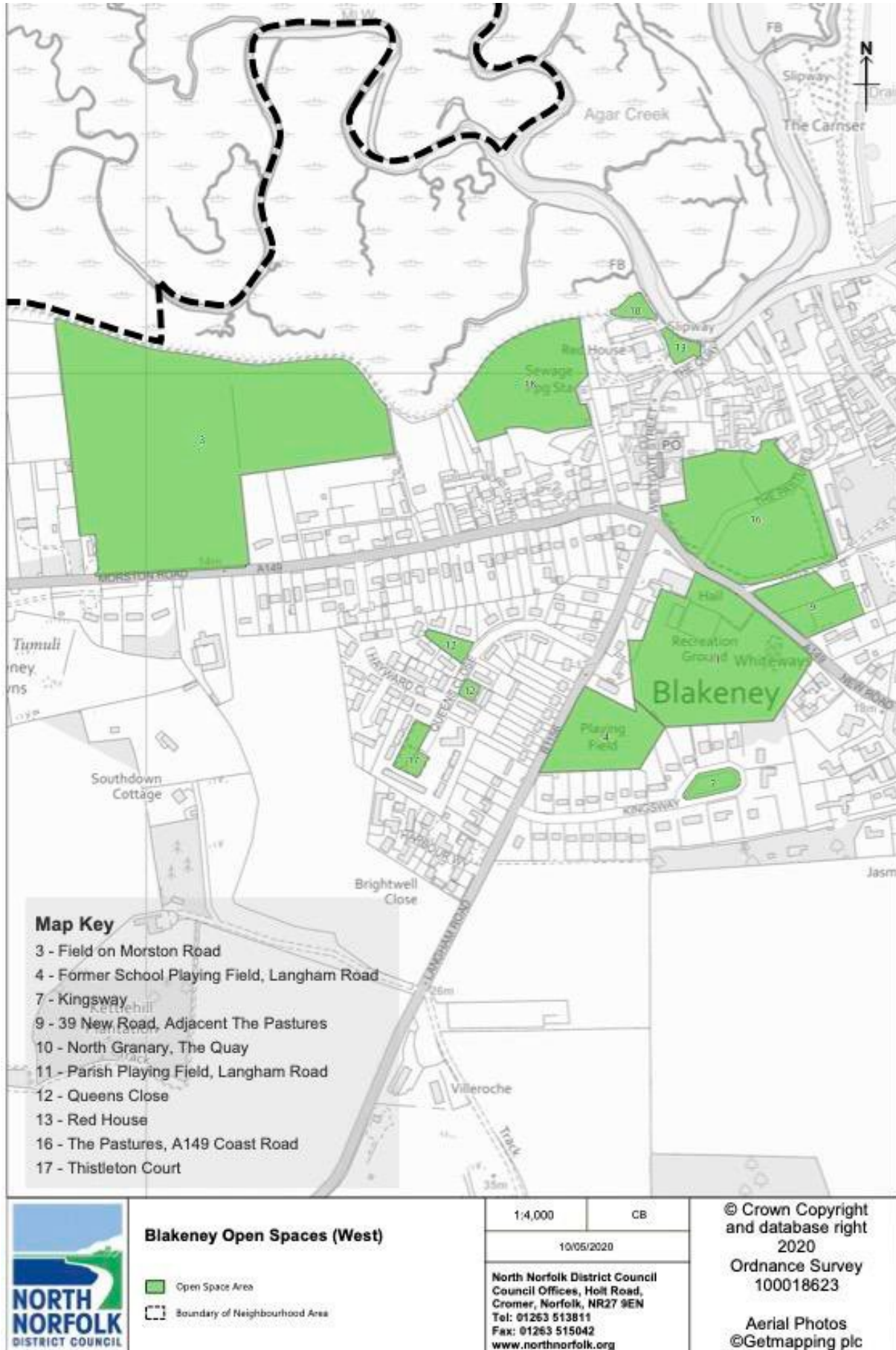
Table 2: Open Space

	Description, Use, Location and Size	Importance to Blakeney		
		Historic	Amenity	Strategic
1	Coronation Car Park, High Street – 0.3ha		X	
2	Duckpond, The Quay – Green Space - 3.4ha	X	X	X
3	Field on Morston Road, between properties known as Curlews, and No. 72 Fairacre – visual amenity - 7.1ha			X
4	Former School Playing Field – Langham Road. Used as informal recreation space and as overflow car park for village - 0.9ha		X	
5	Friary Field – opposite St. Nicholas Church, Cley Road – Informal recreation space and additional car parking for Church – 1.3ha	X	X	
6	Friary Hills – National Trust Land – 3.4ha	X	X	X
7	Kingsway, Green Area in Centre Visual amenity – 0.1ha		X	
8	Mariners Hill, The Quay – Registered Village Green – 0.2ha	X	X	X
9	39 New Road (adjacent to The Pastures), A149 Coast Road– 0.4ha	X		X
10	North Granary (land north of), The Quay – 0.05ha	X	X	X
11	Parish Playing Field, Village Hall, Langham Road Recreation area, with play equipment, BMX track and sports field – 2.5ha		X	X
12	Queens Close – two green areas – 0.07ha		X	
13	Red House (adjacent Land) – 0.1ha	X	X	X
14	Royal British Legion, car park, High Street – car park – 1.3ha		X	
15	Royal British Legion, High Street Bowling Green – 0.06ha		X	X
16	The Pastures, A149 Coast Road, Informal recreation space – 2.8ha	X	X	X
17	Thistleton Court – Green area – adjacent bungalows – 1ha		X	
18	Youngs Field (behind Blakeney Garage) Morston Road, meadow/field, goes back to the Coastal Path – 1.7ha		X	X

Map 10: Blakeney Open Space (East)



Map 11: Blakeney Open Space (West)



6.288. Open Space Management

- 6.289. Ambition: Sustainability of Open Spaces** – seeking to ensure appropriate steps are taken to ensure open spaces (play areas, formal and informal recreational areas, etc.) are managed, maintained and funded in a sustainable way.
- 6.290.** With development there will be 'green' areas that require management and maintenance that a developer will look to pass the ongoing management and maintenance responsibility to Blakeney Parish Council, North Norfolk District Council or a management company.
- 6.291.** Issues have arisen where developers have failed to make adequate provision for the sustainability of recreational and open spaces. This has happened where insufficient funding has been made available or 'management companies' have restrictive practices or are wound up and local councils have to step in to 'pick up the pieces'.



6.292. To find a sustainable solution for this problem, an ambition of the Blakeney Neighbourhood Plan is, where new developments provide elements of green infrastructure, (such as open green space, recreational areas, allotments) the developer will be required to demonstrate an effective and sustainable management programme for those areas.

6.293. One way in which the objectives of policy 14 can be achieved is by a transfer of the land to the ownership of the Parish Council or the District

Council with a sufficient capital payment to cover continuing maintenance.”

POLICY 14: Sustainability of Open Spaces

Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, etc...) the developer will be required to demonstrate an effective and sustainable management programme for each location by having an appropriate legally binding arrangement for management by an established management company with a viable management plan or Local Authority.

6.294. Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and 5. Core Strategy Spatial Planning Aims 3 and 6.

6.295. The following plans, documents and strategies support Policies 11, 12, 13 and 14:

- Blakeney Conservation Area Appraisal and Management Plan (2019)
- Blakeney Emerging Policy Statement Discussion Document (August 2018)
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Lights (<https://www.theilp.org.uk>)
- National Planning Policy Framework (2019)
- Norfolk Coast Partnership Landscape Character Assessment for the AONB
- North Norfolk Landscape Character Assessment, Draft SPD (2018)
- North Norfolk Landscape Sensitivity Assessment, Draft SPD (2018)
- Site Allocations (February 2011)





Theme 3: Local Economy and Tourism

6.296. Evidence and Justification

6.297. Local Employment

6.298. Ambition: Local Employment – seeking to protect existing and encourage creation of local employment that is appropriate to Blakeney, which will strengthen and improve sustainability of the local economy.

6.299. North Norfolk’s landscape has a significant economic, social and community value, contributing to a strong tourism industry.

6.300. A thriving local economy is seen as a key element to achieving a sustainable and balanced community. The National Planning Policy Framework, paragraph 83, states that Neighbourhood Plans should promote “the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship”.



6.301. There is a need to encourage more start-up businesses to broaden the economic base of Blakeney and to reduce the need to travel further afield to work, usually by motor vehicle.

6.302. A study²⁰ commissioned by North Norfolk District Council in 2015 into the economic development identified key sectors as:-

- tourism
- food and beverage
- energy
- engineering and manufacturing
- ICT and creative industries



6.303. The study identified specifically Blakeney within North Norfolk's existing offering of tourist attractions.

6.304. A more recent study²¹ into retail produced by North Norfolk District Council in 2017 indicates the large town centres will be the focal point for new retail development in the District. It did not specifically identify Blakeney although it did recognise the need to increase the floor space for convenience goods, retail and food and beverage, stating there is limited potential for growth in other smaller centres and villages in North Norfolk District. Development within these centres and villages is likely to be small in-fill development, shop extensions and expansion into upper floors.



6.305. There is particular support locally for small scale 'enterprise hubs', which tend to be a collection of small offices/premises available to rent for small business and sole traders. These enterprise hubs can provide start-up businesses with affordable premises that include broadband, office space, electricity and networking opportunities.

²⁰ Business Growth and Investment Opportunities

²¹ North Norfolk Retail and Main Town Centres Uses

6.306. Blakeney Neighbourhood Plan **Policy 15** seeks to support local employment uses, including 'home working'. Although in many instances planning permission will not be required for home working if it is considered to be largely ancillary to the main use of the home as a residence, there are occasions where the use can intensify to an extent where planning permission may be required.



6.307. Being supportive of home working, and proposals will be encouraged as long as there are no significant adverse impacts on nearby residents in terms of noise and vehicular traffic. ^[L]_{SEP}

POLICY 15: Local Employment

Development proposals that protect existing and/or create new employment and homeworking will be supported subject to the following criteria:

- 1. size and design that respects the immediate surroundings in which they are to be located;*
- 2. appropriate to a coastal village or support farming and agriculture or traditional industries; and*
- 3. do not have an adverse impact on the local environment, the integrity of the European sites or the amenities of adjacent residential properties or other land uses.*

6.308. Contributes and supports Blakeney Neighbourhood Plan Aims 1 and 4. Core Strategy Spatial Planning Aims 5 and 6.



6.309. Retaining Local Services and Retail

6.310. Ambition: Retention of Business Premises for Blakeney – seeking to retain the limited number of existing buildings used for commercial activities.

6.311. The market share for tourism expenditure based on the broad distribution of visitor expenditure outlined in the North Norfolk Retail and Main Town Centre study has a distribution of 46% urban, 26% countryside and 28% coastal. The North Norfolk coastal areas are extremely popular with tourists. ^[SEP]

6.312. The level of convenience goods expenditure attracted to shops in North Norfolk District in 2016 was estimated to be £256 million. This includes just under £24 million generated by tourist visitors who live outside the area. The main settlements in North Norfolk attract £237 million, with the remaining £18 million spent in shops in villages across the District.



Blakeney Garage

6.313. Diversifying the economic base in Blakeney could promote more local employment; tourism nevertheless is the mainstay of the local economy. Through the community events, residents were supportive of tourism related proposals where there is scope for the community getting year-round benefit as well.

POLICY 16: Retention of Business Premises for Blakeney

Proposals that seek to retain commercial premises in Blakeney, for commercial activities, will be supported provided they do not have an adverse impact on the local environment or the amenities of adjacent residential properties or other land uses.

6.314. Contributes and supports Blakeney Neighbourhood Plan Aims 1 and 4. Core Strategy Spatial Planning Aims 5 and 6.

6.315. Tourism

6.316. Ambition: Tourism – seeking to balance the provision of facilities in Blakeney for the benefit of residents, the local community and visitors whilst minimising the social and environmental impact.

6.317. Tourism is an everyday part of Blakeney life and is essential to the local economy and is a likely growth area. It already presents issues and challenges such as traffic, parking and litter.

6.318. Visitor numbers and activity in Blakeney, as with North Norfolk as a whole, continue to be boosted by local and national promotion and attention, with coastal ‘runs’ by Classic Vehicle Clubs and even Cycle Races in summer.



6.319. Many tourists are drawn to the small coastal village, photogenic Quay and nature reserve. The wealth and variety of wildlife, especially bird life and habitats required to support them, bring enthusiasts and tourists alike.

6.320. Blakeney Point and the coastline adjacent to Blakeney are important throughout the year for both breeding and migrating birds. Rare species often draw significant numbers of birdwatchers to Blakeney.



- 6.321.** Tourists are equally fascinated by the character of our attractive coastal village, which remains largely untouched by the pace and commercialisation so often commonplace within other coastal areas.
- 6.322.** Tearooms, fine restaurants, the hotels and traditional inns providing accommodation form an important part of the local economy.
- 6.323.** The coastline and landscape forms an intrinsic part of the character and setting of Blakeney, providing both informal and formal recreational opportunities for the community and visitors alike.



- 6.324.** Blakeney Point is populated with Grey Seal and Common Seal colonies. Boat trips, managed from Blakeney Harbour, offer a rare opportunity to see up close the resident seals without causing disturbance – very popular with tourists.
- 6.325.** The coast path is also a valuable asset for tourism, and its preservation is important for leisure and the income which users bring to the local economy.



- 6.326.** Tourism is an essential part of Blakeney life and is crucial to maintaining much of the employment and community income. However the Blakeney Neighbourhood Plan recognises that, as important as tourism is to the village, its impact needs to be managed to create the right balance for the resident community and the visitors.

6.327. Community Feedback: Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policies seek to address:

- Promote more local employment appropriate to Blakeney. **100% strongly agree or agree.**
- More tourism will destroy the character of village. **36% strongly agree or agree, 7% unsure and 57% strongly disagree, or disagree.**
- Support small-scale employment & conversion of buildings provided they do not negatively impact on character of the village or amenity of residents. **100% strongly agree or agree.**

POLICY 17: Tourism

Development proposals that have the potential to create new or expand existing tourism in Blakeney will be supported and encouraged provided they:

- 1. undertake an assessment (short and long term) of their likely impact – including such elements as traffic, parking, noise, energy consumption, litter and pollution;*
- 2. specify how negative impacts will be managed and/or mitigated;*
- 3. respect the existing character and design of the village (as defined in the Blakeney Conservation Area Character Appraisal and Management Proposals or subsequent updates); and*
- 4. respect the special qualities of the Area of Outstanding Natural Beauty (AONB) and has no adverse impact on designated nature conservation interests and the integrity of the European sites.*

6.328. Contributes and supports Blakeney Neighbourhood Plan Aims 1 and 4. Core Strategy Spatial Planning Aims 3, 5 and 6.

6.329. The following plans, documents and strategies support Policies 15, 16 and 17:

- Blakeney Conservation Area Appraisal and Management Plan (2019)
- Blakeney Emerging Policy Statement Discussion Document (2018)
- Business Growth and Investment Opportunities Study (2015)
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- National Planning Policy Framework (2019)
- North Norfolk Design Guide, SPD (2008) ^[17]_[SEP]
- North Norfolk Landscape Character Assessment, Draft SPD (2018)
- North Norfolk Landscape Sensitivity Assessment, Draft SPD (2018)
- North Norfolk Retail and Main Town Centres Uses Study Final Report (March 2017)
- Site Allocations (February 2011)

Section 7: Community Projects and Actions

7.1. Projects identified while developing the Blakeney Neighbourhood Plan or in consultation with residents at the consultation events which currently do not have a delivery or implementation method which the community may seek to progress.

7.2. Highways and Transport Improvements

Highways and Transport Improvements:

1. Strategic Traffic and Transport Impact Review (including)
 - a. Undertake a Traffic Impact Analysis
 - b. On-road and off-road parking review
 - c. Routing assessment and directional control
 - d. Seasonal impacts
 - e. Speed reduction and traffic calming measures

2. Promoting Sustainable Transport Modes Promoting Cycling
 - a. Investigate existing North Norfolk cycle network
 - b. Cycle routing options to join existing network
 - c. Bus routing and timetabling (to Holt, Fakenham, Sheringham – train station - and Wells)

3. Seek highway and junction improvements
 - a. Junction of Back lane, High Street and Wiveton Road dangerous
 - b. Traffic lights at crossroad of Back lane, High Street, New Road and Wiveton Road – possibly motion sensitive
 - c. Road crossings for Langham Road and Morston Road
 - d. Improve signage for Little Lane – to prevent vehicles getting stuck.

4. Seek to reduce the impact of existing Parish Lighting (building and footway) – location, strength, timing and need.

7.3. Affordable Homes

Exception Sites for Affordable Homes:

5. Investigate availability and deliverability of sites
 - a. Investigate formation of Community Land Trust
 - b. Determine 'need' based requirements and mix - type, tenure and size
 - c. Contact landowners for possible sites
 - d. Assess locations
 - e. Viability analysis – affordable and market balance
 - f. Special requirements

7.4. Community Facilities

Community Facilities:

6. Investigate possibility of new Village Hall or Community Centre
 - a. Define usages and requirements
 - b. Evaluate costing – new build v's refurbishment
 - c. Seek funding support and grants

7.5. Navigable Channel

The Quay and maintaining a navigable channel:

7. To seek and ensure the involvement of Blakeney's community interests in decisions to be made on the use of funding for the mitigation of damage or change to the Quay and the navigation of the harbour whilst protecting its future management and enhancement. Identifying key activities requiring support, such as...
 - a. Input of programme of work from Blakeney Channel Coastal Community Team (BC3T)
 - b. Promote boating, sailing and canoeing usage
 - c. Mooring issues
 - d. Introduce 'code of conduct' for boat owners and users

7.6. Footpaths

Footpath Improvements:

8. Create 'circular' walks and improve coastal path – possibly creating a return path from Cley to Blakeney on south side of marsh.
9. Explore the establishment of a new footpath between Blakeney and Wiveton.
10. Improve footpaths
 - a. Morston Road (opposite garage) and Langham Road footpath too narrow to safely pass
 - b. New Road and Coast Road is dangerous and too narrow

Section 8: Implementation, Delivery and Monitoring

- 8.1.** The Blakeney Neighbourhood Plan covers the period 2020 to 2040 and will be delivered over a long period of time by different stakeholders and partners. Development will take place during this time, both in Blakeney and in the surrounding area, which will have an impact on the community as well as on the physical fabric of the village.



- 8.2.** Blakeney Parish Council will use the Blakeney Neighbourhood Plan to improve the quality of development over the coming years.
- 8.3.** There will be a need for flexibility as new challenges and opportunities arise over the Neighbourhood Plan period and in this respect the Blakeney Neighbourhood Plan will be reviewed every five years and revised where appropriate.
- 8.4.** The success of the Blakeney Neighbourhood Plan will depend on the coordinated activities of a number of statutory bodies and agencies. It is essential that necessary infrastructure related to the needs of new development be provided in a timely manner and as growth is delivered.
- 8.5.** Housing and other development will be expected to contribute towards improving local services and infrastructure through either the payment of planning obligations (via section 106 agreements, section 278 agreements and, if implemented, Community Infrastructure Levy) or through the use of planning conditions.
- 8.6.** North Norfolk District Council, as the Local Planning Authority, will determine planning applications in the Blakeney Neighbourhood Area and is responsible for monitoring delivery of the policies and proposals. North Norfolk District Council will report on the performance of the planning policies each year in its Annual Monitoring Report.



8.7. Blakeney Parish Council will also monitor delivery of policies in the Blakeney Neighbourhood Plan by maintaining a record of how each policy has influenced planning permissions and supported delivery of the Vision and Aims. This will provide a key input to each of the future Blakeney Neighbourhood Plan reviews.

8.8. In addition, Blakeney Parish Council will focus on ensuring that the Aims and community benefits are achieved through considered and effective use of the planning process and related agreements.

8.9. In terms of the key action areas the approach of Blakeney Parish Council, in respect of each Theme within the Blakeney Neighbourhood Plan, to delivery and implementation is to:

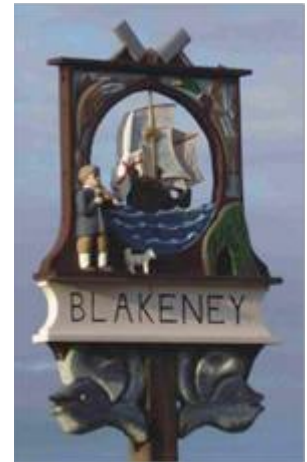
8.10. **Built Environment:** Seek high standards of development to provide better homes for people to live in by working proactively with Developers and North Norfolk District Council to influence growth that is aligned to the local community's needs and provides affordable homes for local people.

8.11. **Natural Environment:** Seek to preserve and maintain natural open spaces and our dark night skies. Acting to enhance biodiversity, wildlife and access to the natural form in and around Blakeney.

8.12. **Local Economy and Tourism:** Support measures that protect existing and encourage new businesses to create more local employment opportunities, strengthen the local economy and viability of the village shops.

8.13. Funding in support of delivering the Blakeney Neighbourhood Plan will be sought from North Norfolk District Council, through a combination of finance from the payment of planning obligations (via section 106 and section 278 agreements, and, if implemented, Community Infrastructure Levy) as well as from other available sources (such as grant funding, New Homes Bonus, precept funding, and loans [Public Works Loan Board]).

8.14. New or improved infrastructure will generally be funded and delivered through section 106 and/or section 278 agreements, Community Infrastructure Levy, if implemented, and/or planning conditions.



Section 9: Document Control

Document History		
Version	Date	Details
v0.12	10.09.2019	Regulation 14 Pre-Submission Consultation Version distributed to Steering Group and Parish Council for comment and update.
v1.0	03.10.2019	Regulation 14 Pre-Submission Consultation Version issued for consultation with local community and stakeholders.
v2.0	12.01.2021	Examination Version approved by Parish Council for submission to North Norfolk District Council for examination.
v3.0	21.05.2021	Examination Version updated following HRA screening with additional text added to supporting text and policies 3, 10, 11, 15 and 17.
V4.0	16.08.2021	Examination Version updated following the pre-examination review undertaken by Mr T Jones from No.5 Chambers and NPIERS and submitted to North Norfolk District Council for examination.
V5.0	05.11.2021	Examination Version updated to remove names of NNDC Officers and of District Councillor from paragraphs 6.46 and 6.49.



Appendix 1: Glossary

Term	Description
Affordable Housing	<p>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and in this context is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p>
Allocation	<p>An area of land identified for development in a development plan. The allocation will specify the type of development that will be permitted on the land.</p>
Amenity	<p>Those qualities of life enjoyed by people, which can be influenced by the surrounding environment in which they live or work. “Residential amenity” includes, for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.</p>
Area Action Plan (AAP)	<p>Should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAP’s will be the focus on implementation.</p>

Term	Description
Area of Outstanding Natural Beauty (AONB)	An area of countryside designated nationally by a government agency as having natural features of exceptional beauty and therefore given the highest state of protection in law and Government policy for their landscapes and scenic beauty
Basic Conditions	The 5 criteria that all neighbourhood plans must conform to. These are:- <ul style="list-style-type: none"> • having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan; • the making of the neighbourhood development plan contributes to the achievement of sustainable development; • the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); • the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and • prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.
Biodiversity	The variety of life on earth or any given part of it.
Biodiversity Net Gain	Is an approach to development that leaves biodiversity in a better state than before. The Environment Bill requires developers to ensure wildlife habitats are enhanced and left in a better state prior to the start of a scheme - to deliver a net biodiversity gain of "at least" 10%. Biodiversity net gain still relies on the application of the mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses.
Broadband	A high-capacity transmission technique using a wide range of frequencies, which enables a large number of messages to be communicated simultaneously. Levels defined through speed achieved, these are:- <ul style="list-style-type: none"> • Basic Broadband - speed of 2Mbps to 24Mbps • Superfast Broadband - speed of over 24Mbps • Next Generation Access (NGA) broadband infrastructure: is a 'wired' technology consisting wholly or partially of fibre optic elements
'Brownfield Land' or Previously Developed Land	Land, which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape over the process of time.
Built Environment	Surroundings, which are generally built up in character. The collection of buildings, spaces and links between them, which form such an area.
C2 Class Use (Residential institutions)	Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)). Use as a hospital or nursing home. Use as a residential school, college or training centre. m

Term	Description
Central Norfolk Strategic Housing Market Assessment (SHMA)	Provides details, evidence and identifies the development needs across the area and Local Authority boundaries for Norfolk.
Character	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Climate Change	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Njhj Community	(As used in this context) All of those living and working in the Parish of Blakeney. This includes the general public, businesses, community groups, voluntary organisations, developers, statutory agencies, etc....
Community Facilities	Services available to provide for health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. This includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries, local shops and places of worship.
Community Infrastructure Levy (CIL)	A tariff-based charge paid by developers and collected by local authorities to pay for infrastructure, (eg. roads, education, etc.). The amount charged is set locally, so varies according to local land values, and works in conjunction with fewer section 106 obligations being paid by the developer. North Norfolk District Council is not currently operating a Community Infrastructure Levy charging schedule.
Conservation Area	An area of special architectural or historic interest designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance is desirable to preserve and enhance. There are special rules on some development in conservation areas.
Core Strategy	This sets out key elements of the planning framework for North Norfolk District Council. It comprises a long-term spatial vision, core aims and strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. A Development Plan document, and one with which all other Development Plan documents must conform.
County Wildlife Site (CWS)	A site of important nature conservation value within a County context but which is not protected under the Wildlife and Countryside Act. CWS are protected by policies in the North Norfolk Local Plan - Policies SS4 and EN 9.
Curtilage	An area of land, usually enclosed, immediately surrounding a home.
Development	Defined in planning law as "the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land" (see also Permitted Development) and includes both residential and commercial development.
Development Management	The process whereby a Local Planning Authority manages, shapes, and considers the merits of a planning application and whether it should be given permission with regard to the Development Plan.
Development Plan (DP)	This includes adopted Local Plans, and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Term	Description
Development Plan Documents (DPD)	Development Plan Documents: These are planning documents forming part of the local development framework and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example Core Strategy, Site Specific Allocations of land and Area Action Plans (where produced). There must also be an adopted Proposals Map, which will be varied as successive DPDs are adopted.
Dwelling	A self-contained building or part of a building used as residential accommodation. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.
Examination	An independent examiner will be appointed to test the Blakeney Neighbourhood Plan against the Basic Conditions, as set out in the Neighbourhood Planning (General) Regulations 2012. If the examiner agrees that the Plan meets the Basic Conditions it may then proceed to a referendum.
Exception sites (rural)	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Excluded Development	As defined in the Localism Act 2011 - The following development is excluded development for the purposes of section 61J :- <ul style="list-style-type: none"> a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1, b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description, c) development that falls within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment (as amended from time to time), d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008), e) prescribed development or development of a prescribed description, and f) development in a prescribed area or an area of a prescribed description.
Flood Risk	<p>Zone 2 (Medium Probability): Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.</p> <p>Zone 3a (High Probability): Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.</p> <p>Zone 3b (The Functional Floodplain): This zone comprises land where water has to flow or be stored in times of flood.</p>

Term	Description
Green Corridors	Avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features, which connect green spaces together.
Green Infrastructure (including Green Space)	Comprises green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wide countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made green spaces such as areas used for outdoor sport and recreation including public and private open spaces, allotments, urban parks and designed historic landscapes as well as their many interconnections (footpaths, cycleways and waterways).
Greenfield Land	Land, which has not previously been built on, including land in use for agriculture or forestry and land in built-up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.
General Conformity	All planning policy documents must align with the expectations of the National Planning Policy Framework. This is known as general conformity.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Housing Needs Survey	Used to identify the local housing needs, current and predicted, for the Parish.
Infrastructure	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply, telephones, sewerage, etc.) and also includes networks of roads, public transport routes, footpaths etc.
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures. English Heritage is responsible for designating buildings for listing in England. Alteration, demolition or extension of such a Listed Building requires special consent.
Local Development Framework (LDF)	The old-style portfolio or folder of Development Plan Documents and Area Action Plans, which collectively set out the Spatial Planning Strategy for a Local Planning Authority area. Local Plans have now replaced the Local Development Framework.
Local Plan	The plan for future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan documents, adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other Planning Policies, which under the regulations would be

Term	Description
	considered to be Development Plan documents, form part of the Local Plan. The term includes old policies, which have been saved under the 2004 Act.
(The) Localism Act 2011	An Act of Parliament with relevant parts of which became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
Material Consideration	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.
Mixed Use (or Mixed Use Development)	Provision of a mix of complementary uses, such as residential, community and leisure, on a site or within a particular area.
National Planning Policy Framework (NPPF)	First published in March 2012, revised in 2018 and 2019, the document consolidated Government guidance on how the land-use planning system should work in England. It must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. A new version of the document was issued in July 2021, post completion of the Neighbourhood Plan.
National Planning Practice Guidance (PPG)	The national PPG is online guidance that should be read in conjunction with the NPPF.
Nationally Significant Infrastructure Project (NSIP)	The administrative and legal process set-up by Central Government for determining planning applications to major infrastructure schemes, like roads, ports, and power stations.
Neighbourhood Plan	Introduced by the Localism Act 2011, also referred to as a Neighbourhood Development Plan. The purpose of the Neighbourhood Plan is to give local people greater ownership of the plans and policies that affect their area. It is a legal planning document against which planning applications in the Parish of Blakeney will be determined.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas. Not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.
Permitted Development	Certain categories of minor development as specified in The Town and Country Planning (General Permitted Development) (England) Order 2015, which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Principal Residence	A principal residence is the primary location that a person inhabits, also referred to as primary residence or main residence. It does not matter whether it is a house, apartment, trailer, or boat, as long as it is where an individual, couple, or family household lives most of the time
Protected Species	Plants and animal species afforded protection under certain Acts of Law and Regulations.

Term	Description
Ramsar Site	Area identified under the internationally agreed Convention on Wetlands of International Importance (signed at Ramsar in Iran), focusing on the ecological importance of wetlands generally.
Referendum	(As used in this context) A local referendum, organised by North Norfolk District Council, where residents of the Parish of Blakeney (who are on the electoral register) will be asked to vote on the Neighbourhood Plan.
Renewable Energy	In its widest definition, energy generated from sources, which are infinite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.
Section 106 Agreement (S106)	A legal agreement under section 106 (or S106) of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure certain extra works related to a development are undertaken.
Section 278 Agreement (S278)	Section 278 (or S278) is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the Highways Authority to make alterations or improvements to a public highway, as part of a planning application.
Sequential Approach / Sequential Test	A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, ensuring land with no flood risk is developed before land with flood risk.
Settlement Boundary	A line that is drawn on a plan around a settlement, which reflects its built form. It is a policy tool reflecting the area where a set of plan policies are to be applied. In general, there is a presumption in favour of development within the settlement boundary. Any land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated through other policies of the Development Plan.
Site Allocations DPD	Identifies or allocates areas of land for specific types of development (eg. housing, employment, community facilities, etc.) Linked to the requirements of the Core Strategy. It also includes the definition of development boundaries or settlement boundaries.
Site of Special Scientific Interest (SSSI)	SSSIs are protected by law to conserve their wildlife or geology. Identified by Natural England as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.
Special Area of Conservation (SAC).	Special Areas of Conservation are defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. They are defined to protect the 220 habitats and approximately 1,000 species listed in Annex I and II of the Directive, which are considered to be of European interest following criteria given in the Directive.
Special Protection Area (SPA)	Special Protection Areas are strictly protected sites in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979. They are classified for rare and vulnerable birds (listed on Appendix I of the Directive), and for regularly occurring migratory species.
Stakeholder	(As used in this context) any individual or organisation that has an interest in development matters relating to part or all of the Parish of Blakeney.

Term	Description
Statement of Intent	A formal statement that the author has a serious intention of doing something under specified conditions, and at a specified time.
Statutory Body	A government appointed body set up to give advice and consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include Environment Agency, Health & Safety Executive, Historic England, Natural England and Sport England.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Supplementary Planning Document (SPD)	Documents, which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the Development Plan.
Sustainable Development	Meeting people's needs now, socially, environmentally and economically without jeopardising the needs of future generations. There are three dimensions to sustainable development as seen in paragraph 7 of the NPPF: economic- contributing to a strong, competitive economy; social-supporting strong, vibrant and healthy communities and environmental-contributing to protecting and enhancing the natural, built and historic environment.
Sustainability Appraisal (SA)	Sustainability Appraisal: Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
Sustainable Drainage Systems (SuDS)	Efficient drainage systems, which seek to minimise wastage of water, including the use of appropriate ground cover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.
Traffic Impact Assessment (TIA)	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.
Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Tree Preservation Order (TPO)	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.
Windfall Sites	Sites, which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available

Appendix 2: Reference Documents and Resources

Reference Documents and Resources	
1	Blakeney Baseline Data v2 (November 2018)
2	Blakeney Conservation Area Character Appraisal and Management Proposals (2019)
3	Blakeney Emerging Policy Statement Discussion Document (July 2017)
4	Building for a Healthy Life (2020)
5	Business Growth and Investment Opportunities Study (November 2015)
6	Central Norfolk Strategic Housing Market Assessment (updated 2017)
7	Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
8	Emerging Local Plan
9	Dementia-friendly housing guide (2020)
10	Housing and Economic Land Availability Assessment (June 2017)
11	Historic England 2018 Streets for All
12	Hunstanton to Kelling Hard Shoreline Management Plan (SMP5)(2011)
13	Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Lights https://www.theilp.org.uk/resources/free-resources/ilp-guidance-notes/
14	Localism Act 2011
15	National Design Guide (2019)
16	National Planning Policy Framework (2019)
17	NewAnglia Local Enterprise Partnership for Norfolk & Suffolk – Strategic Economic Plan (2014)
18	Norfolk Ambition Sustainable Community Strategy 2003 - 2023
19	Norfolk Coast Partnership Landscape Character Assessment for the AONB http://www.norfolkcoastaonb.org.uk
20	Norfolk LLFA Statutory Consultee Guidance for Planning Document: Version 4 (2019)
21	North Norfolk Design Guide, Supplementary Planning Document (2008) and Draft (2019)
22	North Norfolk Landscape Character Assessment, Draft SPD (2018)
23	North Norfolk Landscape Sensitivity Assessment, Draft SPD (2018)
24	North Norfolk Retail and Main Town Centres Uses Study Final Report (March 2017)
25	North Norfolk Strategic Flood Risk Assessment (2017)
24	Office for National Statistics
25	Partnership of Norfolk District Councils - Strategic Flood Risk Assessment (2017)
26	Planning Policy Guidance (web-based resource)
27	Rising to the Climate Crisis - A guide for Local Authorities on Planning for Climate Change (2018)
28	Site Allocations (February 2011)
29	Town & Country Planning Act 1990
30	Zoopla (web-based housing and rent pricing)

Appendix 3: Residents Door-step Questionnaire

YOUR CHANCE TO HAVE AN INPUT INTO THE NEIGHBOURHOOD PLAN!

As you may already be aware Blakeney is in the process of creating its own 'Neighbourhood Plan' to help future generations enjoy the village we live in. At this stage the steering group would very much like your opinion on the areas that you wish us to focus on moving forward. Please take a minute to read the objectives outlined below, gathered from the launch event and the Parish AGM, and number them 1 to 13 in the boxes provided. 1 being the topic you view as the least important and 13 being the most important in your view. This input will be collated and the Steering group will then feed these back to the community in May. Please return the completed form to one of our team today or to the Parish office by the 16th of April.

I am on the electoral roll in Blakeney.

YES NO

Address 1st line only:.....

Many Thanks for your input,

Best Regards

The Neighbourhood Plan Steering Group

Objectives: Number 1-13 13 for the most important.

- The Improvement of Community facilities for all residents/visitors. (eg toilets, playgrounds etc)
- Traffic management in the Village.
- Parking availability and management.
- Ensure all new builds comply with building designs to be set out in the neighbourhood plan.
- Control / Manage the number of 2nd Homes.
- Ensure appropriate and affordable housing available for local people.
- Identify and protect Green/open spaces and footpaths within the village.
- Preserve the local environment and protect wildlife.
- Maintain a navigable port in Blakeney for leisure and commercial craft.
- Support and promote local employment opportunities .
- Promote provision of public transport. (in and out of season and a full timetable)
- Protect existing business sites.
- Ensure infrastructure is kept up to date to meet demands of the residents whilst minimizing the impact on the environment and character of the village. (Drainage, broadband etc.)

Appendix 4:

Pre-Submission Consultation Response Form Blakeney Neighbourhood Plan



Please return your completed form by 5pm Friday 15th November 2019 to the
Parish Clerk, Blakeney Parish Council, The Parish Office, Langham Road,
Blakeney, Norfolk, NR25 7PG
Or email to clerk@blakeneyparishcouncil.org.uk

Name:**Address:****Email Address:**

Built Environment Policies		
Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
1	Yes/ No	
2	Yes/ No	
3	Yes/ No	
4	Yes/ No	
5	Yes/ No	
6	Yes/ No	
7	Yes/ No	
8	Yes/ No	
9	Yes/ No	
10	Yes/ No	

Natural Environment Policies		
Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
11	Yes/ No	
12	Yes/ No	
13	Yes/ No	
14	Yes/ No	

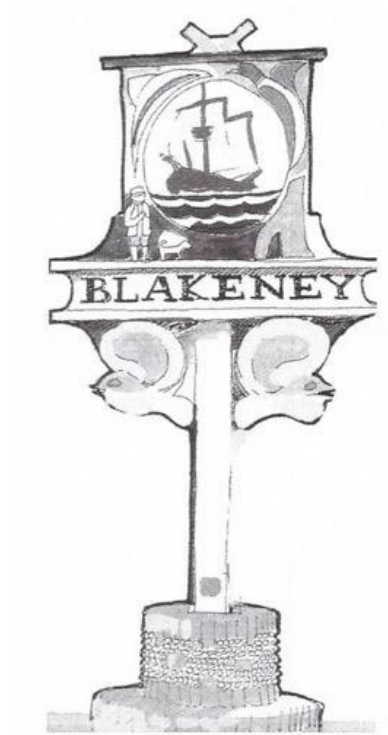
Local Economy and Tourism		
Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
15	Yes/ No	
16	Yes/ No	
17	Yes/ No	

Overall, do you agree with the Blakeney Neighbourhood Plan ?		In your view are there any omissions from the draft Plan? (Please specify and, if necessary, please attach additional pages)
	Yes/ No	

Thank you for your comments

Signature:	Date:
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DATA PROTECTION NOTICE: Blakeney Parish Council takes your privacy very seriously and processes your personal data with your consent in compliance with data protection legislation. Any personal details you supply will solely be used for the purposes of correspondence relating to the Blakeney Neighbourhood Plan. These details will be shared with the Local Authority, North Norfolk District Council, in order to carry out further statutory phases, which will involve your personal details and comments being made publicly available. Blakeney Parish Council, as detailed in their retention policy, will retain personal details. Please refer to North Norfolk District Council's own retention guidelines for how long they will retain your details. If you wish to discuss this any further, please don't hesitate to contact the Parish Clerk at clerk@blakeneyparishcouncil.org.uk



Blakeney Neighbourhood Plan

Parish Clerk
Blakeney Parish Council
The Parish Office, Langham Road,
Blakeney, Nr Holt, Norfolk, NR25 7PG

Telephone: (01263) 741106

Email: clerk@blakeneyparishcouncil.org.uk

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Report on the Blakeney Neighbourhood Plan 2020 - 2040

An Examination undertaken for North Norfolk District Council with the support of Blakeney Parish Council on the July 2021 Examination Version of the Plan (Submission November 2021).

Independent Examiner: Andrew S Freeman BSc(Hons) DipTP DipEM FRTPI

Date of Report: 19 January 2023

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Contents

Main Findings - Executive Summary	3
1. Introduction and Background	3
The Blakeney Neighbourhood Plan 2020 - 2040	3
The Independent Examiner	3
The Scope of the Examination	4
The Basic Conditions	5
2. Approach to the Examination.....	5
Planning Policy Context.....	5
Submitted Documents	6
Site Visit	6
Written Representations with or without Public Hearing	6
Modifications	7
3. Procedural Compliance and Human Rights.....	7
Qualifying Body and Neighbourhood Plan Area.....	7
Plan Period.....	7
Neighbourhood Plan Preparation and Consultation.....	7
Development and Use of Land	8
Excluded Development	8
Human Rights.....	9
4. Compliance with the Basic Conditions	9
EU Obligations	9
Main Issues.....	9
Issue 1: Affordable Housing.....	11
Issue 2: Second Homes and Holiday Lets	12
Issue 3: Improving Design and Development.....	14
Issue 4: Drainage and Flooding.....	15
Issue 5: Natural Environment	16
Issue 6: Local Economy and Tourism.....	18
Other Matters	19
5. Conclusions.....	19
Summary.....	19
The Referendum and its Area	20
Overview	20
Appendix: Modifications.....	21

Main Findings - Executive Summary

From my examination of the Blakeney Neighbourhood Plan (the Plan) and its supporting documentation, including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- the Plan has been prepared and submitted for examination by a qualifying body – Blakeney Parish Council;
- the Plan has been prepared for an area properly designated – the Blakeney Neighbourhood Area (Map 1 on Page 4 of the Plan);
- the Plan specifies the period to which it is to take effect – 2020 - 2040; and
- the policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

The Blakeney Neighbourhood Plan 2020 - 2040

- 1.1 Blakeney is a civil parish and popular holiday resort on the north Norfolk coast within the administrative area of North Norfolk District Council (the District Council). It is approximately 40 km to the northwest of the county town of Norwich. The village lies within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the North Norfolk Heritage Coast. The North Norfolk Coastal Path passes along its quayside.
- 1.2 The Parish was designated as a neighbourhood area by the District Council in November 2017. Since then, the Plan's preparation has proceeded under the auspices of a Steering Group supported by the Parish Clerk and by consultants. The resultant draft Neighbourhood Plan has a vision, seven objectives and 17 policies grouped in three themes

The Independent Examiner

- 1.3 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Blakeney Neighbourhood Plan by North Norfolk District Council with the agreement of Blakeney Parish Council.

- 1.4 I am a chartered town planner and former government Planning Inspector with over forty years' experience. I have worked in both the public and the private sectors. I am an independent examiner and do not have an interest in any of the land that may be affected by the draft Plan.

The Scope of the Examination

- 1.5 As the independent examiner, I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.6 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ("the 1990 Act"). The examiner must consider:
- Whether the Plan meets the Basic Conditions.
 - Whether the Plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act"). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;
 - it does not include provisions and policies for 'excluded development'; and
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area.
 - Whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum.
 - Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) ("the 2012 Regulations").

- 1.7 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

- 1.8 The “Basic Conditions” are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - be in general conformity with the strategic policies of the development plan for the area;
 - be compatible with and not breach European Union (EU) obligations (under retained EU law);¹ and
 - meet prescribed conditions and comply with prescribed matters.
- 1.9 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.²

2. Approach to the Examination

Planning Policy Context

- 2.1 The Development Plan for this part of North Norfolk District Council, not including documents relating to excluded minerals and waste development, includes the Core Strategy Incorporating Development Control Policies, September 2008, and the North Norfolk Site Allocations Development Plan Document, February 2011.
- 2.2 Planning policy for England is set out principally in the National Planning Policy Framework (NPPF). Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented.

¹ The existing body of environmental regulation is retained in UK law.

² This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

2.3 There is an emerging Local Plan in the form of the North Norfolk Local Plan Proposed Submission Version. This has reached the stage where Regulation 19 representations have now been received. I examine the Neighbourhood Plan against the extant adopted Development Plan for the area, albeit taking into account the advice in the PPG in relation to the emerging Local Plan and its evidence base.³

Submitted Documents

2.4 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted which comprise:

- the draft Blakeney Neighbourhood Plan 2020 - 2040, Examination Version July 2021 (Submission November 2021);
- a map which identifies the area to which the proposed Neighbourhood Development Plan relates;
- the Consultation Statement, July 2021;
- the Basic Conditions Statement, July 2021;
- the Blakeney Baseline Data, November 2018 (Version 3, updated April 2020);
- the Strategic Environmental Assessment Screening Determination and the Habitat (sic) Regulations Assessment Screening Determination, both dated 26 April 2021, prepared by North Norfolk District Council;
- all the representations that have been made in accordance with the Regulation 16 consultation; and
- the request for additional clarification sought in my letters dated 27 June 2022 and 11 July 2022 and the response dated 11 July 2022 from North Norfolk District Council and from Blakeney Parish Council on 24 August 2022 and 14 September 2022.

Site Visit

2.5 I made an unaccompanied site visit to the Neighbourhood Plan Area on 18 July 2022 to familiarise myself with it and visit relevant sites and areas referenced in the Plan and evidential documents.

Written Representations with or without Public Hearing

2.6 This examination has been dealt with by written representations. In this regard, a number of representors have expressed a wish to participate at

³ PPG Reference ID: 41-009-20190509.

an oral examination, should one be held. However, I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum.

Modifications

- 2.7 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The Blakeney Neighbourhood Plan has been prepared and submitted for examination by Blakeney Parish Council, which is a qualifying body for an area that was designated by North Norfolk District Council on 30 November 2017.
- 3.2 It is the only Neighbourhood Plan for the Blakeney Neighbourhood Area and does not relate to land outside the designated Neighbourhood Plan Area.

Plan Period

- 3.3 The Plan specifies clearly the period to which it is to take effect, which is from 2020 - 2040.

Neighbourhood Plan Preparation and Consultation

- 3.4 Subsequent to designation of Blakeney Parish as a neighbourhood area by North Norfolk District Council in November 2017, plan preparation and consultation were carried out as detailed in the Parish Council's Consultation Statement, July 2021. The process and key steps are summarised in Section 3 of the draft Neighbourhood Plan.
- 3.5 An initial consultation event was held in February 2018 to introduce neighbourhood planning to the community and to seek residents' views. A Steering Group was subsequently set up to oversee production of the Plan. Further community events were held with a view to gaining a better understanding of important matters and to gather evidence.
- 3.6 Topics identified informed a questionnaire that was sent to every house in the village. Results were used to guide the Steering Group in drafting the vision and objectives. Together with the emerging policies, these were tested through subsequent community events. Contact was also

established with key stakeholders with further publicity in the Parish magazine and through other means. A dedicated page on the Parish Council's website was designed to provide further information and encourage feedback.

- 3.7 Formal consultation under Regulation 14 was carried out between 3 October and 15 November 2019. A summary of the main issues and concerns raised in 36 responses is set out in Paragraph 5.25 of the Consultation Statement. Details of all the consultation responses, together with the Parish Council's comments and proposed actions, are included in Appendix 14 of the Statement.
- 3.8 At the Regulation 16 stage (28 March to 9 May 2022), representations were made by some 18 different parties. They include those of statutory consultees, property owners and other individuals.
- 3.9 The District Council, in its Regulation 16 representations, is critical of several matters connected with the consultation process. Of concern is a view that there has been a misrepresentation of advice given by the District Council and a failure to take on board significant comments and issues, including matters raised in an independent health check. These are on-going matters, the substance of which I have taken into account as part of the examination process.
- 3.10 The District Council also has concerns over publicity at the Regulation 14 stage and the opportunity to comment. Actions by the Parish Council in this regard are set out in Section 5 of the Consultation Statement. For my part, as required under the regulations, I find that there are details of the persons or bodies who were consulted about the proposed Neighbourhood Plan; an explanation of how they were consulted; a summary of the main issues and concerns raised by the persons consulted; and a description of how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.
- 3.11 All in all, I am satisfied that, at both the Regulation 14 and Regulation 16 stages, the consultation process met the legal requirements and there has been procedural compliance. Regard has been paid to the advice on plan preparation in the PPG.

Development and Use of Land

- 3.12 The Plan sets out policies in relation to the development and use of land in accordance with Section 38A of the 2004 Act.

Excluded Development

- 3.13 The Plan does not include provisions and policies for "excluded development".

Human Rights

3.14 Blakeney Parish Council is satisfied that the Plan does not breach Human Rights (within the meaning of the Human Rights Act 1998). From my independent assessment, I see no reason to disagree.

4. Compliance with the Basic Conditions

EU Obligations

- 4.1 The Neighbourhood Plan was screened Strategic Environmental Assessment (SEA) by North Norfolk District Council which found that it was unnecessary to undertake SEA. Having read the Strategic Environmental Assessment Screening Determination, I support this conclusion.
- 4.2 The Blakeney Neighbourhood Plan was further screened for Habitats Regulations Assessment (HRA), which also was not triggered. Within the Neighbourhood Plan Area, there are a number of European designated nature sites. However, bearing in mind the Local Plan mitigation measures and precautionary wording added to policies, there would be no adverse effects upon the integrity of any European site. Natural England agreed with this conclusion in correspondence dated 22 April 2022 (appended to the Screening Determination). From my independent assessment of this matter, I have no reason to disagree.

Main Issues

- 4.3 Having regard to the Blakeney Neighbourhood Plan, the consultation responses and other evidence, and the site visit, I consider that there are six main issues relating to the Basic Conditions for this examination. These concern:
- Affordable Housing;
 - Second Homes and Holiday Lets;
 - Improving Design and Development;
 - Drainage and Flooding;
 - Natural Environment; and
 - Local Economy and Tourism
- 4.4 Before I deal with the main issues, I have a few observations to make with regard to the representations. First, the Blakeney Neighbourhood Plan should be seen in the context of the wider planning system. This includes the Core Strategy Incorporating Development Control Policies,

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September 2008, and the North Norfolk Site Allocations Development Plan Document, February 2011; also, the NPPF and PPG. It is not necessary, and it would be inappropriate, to repeat in the Neighbourhood Plan matters that are quite adequately dealt with elsewhere and which apply to Blakeney in particular (see NPPF Paragraph 16 f)).

- 4.5 I acknowledge that, in several places, there is reference to provisions that are already covered in the NPPF or in the existing/emerging development plan. Be that as it may, my view is that the references give local expression and emphasis to the draft Plan. Direct repetitions of any substance are avoided.
- 4.6 Secondly, the Neighbourhood Plan does not have to deal with each and every topic raised through the consultation. In this regard, the content of the Neighbourhood Plan and the scope of the policies is largely at the discretion of the qualifying body, albeit informed by the consultation process and the requirements set by the Basic Conditions.
- 4.7 Thirdly, my central task is to judge whether the Neighbourhood Plan satisfies the Basic Conditions. Many of the representations do not demonstrate or indicate a failure to meet those conditions or other legal requirements. Similarly, many of the suggested additions and improvements are not necessary when judged against the Basic Conditions.
- 4.8 The following section of my report sets out modifications that are necessary in order to meet the Basic Conditions. Some of the proposed modifications are factual corrections.⁴ Others are necessary in order to have closer regard to national policies and advice. In particular, plans should contain policies that are clearly written and unambiguous (NPPF, Paragraphs 15 and 16). In addition, the policies should be supported by appropriate evidence (PPG Reference ID: 41-041-20140306).
- 4.9 In considering whether it would be “appropriate to make the plan”, a distinction is to be drawn between the examination of a neighbourhood plan and the more investigative scrutiny required to determine whether a local plan meets the statutory test of soundness.⁵ In neighbourhood plans, the aspirations of the community often form the basis of policies. This is a legitimate approach provided that, as indicated above, appropriate evidence is available.

⁴ Modifications for the purpose of correcting errors is provided for in Paragraph 10(3)(e) of Schedule 4B to the 1990 Act.

⁵ See Paragraph 29, R(Crownhall Estates Ltd) v Chichester District Council [2016] EWHC 73.

Issue 1: Affordable Housing

- 4.10 Under Policy 1 (Affordable Homes for Local People), provision is to be directed at making affordable housing available to those with a local connection. This would reflect the vision that has emerged out of the Plan's preparation process (reflects the needs of local residents) as well as the objective of giving people with a connection to Blakeney priority for affordable homes (Objective 3). In community feedback, 100% of those responding "strongly agreed" or "agreed" that there should be more affordable housing specifically for those with a local connection.
- 4.11 In this regard, I can appreciate the difficulty faced by local residents. The housing mix in Blakeney is skewed towards larger, more expensive properties and this is reflected in relatively high prices and a wide gap between house prices and incomes. At the same time, the availability of smaller, less expensive houses to buy or rent, as well as properties that are by definition "affordable housing", is severely limited. The situation is unlikely to materially improve.
- 4.12 In these circumstances, a sustainable solution would be local homes for local people; and in the event of further development in the area, it would be reasonable for the host community to experience the benefits. Given all these factors, I see a "local connection" provision as a desirable and legitimate planning aim as well as being justified and equitable. However, in recognising circumstances in the future may be different, the policy should apply to the proposed strategic site BLA04/A (Land east of Langham Road) but to no other future strategic allocation.
- 4.13 I have considered whether there is general conformity with the Development Plan in circumstances where strategic policies require the settlement to contribute to the provision of general housing need. However, even though the occupation of affordable housing would be directed at those with a connection to Blakeney or the surrounding parishes, the quantum of both market and affordable housing, and the contribution to District supply, would remain the same. I find that there are no significant issues in this regard.
- 4.14 The problem comes in the way that the policy is constructed. As drafted, there would be a requirement to make affordable housing available to those with a local connection. However, the allocation of property, in this way, is not a planning function. It is the responsibility of the Local Housing Authority, housing association or similar provider in the exercise of their statutory obligations.
- 4.15 The *occupation* of property is a different matter. There are many examples, in neighbourhood plans and elsewhere,⁶ where the requirement of a certain type of occupancy serves an appropriate planning purpose, as

⁶ For example, agricultural occupancy or the Government's First Homes local connection test.

in this case. I am therefore recommending a requirement for occupation limited to households with a local connection. Such occupation would be needed to make the development acceptable in planning terms and would be secured by a planning obligation, as necessary.

- 4.16 A second policy issue is the matter of clarity in the definition of “local connection”. The published text is loosely worded and too imprecise. However, a definition based on the Local Allocations Agreement in the District Council’s Housing Allocations Scheme would give a clear steer to applicants and decision-takers alike. For practical reasons, the definition should be set out in a new appendix.
- 4.17 To reflect the evidence and to avoid ambiguity, the policy should be amended as in proposed modification **PM1**.

Issue 2: Second Homes and Holiday Lets

- 4.18 The next issue concerns second homes and holiday lets. There are four related policies in the draft Neighbourhood Plan. The first (Policy 2) is concerned with managing second home ownership.
- 4.19 Second home ownership is a vexed matter. Locally, the vision is directed at preserving the unique character of Blakeney and supporting a vibrant and sustainable community whilst Objective 2 talks of balancing the number of second homes. In community feedback, 78% of respondents “strongly agree” or “agree” with limiting second home numbers.
- 4.20 The classic argument is that incomers are buying up local homes, driving up prices and reducing the stock of housing that is available to local people. Moreover, the holiday homes tend to be unoccupied for large periods of the year. Vibrancy and local spend are diminished.
- 4.21 The solution envisaged by the Parish Council is for future new housing in the Parish to be occupied solely by those for whom the property is their principal residence. Amongst other things, this would help meet the housing needs of local people, bring greater balance to the local housing market and strengthen the local community and economy.
- 4.22 For my part, I see this as a credible scenario. The evidence includes support from the community and a high (although stable) percentage of second and holiday homes at around 43%. This is in circumstances where house prices are relatively high and are likely to be buoyed by increased competition by incomers. Locals would lose out in the face of price competition. The other arguments also have validity.
- 4.23 On the other hand, there are questions about the likely efficacy of the policy. For example, it is argued that the policy may simply shift demand. Incomers may direct their attention to existing homes rather than new homes, inflating their prices and outbidding locals. If new purchases from incomers are concentrated in the village centre, vitality could be affected.

The viability of new housing developments, the interest of developers and ability to obtain mortgages may also be consequences.

- 4.24 When weighing all these factors in the balance, and drawing on my own experience, I would say that there is no definitive answer as to the likely consequences of the policy. Certainly, the Parish Council could not be expected to *prove* that the proportion of second homes would reduce or that locals would find it easier to buy homes in Blakeney and at more reasonable prices (and freedom from other negative effects); this would depend on a post-policy analysis.
- 4.25 Nevertheless, I am aware of popular local support for the policy. More particularly, I conclude that there are reasonable expectations of a positive outcome (so far as the local community is concerned). I would not expect there to be a material effect on developer interest in the housing market or on funding.
- 4.26 All in all, the policy is to be supported. However, I would expect the District Council, in harmony with the Parish Council, to closely monitor the situation and be prepared to take action should any significant unintended consequences become apparent.
- 4.27 Policy 3 aims to restrict changes of use from standard residential accommodation (Class C3) to holiday lets. Whilst this is consistent with the theme of safeguarding homes used as principal residences, one of the requirements of the policy is that the change should not result in a net increase in occupation. By way of explanation, the supporting text makes reference to impact on the amenity of local residents and increased recreational pressures on European sites.
- 4.28 I can see that, in both absolute and cumulative terms, increased occupancy could lead to, for example, an increase in noise, parking and recreational pressure. However, harmful effects will not necessarily flow from an increase in occupancy. As such, the policy should state that, where an increase in occupation would give rise to materially harmful effects, permission will be refused (see proposed modification **PM2**).
- 4.29 I note that Policy 3 does not generally support purpose-built holiday accommodation. In this regard, I have considered whether there is a conformity issue, specifically in relation to Core Strategy policies SS 5 (Economy) and EC 7 (The Location of New Tourism Development).
- 4.30 Policy SS 5 is supportive of new tourist accommodation which would help diversify the tourist offer and extend the season. On the other hand, under Policy EC 7 and Paragraph 3.4.26, purpose-built holiday accommodation in Blakeney is not a priority. Proposals should look first to re-use existing buildings and extensions to existing businesses. Given also that Policy 3 provides an exception if needs cannot be met by existing provision, I conclude that there is general conformity with strategic policies.

- 4.31 Policy 4 is supportive of changes of use (or removal of occupancy conditions) from holiday accommodation to principal residence housing. I appreciate that the policy is likely to be of very limited applicability. Nevertheless, it is a logical extension of the principal residence requirement set out in Policy 2 and is to be supported.
- 4.32 In terms of Policy 5 (Extensions to Holiday Let Accommodation), I can see that overdevelopment could give rise to unacceptable consequences. However, the policy, as written, raises a number of issues:
- Actions that render a property unsuitable for permanent occupation are mentioned in the supporting text but are not dealt with in the policy.
 - Not all accommodation (for example a first-floor flat) is going to have outdoor amenity space in the first place. Reference to the sufficiency of remaining space is inappropriate.
 - There are parts of Blakeney (for example, the historic heart) where properties do not have off-street parking and where the requirement to ensure retention within the curtilage would not apply.
- 4.33 For clarity and to accord with the evidence, the Neighbourhood Plan should set out the key considerations to be addressed if planning permission is to be granted for the extension of holiday let accommodation. Implementation of the policy would require professional judgement and reference to matters (such as parking and amenity) dealt with elsewhere in the Development Plan. Proposed modification **PM3** refers.
- 4.34 To ensure accuracy, clarity and accordance with the evidence, I recommend the policies on second homes and holiday lets should be modified as indicated.

Issue 3: Improving Design and Development

- 4.35 Policy 6 concerns the design of development. It incorporates an eclectic range of design matters and, to some extent, is repetitive of policy set out elsewhere. Nevertheless, it is a useful focus on matters of local importance.
- 4.36 The criteria in the policy are intended to apply to all developments. However, the first criterion requires a mix of homes that would suit a variety of occupiers. As acknowledged in the answer to my questions,⁷ this would not be possible in a scheme of say one or two houses. As recognised in proposed modification **PM4**, a scheme size of 10 or more dwellings would be more realistic.

⁷ Blakeney Parish Council, 14 September 2022.

- 4.37 In terms of Policy 7 (Improving Design of New and Replacement Homes), there is a requirement to avoid a significant detrimental impact on “amenity views”. As clarified,⁸ this is intended to be a reference to public views, not private views. Proposed modification **PM5** refers.
- 4.38 Policy 8 (Infill Development) applies to “small residential developments”. However, there is no indication in the Neighbourhood Plan of the size of such developments. The Parish Council has confirmed⁹ that, typically, one or maybe two houses would be involved. Such clarification needs to be added to the policy.
- 4.39 Clarification is also needed with regard to the permissible location of development. Given that there is a settlement boundary for Blakeney (Map 4), this would provide greater clarity than reference to the “built-up area of the village”.
- 4.40 A final point concerns the “automatic” withdrawal, under the policy, of permitted development rights. As noted in the PPG,¹⁰ conditions restricting the future use of permitted development rights may not pass the test of reasonableness and necessity. Cases should be decided on their merits. As such, it would be more appropriate to flag up the possible withdrawal of permitted development rights where this could lead to harmful overdevelopment of the site.
- 4.41 Clarity and regard to national advice would be covered through proposed modification **PM6**. The same point regarding the automatic withdrawal of permitted development rights applies to Policy 9 (Existing Dwelling Replacement). This would be changed under proposed modification **PM7**.

Issue 4: Drainage and Flooding

- 4.42 Within the Neighbourhood Plan, drainage and flooding are dealt with under a single policy, Policy 10. Again, the policy tends to repeat matters that are dealt with elsewhere. Nevertheless, it is helpful to identify and focus upon issues that are relevant to Blakeney.
- 4.43 The policy aims to ensure that new development is accompanied by satisfactory drainage solutions and that steps are taken to reduce the risk of flooding from all sources. In giving appropriate consideration to such matters, the policy calls for all developments to be accompanied by a flood risk assessment. However, this provision goes beyond the scope of national policy without justification.¹¹ A flood risk assessment could end up being provided in circumstances where a simple drainage assessment would be more appropriate.

⁸ Blakeney Parish Council, 14 September 2022

⁹ Blakeney Parish Council, 14 September 2022.

¹⁰ PPG Reference ID: 21a-017-20190723.

¹¹ Footnote 55 of the NPPF states that a site-specific flood risk assessment should be provided for all developments *in Flood Zones 2 and 3*; and for certain developments and areas in *Flood Zone 1*.

4.44 To pay closer regard to national policy, the Neighbourhood Plan should allow for the preparation of a flood risk assessment (in accordance with footnote 55 of the NPPF) and/or a drainage assessment. In this way, proportionate evidence relevant to a particular site or development would be prepared. The option of a drainage assessment is covered in proposed modification **PM8**.

Issue 5: Natural Environment

4.45 Policy 11 has the title Biodiversity and Accessibility. The first paragraph of the policy calls for development to deliver “a ‘net gain’ in biodiversity”. However, given the provisions of the Environment Act 2021, this should be expressed as “a minimum 10% net gain in biodiversity”.

4.46 The second paragraph of the policy calls for the retention of trees unless their value “is deemed of category ‘C’ or below low in accordance with established practice”. This requirement is lacking in clarity. Proposed modification **PM9**, in addition to addressing net gain, would amend the policy to require the retention of trees “unless removal is supported by an Arboricultural Impact Assessment carried out in accordance with BS5837:2012, *Trees in relation to design, demolition and construction*.”

4.47 Policy 12 deals with Dark Night Skies. The application of the policy will be limited. Many lighting sources would not constitute development, would be permitted development or would be the responsibility of the highway authority. Nevertheless, the policy usefully draws attention to matters of concern and shows broad regard for national policy (NPPF Section 15. Conserving and enhancing the natural environment). There would be no material breach of the Basic Conditions and modification is not necessary.

4.48 Policy 13 (Open Space Preservation) has, for a variety of reasons, caused a deal of confusion:

- It is part of a section in the Neighbourhood Plan on Open Green Space but it is not limited to “green” space.
- There are similarities with Local Green Space (LGS) but LGS designation is not sought.
- There are similarities with Open Land Areas on which there are policies in the Core Strategy and the emerging Local Plan.
- There are similarities with open space as defined in the NPPF but clear differences also.

4.49 One of the main differences is the inclusion, within the types of open space to be preserved, of various car parks. These may have an amenity value in the sense of providing a convenient parking facility for locals and visitors. The car parks may also provide familiar and welcome visual gaps in the street scene. However, they are not normally regarded as open

space. Having said that, I see no reason in principle why the Parish Council should not seek to safeguard spaces of the types identified.

- 4.50 To avoid any confusion, and to clearly distinguish the Blakeney designation from other policy provisions concerning open space, LGS and Open Land Areas, a different name without the connotation should be used. "Valued sites" would be a suitable alternative.
- 4.51 Before looking at the individual spaces, I have given thought to the ownership of the sites and the opportunities given to make representations. In this regard, and bearing in mind analogous circumstances,¹² I consider that landowners should have been contacted about the proposals at an early stage. They would then have had the opportunity to make representations on the emerging draft Plan. However, no specific consultation took place.
- 4.52 There are a number of "quasi" public owners such as the National Trust, the British Legion and Victory Housing Association. Others are in private ownership. These include Field at Morston Road (Site 3) and North Granary, The Quay (Site 10). As none of the private owners have been specifically notified, they should be excluded from the allocation.
- 4.53 Two other privately owned sites have, in any event, attracted representations. The first representation concerns land at The Pastures (Site 16, in part) in the ownership of the Blakeney Hotel. The second relates to the site described as 39 New Road, Adjacent The Pastures (Site 9).
- 4.54 The Blakeney Hotel land is quite clearly separated, by robust fencing, from the main site at The Pastures that lies to the south and west. It does not enjoy public access or recreational use. Its amenity value is limited. Whilst the main site may have historic and strategic importance, there is no evidence that this extends to the hotel land. It certainly does not rely on the hotel land for any such status.
- 4.55 As to 39 New Road, this is private "garden" land separated from The Pastures by Little Lane. I saw that it is a site well contained by hedges and vegetation such that there are no significant public views of the site and its broader amenity value is limited. There is no material evidence as to its historic or strategic importance. The inclusion of the site as part of the Neighbourhood Plan is not justified.
- 4.56 By way of comment on the Parish Playing Field site (Site 11), I note that the proposed designation includes a small triangle of land that is part of the garden of Spring Cottage. I have evidence that this is Parish land.¹³ Nevertheless, having regard to the land use, this parcel should be excluded from any designation.

¹² PPG on LGS at Reference ID: 37-019-20140306.

¹³ See representations of Norfolk County Council (BNP10), Appendix 1.

- 4.57 Notwithstanding the above discussion, sites 4, 9, 11, 16 and 17 are designated as an Open Land Area in the Core Strategy, a designation that is carried forward into the emerging Local Plan. The provisions are very similar (development would not be permitted except in specific circumstances). However, the policy criteria are different from the draft Neighbourhood Plan and there would be a conflict with a strategic policy. For this reason, such sites need to be omitted.
- 4.58 In terms of the wording of the policy, this would preclude loss of spaces “unless the development has community support”. “Community support” is defined in the text as “the official view given by the Blakeney Parish Council”.
- 4.59 In my opinion, these provisions are lacking in accuracy and clarity. First, it is North Norfolk District Council that would be the arbiter on any planning application (albeit with comments from the Parish Council). More particularly, although similar, *community benefit* would be clearer and easier to judge than a determination as to whether community support has been established. A change in the wording is necessary.
- 4.60 A final point concerns the clarity of Maps 10 and 11 on which the sites are shown. The numbering of the sites is not clear. This should be remedied in the final version. In addition, Site 18 (Young’s Field) needs to be added to the key for Map 11.
- 4.61 Various amendments are therefore needed to accord with the evidence, ensure clarity and have regard to national guidance. Relevant matters are addressed in proposed modification **PM10**.
- 4.62 The next policy in the Neighbourhood Plan (Policy 14) concerns open space management. It addresses the problem of making sure that there are suitable arrangements in place for the on-going maintenance of open spaces of one sort or another. This could be through a management company or by a local authority/parish council.
- 4.63 The policy makes reference to arrangements “by an established management company”. However, there is no evidence to say why the management company would have to be *established*. Indeed, it could be a new company set up specifically to secure on-going management. Through proposed modification **PM11**, I have substituted the words “suitable management company”. In agreeing a suitable company, the local planning authority would have regard to its bona fides. I have also taken the opportunity to ensure that the policy wording is clear and succinct.

Issue 6: Local Economy and Tourism

- 4.64 Policy 15 (Local Employment) is supportive of the retention of existing employment, the creation of new employment and homeworking subject to a number of criteria. The second criterion is that the development

should be “appropriate to a coastal village”. This means appropriate in scale and environmental impact.¹⁴

- 4.65 “Scale” is already dealt with under criterion 1. “Environmental impact” is dealt with under Criterion 3. To avoid any confusion over the terminology, the reference to a coastal village should be deleted. Proposed modification **PM12** refers.
- 4.66 Policy 16 (Retention of Business Premises for Blakeney) seeks to retain “commercial premises” in Blakeney. Commercial premises are not defined but are intended to be shops, offices, restaurants, hotels and businesses or places of work (non-residential).¹⁵ For clarity, a footnote should be added to this effect as in proposed modification **PM13**.
- 4.67 Policy 17 (Tourism) is supportive of proposals that have the potential to create new or expand existing tourism. The policy will need to be considered in conjunction with policies such as Policies EC 7, EC 8 and EC 9 of the Core Strategy. However, given the general nature of Policy 17 and the safeguards therein, I see no general conformity issue.
- 4.68 There is the potential for internal conflict within the Neighbourhood Plan given that Policy 3 does not support purpose-built holiday accommodation. Proposed modification **PM14** sets out an amendment that would draw attention to Policy 3 and the separate role of that policy.

Other Matters

- 4.69 All policy areas have been considered in the foregoing discussion. With the modifications that I have recommended, the Plan would meet the Basic Conditions. Other minor changes (that do not affect the Basic Conditions), including those suggested by the District Council as well as consequential amendments, corrections and up-dates, could be made prior to the referendum at the Councils’ discretion.¹⁶

5. Conclusions

Summary

- 5.1 The Blakeney Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard for all the responses made following consultation on the Neighbourhood Plan and the evidence documents submitted with it.

¹⁴ Blakeney Parish Council, 14 September 2022.

¹⁵ Blakeney Parish Council, 14 September 2022.

¹⁶ PPG Reference ID: 41-106-20190509.

- 5.2 I have made recommendations to modify a number of policies and text to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. The Blakeney Neighbourhood Plan as modified has no policy or proposals which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond the Plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.

Overview

- 5.4 It is evident that a considerable amount of time and effort has been devoted to the development and production of this Plan and I congratulate those who have been involved. The Plan should prove to be a useful tool for future planning and change in Blakeney over the coming years.

Andrew S Freeman

Examiner

Appendix: Modifications

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Page 41	<p>Substitute the following for the first paragraph of Policy 1:</p> <p>“For the lifetime of the development, occupation of all new affordable housing on non-strategic sites and any on the proposed strategic site BLA04/A (Land east of Langham Road) shall be limited to eligible households with a local connection (defined in Appendix X) to the Parish of Blakeney or adjoining parishes.”</p> <p>Delete the second paragraph of Policy 1 (local connection priority cascade criteria).</p> <p>In the third paragraph of Policy 1, substitute the following for the words commencing with “allocations”:</p> <p>“occupancy shall be in accordance with the District Council’s Housing Allocation Scheme”.</p> <p>In a new appendix, add a definition for “local connection” based on the Local Allocations Agreement in the District Council’s Housing Allocations Scheme (Appendix 4) but unrelated to Exception Housing Schemes.</p>
PM2	Page 47	<p>Delete criterion 4) of Policy 3. Substitute the following paragraph: “Where increased occupation would give rise to materially harmful effects, planning permission will be refused.”</p>
PM3	Page 49	<p>Replace the text of Policy 5 with the following:</p> <p>“All proposals for extensions to holiday let accommodation shall meet the following criteria:</p> <ol style="list-style-type: none"> 1. Where there would be a reduction in the amount of open amenity space

		<p>within the curtilage of the site, the amount and quality of any remaining space shall be appropriate to the needs of both the occupiers of the holiday let and residential occupiers if the property were occupied as a Class C3 dwellinghouse.</p> <p>2. There shall be a demonstration of the means by which additional on-street parking will be avoided with priority being given to the provision or retention of adequate car parking space within the curtilage of the site.</p> <p>3. Any intensification of use associated with the extended property shall not give rise to significant adverse effects on nearby residents as a result of noise or other amenity impacts."</p>
PM4	Page 60	At the beginning of Policy 6, criterion 1), insert "in schemes of 10 or more dwellings,".
PM5	Page 63	In Policy 7, criterion 2), insert "public" before "amenity".
PM6	Page 66	<p>In the first sentence of Policy 8, add "of one or two dwellings" after "small residential developments".</p> <p>In criterion 1, replace "built-up area of the village" with "settlement boundary".</p> <p>Replace criterion 2 with "will not involve extension beyond the settlement boundary".</p> <p>Replace the final paragraph of the policy with: "Permitted development rights may be withdrawn where permitted development could lead to overdevelopment of the site."</p>

PM7	Page 68	Replace criterion 3) of Policy 9 with: "permitted development rights may be withdrawn where permitted development could lead to a detrimental effect on the character of the locality."
PM8	Page 72	In the opening paragraph of Policy 10, after "flood risk assessment", add "(in accordance with footnote 55 of the NPPF) and/or a drainage assessment".
PM9	Page 83	In the first paragraph of Policy 11, insert "minimum 10%" before "net gain". In the first sentence of paragraph 2, replace all words after "retained" with "unless removal is supported by an Arboricultural Impact Assessment carried out in accordance with BS5837:2012, <i>Trees in relation to design, demolition and construction.</i> "
PM10	Page 90	Change the title of Policy 13 to "Preservation of Valued Sites". In the first sentence, change "Open Space" to "Valued Site". Replace the third and fourth lines of the policy with "the community would gain equivalent or greater benefit from the development". Delete Sites 3, 4, 9,10, 11, 16 and 17 from Table 2 and Map 11. Clearly number the sites on Maps 10 and 11. On Map 11, add Site 18 (Young's Field) to the key. Carry out consequential amendments to the text (substitute "Valued Sites" for "Open Green Space").
PM11	Page 95	Substitute the following for the text of Policy 14: "Development that provides elements of green infrastructure (including Open Space and play equipment) shall be subject to

		legally binding arrangements for the effective and sustainable on-going management, funding and maintenance of that green infrastructure through a suitable management company, local authority or parish council."
PM12	Page 98	In Policy 15, criterion 2, delete "appropriate to a coastal village or".
PM13	Page 99	In Policy 16, add a footnote to "commercial premises" saying "shops, offices, restaurants, hotels and businesses or places of work (non-residential)".
PM14	Page 102	In the opening paragraph of Policy 17, after the word "Blakeney", insert "(other than purpose-built holiday accommodation – see Policy 3)".



North Norfolk District Council
Blakeney Neighbourhood Plan
Interim DECISION STATEMENT

Following the submission of the Draft Neighbourhood Plan by Blakeney Parish Council dated July 2021, the submitted Plan was publicised and representations were invited between 28th March 2022 and 9th May 2022.

The Plan was subject to independent examination between 4th July 2022 and 19th January 2023 with the issuing of a final report on that day.

The Neighbourhood Planning (General) Regulations 2012 (as amended) require the Local Planning Authority (LPA) to outline what action to take in response to the recommendations the Examiner makes in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a Neighbourhood Development Plan.

Paragraph 12(4) of Schedule 4B to the Town and Country Planning Act 1990 (“the 1990 Act”) states that a referendum must be held on a proposal for a neighbourhood development plan or order if the LPA is satisfied that it meets the Basic Conditions tests and other legal requirements or would do so if modifications were made to the draft plan or order (whether or not recommended by the Examiner).

Decision

The independent examiners report recommends 14 modifications to the policies of the submitted Draft Blakeney Neighbourhood Plan to ensure it meets the Basic Conditions tests set out in legislation, along with recommending the Council undertake other factual corrections, updates, and consequential amendments to the body of supporting text/mapping prior to proceeding to a referendum. The Council have considered each of the recommendations contained in the Independent Examiners report, and the reasons for them, and it is considered that three further modifications are required. These further changes and the reasons for them are set out below.

Subject to the incorporation of the modifications set out in the independent examination report, the factual and consequential changes and the additional modifications set out below the Council agrees to modify the neighbourhood plan and that the modified Blakeney Neighbourhood Plan should proceed to public Referendum. The Council also agrees with the Examiner’s recommendation that the Referendum of the Neighbourhood Plan should be based on the designated Neighbourhood Area that was designated by North Norfolk District Council as a Neighbourhood Area on 30th November 2017

The Council intends to modify the Plan in-line with the Examiners recommendations and the additional changes put forward and are inviting representations on these additional modifications for a six-week period between 23.02.23 and 6.4.2023- 5pm from the qualifying body and those that have previously been consulted and/or engaged at submission and examination stages.

Following this period NNDC will issue its final decision within 5 weeks, unless an alternative time period has been agreed with the qualifying body.

The Blakeney neighbourhood plan as submitted (March 2022), and the Examiner’s report, can be viewed on the District Councils website at: www.north-norfolk.gov.uk/blakeneynp

The documents are also available for inspection at the District Council offices at Holt Road, Cromer, NR27 9EN. Monday - Friday 9:00am - 5:00pm (4:30pm, Fridays).

Additional modifications

1. The proposed modification PM1, which addresses local occupancy in Policy 1, is amended to remove reference to its application to the emerging strategic site allocation BLA04/A, Land east of Langham Road.
2. The proposed modification PM2, which clarifies the circumstances around where a change of use in Policy 3 can be applied, is amended with the addition of 'Where an application is required' at the start of the sentence and by replacing the words 'planning permission will be *refused*' with 'planning permission will *not be supported*.'
3. The proposed modification PM10, which amends Policy 13 to the preservation of Valued Sites, is amended to at Paragraph 6.268 of the Neighbourhood Plan and Table 2, from 'Valued Sites of *Strategic* Importance' to 'Valued Sites of *Visual* Importance' and by replacing a word in the second line of Policy 13 from 'will not be *permitted* unless...' to 'will not be *supported* unless...'

These are transcribed as tracked changes in appendix 1 to this note for clarity.

Explanation change - 1.

The Examiner recognises that the original intent of Policy 1 of the BNP, to control occupancy through a local connection cascade, is not a planning function and is a matter for the Housing Authority and its Housing Strategy. He has proposed a modification which aligns with the Council's current approach to occupancy, in the main. However, he also suggests this could be applied to the emerging Local Plan strategic allocation BLA04/A but qualifies that this should apply to no other future strategic housing allocation. It is considered that this is beyond the scope of the basic conditions where alignment and examination is restricted to that of the adopted Core Strategy and not an emerging Local Plan which at this stage is still subject to examination and change and where the principle of this allocation is challenged. Such a modification if left unchecked would bring into contention the primacy of the Local Plan and due process and the Council's Housing Strategy, and negatively affect the council's ability to meet its responsibilities around its duties to fulfil its statutory function under housing legislation.

Blakeney is a strategic growth location as identified in the hierarchy of settlements in the Local Plan and as such, growth through the strategic allocations in the settlement of Blakeney through the Local Plan is in part justified to contribute to meeting the district wide need of affordable and market housing, and the strategic allocation is justified and intended to function that way. It remains important that Blakeney, as part of the strategic settlement hierarchy, continues to contribute to the wider district growth and maintain a mix of housing options to address the wider general affordable housing need through the emerging Plan's allocation in the parish. If PM1 is left unchanged, then conflict between the neighbourhood plan and the Council's strategic objective would remain.

Other policies in the development plan comprising the Local Plan (Core strategy and emerging Local Plan) and the draft BNP, (following successful referendum) ensure that appropriate qualifying development in the parish will provide for the local ambition.

There is also the potential that if such conflict is left in the Blakeney Neighbourhood plan the application of Policy 1 would be short lived. Planning Practice Guidance states that any conflict between Plans should be resolved in favour of the newest Plan adopted. It is anticipated that the Local Plan will be adopted following the BNP and as such, the provisions in the neighbourhood plan would become outdated in relation to the strategic site allocation, as the newest policy would apply. Furthermore, there would be the impacts on the delivery of the strategic site and future affordable

housing provision should it not be modified. Restricting occupancy through local connections is well known to impact delivery finance and the modification has been made without any appropriate assessment, evidence, or engagement. It is contended that these issues are likely to impact on the deliverability of the site in the interim. This would result in the non-achievement of the Examiners intentions, potentially by stalling delivery of the proposed strategic site and the overall housing requirements.

Explanation change - 2

The circumstances where the policy could be applied are extremely limited. To be clear, it is not possible to control the use of the existing housing stock as second homes through planning policies. In the case of commercial holiday lets, case law upholds that using a dwellinghouse for commercial holiday lets would not always amount to a material change, and therefore, not need planning permission. In applying Policy 3 of the BNP, officers will need to be mindful of the size and the sensitivity of its location. Any increased intensity of its use, which would render it outside of what would be considered the 'normal' characteristics of a residential dwelling may constitute a material change and planning permission may be required. For example, large groups staying all together or use only at weekends. The Neighbourhood Plan itself in Para 6.86- 6.87, recognises that "whether a change of use has occurred when a house is let out for short-term holiday or leisure use is a matter for the Local Planning Authority (North Norfolk District Council) with each case considered upon the particular characteristics of the use as holiday accommodation" and that the policy can only be applied where a material change of use has occurred, which itself depends on the facts of the case. For reasons of clarity and to manage the expectations around the application of the policy the additional wording 'Where an application is required.' is necessary. This should ensure that the pre application advice service could be utilised.

It must also be recognised that in such cases, the Parish Council will not be the decision maker– that is the role of the Local Planning Authority, LPA, and will be a matter for assessment on a case-by-case basis, rather than a direct application / instruction of policy. To avoid any future misunderstanding and conflict and to ensure the LPA retains its judgement function, the words *planning permission will be refused* are replaced in the proposed modification PM2 with *planning permission will not be supported*. Such a change would ensure a clear separation in areas of decision making and allow the LPA to exercise its judgement on a case-by-case basis.

Explanation change - 3

The Examiners recommendation in PM10 creates a new term of Valued Sites, in order to avoid confusion, by clearly distinguishing them from existing open space designations. He further removes the sites, which already benefit from higher order designations, and this is considered appropriate and necessary. The Examiner has also removed all of the privately owned sites as part of the proposed modification PM10, acknowledging that no specific consultation with any of the owners had been carried out as part of the Neighbourhood Plan process.

The first part of the Council's amendment would relate to Paragraph 6.258 and Table 2 of the Neighbourhood Plan in replacing the term Valued Sites of *Strategic* Importance with the term Valued Sites of *Visual* Importance'. This is considered necessary in order to accurately reflect the basic assessment tabled at Para. 6.258, which states, 'There are certain designated and non-designated open spaces within Blakeney, which because of their location, openness and topography allow views across a wider area enhancing the village perception, character and countryside feel.' It is clearly evident that the sites are not strategic in nature, and, for reasons of clarity, this term will be replaced to better align with its purpose.

The recommended change of a word within the second line of Policy 13 from 'permitted' to 'supported' is considered necessary to recognise that it is the Local Planning Authority (LPA) who will act as the decision maker in the determination of any relevant planning application. Such a change

would ensure a clear separation in regard to decision making and allow the LPA to exercise its judgement on a case-by-case basis, as justified above.

Phillip Rowson



Assistant Director Planning
17.2.23

Appendix 1 Modifications incorporating additional tracked Changes

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Page 41	<p>Substitute the following for the first paragraph of Policy 1:</p> <p>“For the lifetime of the development, occupation of all new affordable housing on non-strategic sites and any on the proposed strategic site BLA04/A (Land east of Langham Road) shall be limited to eligible households with a local connection (defined in Appendix X) to the Parish of Blakeney or adjoining parishes.”</p> <p>Delete the second paragraph of Policy 1 (local connection priority cascade criteria).</p> <p>In the third paragraph of Policy 1, substitute the following for the words commencing with “allocations”:</p> <p>“occupancy shall be in accordance with the District Council’s Housing Allocation Scheme”.</p> <p>In a new appendix, add a definition for “local connection” based on the Local Allocations Agreement in the District Council’s Housing Allocations Scheme (Appendix 4) but unrelated to Exception Housing Schemes</p>
PM2	Page 47	<p>Add at start of the policy Where an application is required proposals to change the use from residential (C3)¹² use to holiday accommodation (sui generis)¹³ must demonstrate that:.....</p> <p>Delete criterion 4) of Policy 3. Substitute the following paragraph: “Where increased occupation would give rise to materially harmful effects, planning permission will be refused-not be supported .”</p>
PM10	Page 90	<p>Change the title of Policy 13 to “Preservation of Valued Sites”.</p> <p>Change the term ‘Strategic’ to ‘Visual’ in Paragraph 6.258 and Table 2.</p>

	<p>In the first sentence, change “Open Space” to “Valued Site”.</p> <p>In the second sentence change ‘permitted’ to ‘supported’.</p> <p>Replace the third and fourth lines of the policy with “the community would gain equivalent or greater benefit from the development”.</p> <p>Delete Sites 3, 4, 9,10, 11, 16 and 17 from Table 2 and Map 11.</p> <p>Clearly number the sites on Maps 10 and 11.</p> <p>On Map 11, add Site 18 (Young’s Field) to the key.</p> <p>Carry out consequential amendments to the text (substitute “Valued Sites” for “Open Green Space”).</p>
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THE BLAKENEY NEIGHBOURHOOD PLAN



Pointing Blakeney towards the future

2020 - 2040

Made Version

November 2023



Prepared by:

Blakeney Neighbourhood Plan Steering Group on behalf of
Blakeney Parish Council with support from ABZAG Ltd

If you would like this document in large print
or another format, please contact
Parish Clerk, Blakeney Parish Council
clerk@blakeneyparishcouncil.org.uk
or telephone 01263 741106

Foreword

Pointing Blakeney towards the Future

On behalf of the Blakeney Parish Council and Neighbourhood Plan Steering Group, welcome to the Blakeney Neighbourhood Plan. A great deal of energy and hard work by many in the local community has underpinned the production of this document. We believe it will make a real difference to the future of Blakeney and its residents.

Neighbourhood planning was introduced by the Government's Localism Agenda to ensure that local communities are closely involved in the decisions that affect them. Having carried out consultation events and circulated a village wide survey it was obvious to those on the Steering Group that there are some key areas that the residents wished us to focus on. Topics such as 'local housing provision' and 'second home ownership' are not only emotive subjects but complex in their legislation. We hope we have gone some way to fulfilling the 'Village Wishlist' and that you will be both pleased and excited by the document that follows.

The Blakeney Neighbourhood Plan was developed by a Steering Group that included Parish Council members, residents, and representatives from the local community. Support and advice was provided by North Norfolk District Council (NNDC), ABZAG Ltd, Ministry for Housing, Communities and Local Government (MHCLG) and Locality.

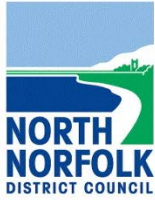

Blakeney Parish Council would like to thank all those who have worked hard in the production of this Neighbourhood Plan and the wider community for their engagement and input that has shaped and determined the Vision, Objectives and needs for the future, in what was a difficult and unprecedented time with the COVID virus and resulting pandemic.

Sam Curtis
Chairman
Neighbourhood Plan Steering Group

Rosemary Thew
Chairman
Blakeney Parish Council

Map 1: Blakeney Neighbourhood Area



	Blakeney Neighbourhood Area Map Key  Boundary of Neighbourhood Area	1:20,000	CB	© Crown Copyright and database right 2017 Ordnance Survey 100018623 Aerial Photos ©Getmapping plc
		21/12/2017		

Contents

Section		Page
	Executive Summary	7
1	Introduction and Background	9
2	About Blakeney	13
3	Vision and Objectives	18
4	Sustainable Growth and Spatial Context	21
5	Neighbourhood Plan Policies	30
6	Theme 1: Built Environment	32
	Policy 1: Affordable Homes for Local People	40
	Policy 2: Managing Second Home Ownership	43
	Policy 3: Change of use - Residential to Holiday Let Accommodation...	45
	Policy 4: Change of use - Holiday Let Accommodation to Residential	46
	Policy 5: Extensions to Holiday Let Accommodation	47
	Policy 6: Design of Development	58
	Policy 7: Improving Design of New and Replacement Homes	61
	Policy 8: Infill Development	64
	Policy 9: Existing Dwelling Replacement	66
	Policy 10: Drainage and Flooding	70
	Theme 2: Natural Environment	73
	Policy 11: Biodiversity and Accessibility	82
	Policy 12: Dark Night Skies	86
	Policy 13: Preservation of Valued Sites	89
	Policy 14: Sustainability of Open Spaces	93

	Theme 3: Local Economy and Tourism	94
	Policy 15: Local Employment	96
	Policy 16: Retaining Local Services and Retail	97
	Policy 17: Tourism	100
7	Community Projects and Actions	102
8	Implementation, Delivery and Monitoring	104
9	Document Control	106
	Appendix 1: Glossary	107
	Appendix 2: Reference Documents and Resources	115
	Appendix 3: Residents Doorstep Questionnaire	116
	Appendix 4: Pre-Submission Consultation Response Form	118
	Appendix 5: Local Connection criteria	120

Executive Summary

Pointing Blakeney towards the Future

There are going to be many changes in Blakeney over the coming years, many of which will result from factors that are outside the control and scope of this Neighbourhood Plan, such as future coastal erosion protection or North Norfolk District Council identifying and allocating sites to provide for growth in Blakeney in the District's Local Plan.

Neighbourhood planning is a way to give our community a voice in shaping how change happens, how we would like to see developments look and be more sustainable.

By creating the Blakeney Neighbourhood Plan we are seeking to positively influence the new developments to benefit both existing residents, and our new neighbours. The Blakeney Neighbourhood Plan is a formal part of the wider Development Plan for North Norfolk insofar as the parish of Blakeney is concerned. This means that planners at North Norfolk District Council as the Local Planning Authority, developers, landowners and agents and residents must take into account the policies in the Blakeney Neighbourhood Plan along with the strategic policies set out in the Council's Local Plan and national planning policy and guidance as planning applications and decisions about our parish are made in the future.

In this way local voices will be heard when planning decisions are taken that affect our daily lives.

The Blakeney Neighbourhood Plan comprises 17 policies, grouped in three themes created to support the Vision for Blakeney and the Neighbourhood Plan Objectives (see pages 20 and 21). Each policy emerged from a series of consultation events finalised by the Neighbourhood Plan Steering Group before the plan underwent independent examination, prior to being accepted through a public referendum held in September 2023.



As a brief overview to the focus of each policy:

- **Policy 1** Extends the approach for affordable housing to include proposals within the settlement boundary.
- **Policy 2** focuses on new houses only being used as 'principal homes' – not second homes.
- **Policy 3** looks to control the circumstances where change of use from residential to holiday accommodation will be supported, whilst **Policy 4** will

ensure holiday accommodation reverting to residential use will only be used as a 'principal home' - not a second home.

- **Policy 5** ensures that extensions to holiday accommodation are mindful of their impact of nearby residents.
- **Policies 6 and 7** identify a number of elements to facilitate the building of better homes for people to live in.
- **Policies 8 and 9** seek to address the issues raised with infill development and replacement homes.
- **Policy 10** looks to reduce the flood risk and ensuring new development does not cause flooding issues.
- **Policy 11** seeks better access to the countryside, biodiversity net gain, inclusion of elements to enhance wildlife habitats and retention of trees and hedgerows.
- **Policy 12** wants to see the dark night skies over Blakeney maintained and reduce the future impact of light pollution.
- **Policy 13** provides protection for our identified Valued Sites and **Policy 14** address the issue of funding for the ongoing management and maintenance of new open space.
- **Policy 15** supports the local economy through new employment opportunities, with **Policy 16** seeking to retain business premises.
- **Policy 17** focuses on the circumstances where development associated with tourism would be supported.



The Blakeney Neighbourhood Plan has been written to enable the local community to have a positive influence on planning in the parish of Blakeney for the benefit of its residents. The success of the Neighbourhood Plan will become apparent over the coming years as it gives our community a voice in the complex planning process and a way of shaping future development within Blakeney.

To aid understanding, a glossary of the planning terms can be found in **Appendix 1** and the various reference documents referred to in the Blakeney Neighbourhood Plan are listed in **Appendix 2**.

Blakeney Neighbourhood Plan

Made Version - November 2023

Section 1: Introduction & Background

- 1.1. In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan, which can establish planning policies for the development and use of land in the neighbourhood to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. As with the wider development Plan, any neighbourhood plan needs to be in general conformity with the strategic approaches set out in the Local Plan and the National Planning Policy Framework (NPPF), and only seek to add local distinction where necessary and justified through proportionate evidence. This document is a Neighbourhood Development Plan, as defined in the Act, for Blakeney.

Submitting Body

- 1.2. This document, entitled the Blakeney Neighbourhood Plan, is produced by Blakeney Parish Council, which is recognised as the Qualifying Body for Blakeney as defined by the Localism Act 2011.

Neighbourhood Area

- 1.3. The Blakeney Neighbourhood Plan applies to the entire parish of Blakeney in the North Norfolk District.
- 1.4. North Norfolk District Council, the local planning authority, approved the Neighbourhood Area application from Blakeney Parish Council in November 2017 and the entire parish of Blakeney is designated as the Neighbourhood Area, as shown on **Map 1**.

Plan Period, Monitoring and Review

- 1.5. The Blakeney Neighbourhood Plan has a plan period of twenty years, from 2020 to 2040. It is, however, a response to the needs and aspirations of the local community as understood today and recognises that current challenges and concerns are likely to change over the plan period.
- 1.6. Blakeney Parish Council, as the Qualifying Body, will be responsible for maintaining and periodically revisiting the Blakeney Neighbourhood Plan to ensure relevance and to monitor delivery.



Neighbourhood Plan Process

1.7. The community of Blakeney has been heavily involved in shaping the Blakeney Neighbourhood Plan. A summary of the process and key steps are set out below:

1.8. Blakeney Parish Council asked for volunteers to form a Neighbourhood **Plan Steering Group** to participate in the neighbourhood planning process and to oversee the production of the Blakeney Neighbourhood Plan. Membership comprises of a cross-section of the community made up of:

Jane Armstrong	Joanna Dawson	Helen Horabin
Tracey Bayfield	Jenny Girling	John Seymour
Margaret Benson	Don Glaister	Rosemary Thew
Sam Curtis (Chairman)	Tom Green	Iain Wolfe

The Pre-Submission Stage Consultation

1.9. A draft ('Pre-Submission') Neighbourhood Plan was published for a six-week period of consultation between 3 October and 15 November 2019, in line with Regulation 14 of the Neighbourhood Planning General Regulations 2012 (as amended). A number of responses to the consultation were received and details of these along with the changes made to the Plan as a result are set out in the Consultation Statement submitted at time of examination.

Submission Stage & Consultation

1.10. This version of the Plan represented Blakeney Parish Council's final proposed Neighbourhood Plan document. It was submitted to North Norfolk District Council on 26 November 2021 in line with Regulation 15 of the Neighbourhood Planning General Regulations 2012 (as amended), along with a number of other prescribed documents for independent examination:

- **Basic Conditions Statement:** The purpose of this document was to set out, in the view of the parish council, how the Neighbourhood Plan met the prescribed Basic Conditions tests which were applied by the appointed examiner who inspected the Submission Version Plan. The document also considers whether the Plan is in general conformity with local and national planning policy and does not breach EU law (as amended), and other basic conditions applying at the time.
- **Consultation Statement:** The purpose of this document is to set out how Blakeney Parish Council & Neighbourhood Plan Steering Group has engaged with the community in preparing the Plan. The main focus of the 'Consultation Statement' is on the 6-week Regulation 14 Pre-submission stage consultation but also details earlier events and feedback. The Consultation Statement shares the feedback received during the Neighbourhood planning process, the comments made through the consultations and, where necessary and appropriate, how the comments received have been considered in developing the Plan.

Publication of Draft Plan

- 1.11. NNDC published the Submission Version Blakeney Neighbourhood Plan and supporting documents for a 6-week period of public consultation in accordance with Regulation 16 of the Neighbourhood Planning General Regulations 2012 (as amended). The consultation took place between Monday 28 March and Monday 9 May 2022.

Independent Examination

- 1.12. Mr. Andrew Freeman was appointed by NNDC in association with the parish council to carry out an independent examination of the submitted draft Neighbourhood Plan. The examination commenced on Monday 4 July 2022 and concluded with the submission of the Examiners final report, submitted Thursday 19 January 2023. The examination was conducted by a process of written representations and did not involve a public hearing.
- 1.13. The Submission Version Plan and accompanying statements, evidence base and representations received during the Regulation 16 consultation were forwarded to the Examiner and published on the NNDC web site. The full list of information and evidence considered by the examiner is detailed in the Examiner's report.
- 1.14. Further information can be seen at www.north-norfolk.gov.uk/blakeneynp

Examiners Report

- 1.15. The Examiner issued his independent report to NNDC on Thursday 19 January 2023. An interim Decision Statement issued on 17 February 2023 gave notice that the District Council intended to modify the draft neighbourhood plan in-line with the Examiner's recommend

modifications, subject to the incorporation of further proposed modifications that the Local Planning Authority (LPA) considered were also necessary. The Council sought representations on the additional proposed modifications and the reasons for them over a six-week period between 23 February 2023 and 6 April 2023.

Decision

- 1.18. It is the responsibility of NNDC as the Local Planning Authority to determine if the Plan meets the Basic Conditions tests, with or without modifications, and whether it should proceed to referendum. Under the regulations (Town & Country Planning Act section 4b and Neighbourhood Planning Regulations, 2012) (as amended), officers have considered the recommendations made in the report and the reasons for them, and the representations received on the additional proposed modifications, and were satisfied that the Plan could proceed to public referendum subject to the incorporation of the modifications set out in the examiner's report, the additional modifications consulted on, and any necessary factual and consequential changes to the supporting text. A Decision Statement to this effect was issued on Thursday 29th June 2023, as required by the regulations.
- 1.19. While the Blakeney Neighbourhood Plan could not be formally 'made' (adopted) until after a positive referendum result, government guidance at the time stipulated that emerging Neighbourhood Plans, and in particular 'post-examination' plans, should be given weight in decision making where that Plan is a material consideration to the application:
- *'An emerging neighbourhood plan is likely to be a material consideration in many cases. Paragraph 48 of the revised National Planning Policy Framework sets out that weight may be given to relevant policies in emerging plans in decision taking. Factors to consider include the stage of preparation of the plan and the extent to which there are unresolved objections to relevant policies. A referendum ensures that the community has the final say on whether the neighbourhood plan comes into force as part of the development plan. Where the local planning authority publishes notice of a referendum, the emerging neighbourhood plan should be given more weight, while also taking account of the extent of unresolved objections to the plan and its degree of consistency with NPPF.'*
 - *'Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a post-examination draft neighbourhood development plan, so far as material to the application.'*
- 1.16. Consequently, the issuing of the Decision Statement on Thursday 29th June 2023 brought into force the Blakeney Neighbourhood Plan as a material consideration in the planning application process and where appropriate, proportionate weight began to be applied in decision making.

The Referendum

1.17. A public referendum on whether to approve the Blakeney Neighbourhood Plan was held on Thursday 14 September 2023. People residing in the Blakeney Neighbourhood Area who were registered to vote on the electoral register at the time were entitled to vote at the referendum.

1.18. At the referendum a specific question was asked of the local community:

Do you want North Norfolk District Council to use the Neighbourhood Plan for Blakeney Neighbourhood Area to help it decide planning applications in the neighbourhood area?

1.19. The Neighbourhood Plan successfully passed the Referendum stage with a clear majority over the 50% required minimum threshold voting 'yes'.

Made Plan

1.20. In accordance with Regulation 19 of the Neighbourhood Planning Regulations 2012 (as amended), North Norfolk District Council issued a Decision Statement on 10 November 2023. The Blakeney Neighbourhood Plan took full effect from this date as part of the Development Plan for north Norfolk, alongside the North Norfolk Local Plan and National Planning Policy. This Neighbourhood Plan is a material consideration in the determination of current and future planning applications in the Blakeney Neighbourhood Area.

Section 2: About Blakeney

2.1. Situated on the North Norfolk coast, Blakeney geographically lies to the northwest of the North Norfolk District, positioned along the A149 coastal road.

2.2. In terms of distance, Blakeney is 28 miles (42 kilometers) from the centre of



Blakeney looking toward the sea

the City of Norwich and just over 5 miles (7.5 kilometers) from the market town of Holt.

History of Blakeney

2.3. To understand the distinctiveness and diversity of Blakeney it is important to have an appreciation of how the village has grown and developed over time.

2.4. Blakeney traces its recorded origins to the Domesday Book, the time of the Carmelite Friary and the 13th century St Nicholas' church. The village gradually grew to support a thriving port handling mainly agricultural exports, including Norfolk grain, to other UK and continental ports, particularly countries of the Hanseatic League. Its importance as a trading port peaked in the 18th century.



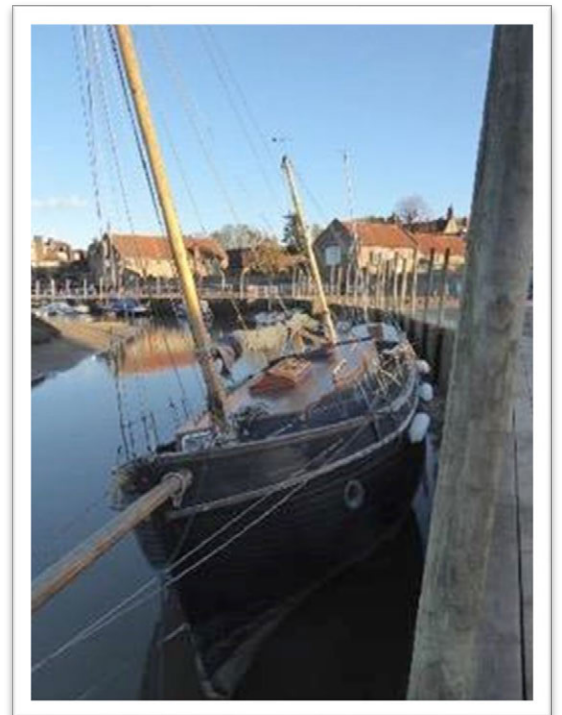
Snitterley Domesday Slate

2.5. The houses were mostly clustered along the High Street with the buildings associated with warehousing and numerous shipping trades concentrated along the quayside.

2.6. Evidence of this rich heritage remains to this day. Much of the High Street is an attractive example of the traditional North Norfolk built environment.



- 2.7. During the 19th century, as the growth of railways began to dominate the way in which goods were being transported, the navigable channel through Blakeney Harbour to the Quay became too silted for trading vessels and Blakeney's position as a port rapidly faded. Despite these challenges, the channel to Blakeney remains, to this day, an important navigable waterway for local and visiting craft.
- 2.8. As the fashion for seaside visits and holidays developed throughout the 19th and early part of the 20th century, the railway system, as well as private motorcars, made the village more accessible to those wishing to experience the charm of a small old seaport.
- 2.9. A number of new houses and holiday homes began to be built in places such as Back Lane and along the Morston Road. Blakeney Harbour proved to be an ideal location for small boat sailing on the estuary in the shelter of the Blakeney shingle spit and the Point. In the early 20th century wildfowling and the collecting of rare birds and eggs were gradually replaced by bird watching.
- 2.10. The quintessential ingredients of the popular Coast Path, the diverse nearby wildlife and the seal trips to Blakeney Point are an important attraction for many of the people who live or visit here.



2.11. The Quay and views across the creeks and marshes towards the sea are the primary focus of the village scene for all.

2.12. Although employment linked directly to Blakeney's fishing and port function has all but gone, this is now partly compensated for by a wide range of newer employment opportunities servicing the resident and part-time village population, tourism and leisure pursuits.



2.13. Part of the diverse parish of Blakeney stretches all the way to the sea and most of the immediate coastline has the protection of ownership and management by environmental bodies.

2.14. The picturesque Glaven Valley and the hinterland south of the village provide a vital and dramatic backdrop, which includes the famed esker landscape feature on the glacial ridge. Despite being within a designated Area of Outstanding Natural Beauty, parts of the parish continue to be vulnerable to building development pressures.



2.15. Other challenges to the tranquility of the village now come from the increase in car ownership over recent years. This has led to seasonal congestion, parking problems and the need for traffic management measures as the popularity of North Norfolk has grown as a tourist, second home and retirement destination.

2.16. The past has created the unique character and vibrant community of the village. Blakeney is well-served by its variety of shops, and amenities such as a doctor's surgery, churches, the village halls, recreation facilities, hotels, public houses, cafes, tea rooms and galleries.

2.17. As the village continues to grow, there is a general ambition to seek ways to better ensure a balance between the commercial and employment benefits of further growth in new housing and tourism with the preservation of the traditional buildings, social makeup, valuable open spaces, the landscape and the natural environment.

- 2.18. Blakeney has a great deal of built heritage, including 102 listed and scheduled monuments and a conservation area. The Blakeney Conservation Area Appraisal and Management Plan details key elements of our heritage, please see Section 1, Theme 1: Built Environment for more details.



- 2.19. **Blakeney Guildhall** – This building was once two storeys, today only the 14th century basement remains. Although traditionally called the Guildhall, nothing is known of the building's early history. The building may have been erected as a Merchants House, with the undercroft being used for storage of merchandise as it closely resembles buildings of this type in other medieval towns.
- 2.20. It is possible that the Guildhall was once owned by the nearby Carmelite Friary, it has belonged to the village for well over 400 years. A series of deeds record the transfer of ownership from one group of trustees to the next, each deed providing for the property to be used for the benefit of the village.
- 2.21. A report of the Charity Commissioners (1834) reported that the Guildhall was being used as a coal store by Messrs. Brereton for a rent of 63 bushels of coal, delivered each year to 63 poor families in Blakeney (a quarter of all households in the village.) During the later 1800s and the first half of the 1900s the Guildhall had a variety of uses, including boat store and mortuary for drowned sailors. These days it is in the guardianship of English Heritage, assisted by the Parish Council.



2.22. Although the actual population of the village has not changed dramatically over the last one hundred years, the lack of affordable housing for local people is a serious challenge to sustaining the diverse village community. The one-time council housing stock and that provided by the Blakeney Neighbourhood Housing Society continues to provide a lifeline for some local people.

2.23. However, like numerous other attractive coastal villages, the demographic and social imbalance has become more entrenched with the increasing proportion of relatively wealthy people moving into Blakeney to retire or to obtain second home accommodation or rental investment properties.

2.24. Market forces have put homeownership and the price of most rental accommodation beyond the reach of many local younger people, families, essential workers and those wishing to live and work locally.

2.25. Blakeney Neighbourhood Plan seeks to address this issue, and in so doing help to reinstate a social and demographic balance more representative of society at large.



2.26. Part of this process has been to investigate ways to provide more affordable housing and encourage full-time residency in new housing developments.

Section 3: Vision & Objectives for Blakeney

3.1. Blakeney is an attractive coastal village in Norfolk and its residents are

proud of its appearance, sense of community and amenities. In February 2018 a community event was held, and residents were asked what they 'liked', 'disliked' and would 'change' to make Blakeney a better place.

- 3.2. Vision and Objectives were shared with local residents and stakeholders in Edition 2 of the Newsletter and at a community event in July 2018.

VISION

'Pointing Blakeney towards a future that reflects the needs of local residents, preserving its unique character and supporting a vibrant and sustainable community.'



OBJECTIVES

1. To accommodate appropriate change and development so that the intrinsic character and appearance of the village is retained and enhanced.
2. To support the provision of affordable housing and to balance the number of 'second' homes with the housing needs of the local community so that Blakeney continues to be a place where people of all ages can live and work.
3. To give people with a connection to Blakeney priority for affordable homes.
4. To support and promote the development of new and existing local businesses and employment opportunities.
5. To protect green open spaces and footpaths within the village to promote wellbeing, preserve the local environment and protect wildlife.
6. To make sure any development is of the highest standards of design and meets local needs.
7. To maintain a navigable port in Blakeney for leisure and commercial craft.

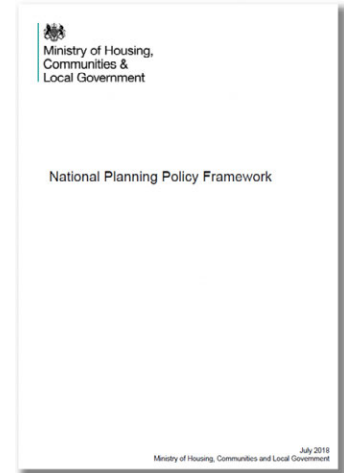


Section 4: Sustainable Growth and Spatial Context

Sustainable Growth

4.1. The National Planning Policy Framework is about positive growth and development that is sustainable. This is measured and tested by three dimensions that define 'sustainable' in planning terms.

- **Economic** – contribute to building a strong, responsive and competitive economy.
- **Environmental** – contribute to protecting and enhancing our natural, built and historic environment.
- **Social** – supporting strong, vibrant and healthy communities.



4.2. Appropriate housing and other development is expected to contribute towards improving local services and infrastructure, including contributions towards new infrastructure (such as transport, education, library provision, fire hydrant provision, open space etc.) through planning obligations and via a S106 agreement / S278 agreement or use of planning conditions. National planning policy states that such Planning obligations must only be sought where they are necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.

4.3. Residents of Blakeney feel it is a great place to live, they appreciate the special qualities it has and want to protect the village. Knowing that there are pressures for further growth and that it is likely to come, there is great concern that new development could erode the very qualities that make Blakeney special. It is imperative that development is carefully managed in terms of its scale, design and integration.

4.4. The Blakeney Neighbourhood Plan is not anti-development, and the community understands the need to accommodate housing growth, new people and businesses. To achieve this Blakeney Parish Council will work positively with North Norfolk District Council Planning Officers, landowners and developers to plan how Blakeney will change to the benefit of the whole community.

4.5. The Blakeney Neighbourhood Plan outlines the approach and, on this basis, the local community will look to positively engage with the statutory planning process to guide future development. As growth



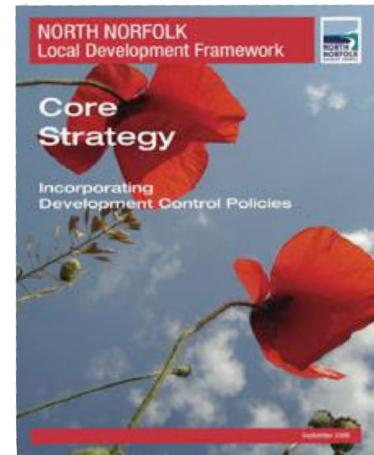
comes it must create developments of quality that contribute to the character of Blakeney and provide additional local benefits. It must be more than an exercise in meeting housing supply 'numbers' through the addition of characterless estates that destroy the rural feel of Blakeney.

- 4.6. The aim, therefore, is to enable the provision of a choice of new homes to meet the needs of all sections of the community in a manner that respects the character of the parish.

Strategic Context

- 4.7. At the time of preparing this Neighbourhood Plan, the adopted Local Plan, covering north Norfolk District and including Blakeney Neighbourhood Area, comprises of:

- Core Strategy Incorporating Development Control Policies (September 2008)
- Proposals Map (September 2008)
- Site Allocations Development Plan Document (February 2011)



- 4.8. Other documents which provide guidance included:

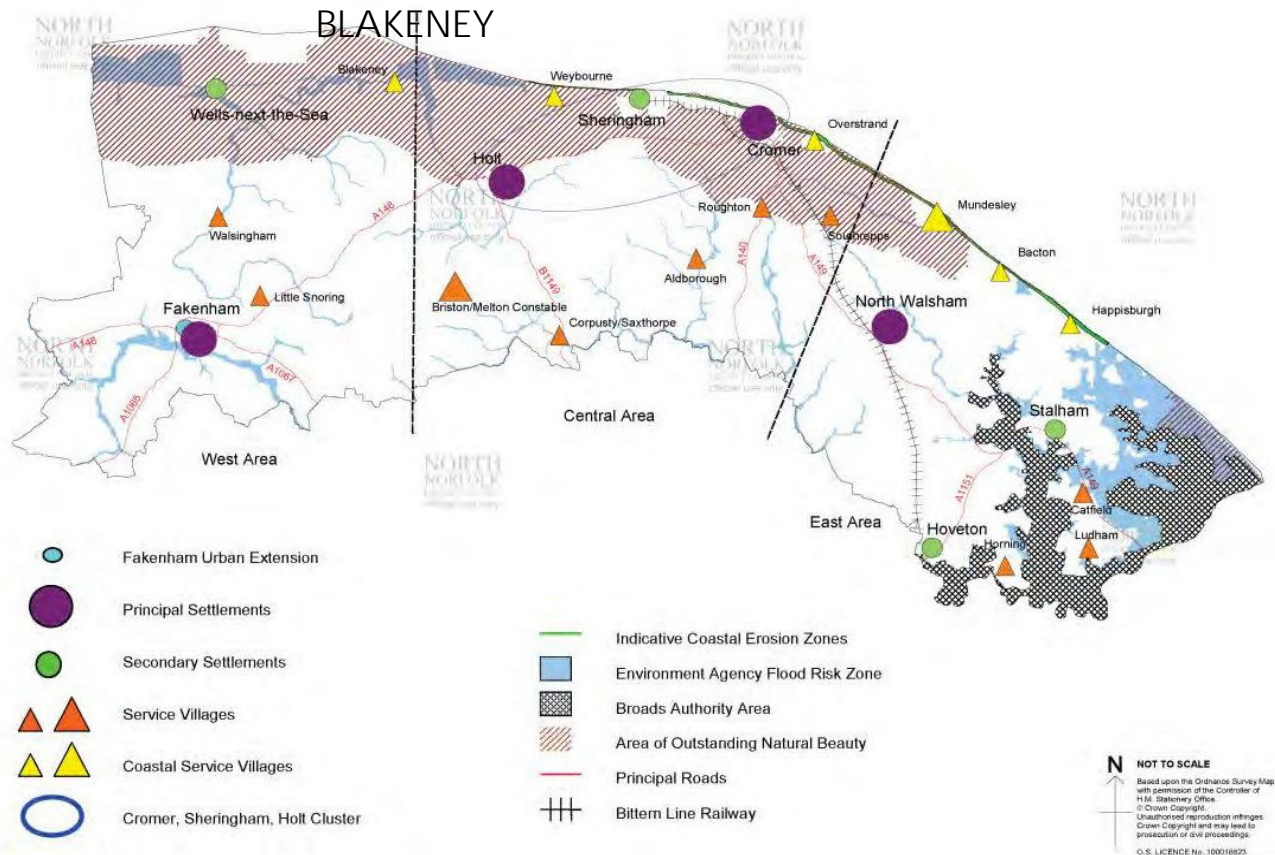
- Landscape Character Assessment Supplementary Planning Document, (SPD), NNDC, 2021
- Landscape Sensitivity Assessment SPD, NNDC, Jan 2021
- Emerging Coastal Adaptation SPD 2022/2023
- Development Management Guidance Coastal Erosion April 2009
- Design Guide SPD, NNDC, December 2008
- Emerging Updated Design Guide, Draft SPD, NNDC 2019
- Amenity Green Space Study 2018 (& updates 2019 & 2022)
- Open Space Assessment and Appendices, NNDC, 2020

North Norfolk District Council's Core Strategy Development Plan Document

- 4.9. The Core Strategy sets the strategic policies of the District that applied at the time of preparing this Plan. It sets out a settlement hierarchy which seeks that most new development in the District is concentrated in four of the larger towns in North Norfolk (Cromer, Fakenham, Holt and North Walsham) with lower levels of development in Hoveton, Sheringham, Stalham and Wells-next-the-Sea.
- 4.10. In addition, the Strategy identifies 16 larger villages where small-scale housing development will be focused to support rural sustainability and services and to help meet identified local needs.
- 4.11. Blakeney is identified in Policy SS1 Spatial Strategy for North Norfolk as one of the six **Coastal Service Villages**. See **Map 2**. The policy states "Development in these Coastal Service Villages will support local coastal communities in the face of coastal erosion and flood risk. Land may be identified in or

adjacent to these settlements to provide for new development or relocation from areas at risk."

Map 2: Core Strategy Key Diagram¹



North Norfolk Core Strategy, 2008 Spatial Vision and Core Aims

4.12. Spatial Planning Vision and Objectives in the North Norfolk District Council's Core Strategy provide the framework to monitor the success of the Core Strategy. The objectives contained in the Core Strategy are set out in the following table and have been considered in relationship to Blakeney – see right hand column, below.

North Norfolk District Council's Core Strategy Spatial Vision

In 2021 North Norfolk will be an area with strong local distinctiveness where the unique coastal and rural environment will be protected for its own sake. The District will have a diverse, high-value economy with attractive and vibrant towns and villages that act as employment and service centres for the surrounding rural hinterland. Residents will have a high quality of life, and there will be an increased range of housing and job opportunities for all, to help maintain socially balanced and sustainable communities.

The Core Strategy identifies Blakeney as a Coastal Service Village; development in the six Coastal Service Villages will support local coastal communities in the face of coastal erosion and flood risk. Land may be identified in or adjacent to these settlements to provide for new development or relocation from areas at risk. Homes should be provided to help meet the needs of local people without compromising the setting of Blakeney within the Glaven Valley Conservation

¹ Core Strategy Incorporating Development Control Policies (2008), NNDC: Figure 3

Core Aim 1: To address the housing needs of the whole community

- To provide a variety of housing types in order to meet the needs of a range of households of different sizes, ages and incomes and contribute to a balanced housing market.
- To meet the needs of specific people including the elderly, the disabled and the Gypsy and Traveller community.

[Note: Core Strategy Aim as applied to Blakeney] The subsequent strategic policy allocation for Blakeney BLA03, which has now been completed, was selected to minimise landscape impact and includes 26 new homes, including 50% of much needed affordable homes.

A Housing Needs Survey has not been undertaken specifically to inform this Blakeney Neighbourhood Plan, The NP relies upon the 2018 housing waiting list information (NNDC), In 2018 706 households on the NNDC Housing List identified they would like to live in Blakeney with 79 households identified as having a 'local connection'. (As of May 2023, this increased to 820 households stating a preference but identified that only 59 households could demonstrate a local connection.

An aspiration of the Parish Council is that further affordable homes be made available to meet the local housing needs and be of an appropriate mix, size, type and tenure.

Core Aim 2: To provide for sustainable development and mitigate and adapt to climate change

- To concentrate development in the settlements that have the greatest potential to become more self-contained and to strengthen their roles as centres for employment, retailing and services.
- In the rural area, to:
 - Retain and reinforce the role of selected villages that act as local centres for the surrounding areas;
 - Provide for housing in selected villages and provide for affordable housing in other locations; and
 - Promote economic activity, which maintains and enhances the character and viability of the rural area.
 - To mitigate and adapt to the effects of climate change and minimise demand for resources by:
 - Promoting sustainable design and construction in all new development
 - ensuring new development is designed and located so as to be resilient to future climate change;
 - Encouraging renewable energy production; and
 - Ensuring new development encourages use of a choice of

[Note: Core Strategy Aim as applied to Blakeney] Blakeney will only support designs of the highest standards and that have a sustainable approach- utilising water efficiency measures and technological advances – developments that promote zero and low carbon, reduce the output of 'greenhouse' gases and the impact of climate change.

Improvements to footpaths, cycle networks and public transport will encourage greater use of sustainable transport modes. The expansion of routes and timings for public transport would reduce dependency on the car.

Local concern continues in relation to road safety, especially in the busy tourist season and the resulting congestion and parking issues.

The appearance, characteristics and features of Blakeney (both built form and natural environment) should be preserved, maintained and enhanced in new developments.

sustainable travel modes>	
<p>Core Aim 3: To protect the built and natural environment and local distinctive identity of North Norfolk, and enable people's enjoyment of this resource</p> <ul style="list-style-type: none"> • To provide for the most efficient use of land without detriment to local character and distinctiveness; • To ensure high quality design that reflects local distinctiveness To protect and enhance the built environment; • To protect, restore and enhance North Norfolk's landscape, biodiversity and geodiversity and improve ecological connectivity; and • To improve river water quality and minimise air, land and water pollution. 	<p>[Note: Core Strategy Aim as applied to Blakeney] New developments will be expected to respect the setting of listed buildings and preserve the character and appearance of Blakeney whilst enhancing the green infrastructure with linkages between habitats.</p> <p>The many designated and non-designated heritage assets underpin the distinctive feel and look of Blakeney – these need protecting and, where possible, their settings enhanced.</p> <p>The natural environment that surrounds Blakeney provides the open spaces, landscape and habitats needed to promote biodiversity and maintain the ecological balance.</p>
<p>Core Aim 4: To mitigate and adapt to impacts of coastal erosion and flooding</p> <ul style="list-style-type: none"> • To restrict new development in areas where it would expose people and property to the risks of coastal erosion and flooding; • To establish a sustainable shoreline management policy which takes account of the consequences of the changing coast on the environment, communities, the economy and infrastructure; and • To enable adaptation to future changes. 	<p>[Note: Core Strategy Aim as applied to Blakeney] Blakeney is part of the Norfolk Coast Area of Outstanding Natural Beauty and respects the natural environment whilst recognising tourism is key to the local economy.</p> <p>Residents are impacted by coastal flooding and understand the importance of protecting the existing coastline, minimising erosion and reducing the risk of flooding.</p>
<p>Core Aim 5: To develop a strong, high value economy to provide better job, career and training opportunities</p> <ul style="list-style-type: none"> • To ensure there is a range of sites and premises available for employment development and encourage the growth of key sectors; • To improve education and training opportunities building on existing initiatives and institutions; • To maximise the economic, environmental and social benefits of tourism and encourage all year round tourist attractions and activities; and • To improve the commercial health of town centres and enhance their vitality and viability consistent with their role and character. 	<p>[Note: Core Strategy Aim as applied to Blakeney] Economic growth is supported within Blakeney that will create opportunities for local jobs, although it is recognised that, outside of the tourism sector, there is going to be limited scope.</p> <p>Within the Core Strategy the need to improve, expand and enhance provision of educational facilities to develop local skills and create additional employment opportunities, improving prosperity and wellbeing has been identified.</p> <p>Blakeney residents are well educated (see Blakeney Baseline Data document) and support economic growth.</p> <p>It must be recognised there are limitations, Blakeney, as a small coastal village, has to attract new and modern technologies and/or industries to the area.</p>
<p>Core Aim 6: To improve access for all to jobs, services, leisure and cultural activities</p> <ul style="list-style-type: none"> • Protect and improve existing infrastructure, services and facilities; 	<p>[Note: Core Strategy Aim as applied to Blakeney] Across Blakeney local facilities, services and cultural activities will continue to be well supported. There is a strong local</p>

- To improve access to key services by public transport and facilitate increased walking and cycling; and
- Ensure adequate provision to meet open space and recreation needs and encourage creation of a network of accessible green space.

desire for improved public transport services to aid wider access without using the car.

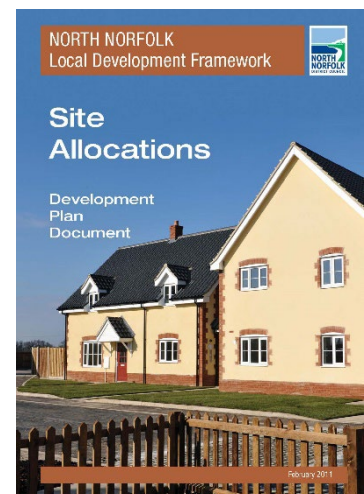
Investment in improving facilities for recreational use (including the Blakeney Channel and Harbour), for all age groups, will continue. Preserving and improving access to open space and the recreational and sports facilities for all age groups will promote wellbeing while assisting with integration between new and existing communities. Any new development will bring benefits for local residents and create a safe, healthy and sustainable community.

North Norfolk Site Allocations Development Plan Document (2011)

4.13. In the Core Strategy Blakeney is identified as a 'Coastal Service Village', the Core Strategy indicates that small-scale housing allocations would support rural sustainability.

4.14. The opportunities for allocations within the settlement boundary of Blakeney are limited as there are few sites, much of which is designated as open space and is also part of a designated Conservation Area. Many of those sites that are undeveloped provide important green spaces and recreation areas which are an essential part of the character of the village.

Expansion of the village beyond its existing boundaries raises concerns in relation to the potential for landscape impact within the Norfolk Coast Area of Outstanding Natural Beauty. The adopted Site allocations document assessed the available options and allocated a potential development site, BLA03, Land West of Langham Road, in order to meet the needs identified in the 2008 Core Strategy and to increase the supply of affordable housing in Blakeney, which would otherwise have been limited to rural exception schemes. The site now known as Harbour View has been built out and is fully occupied.



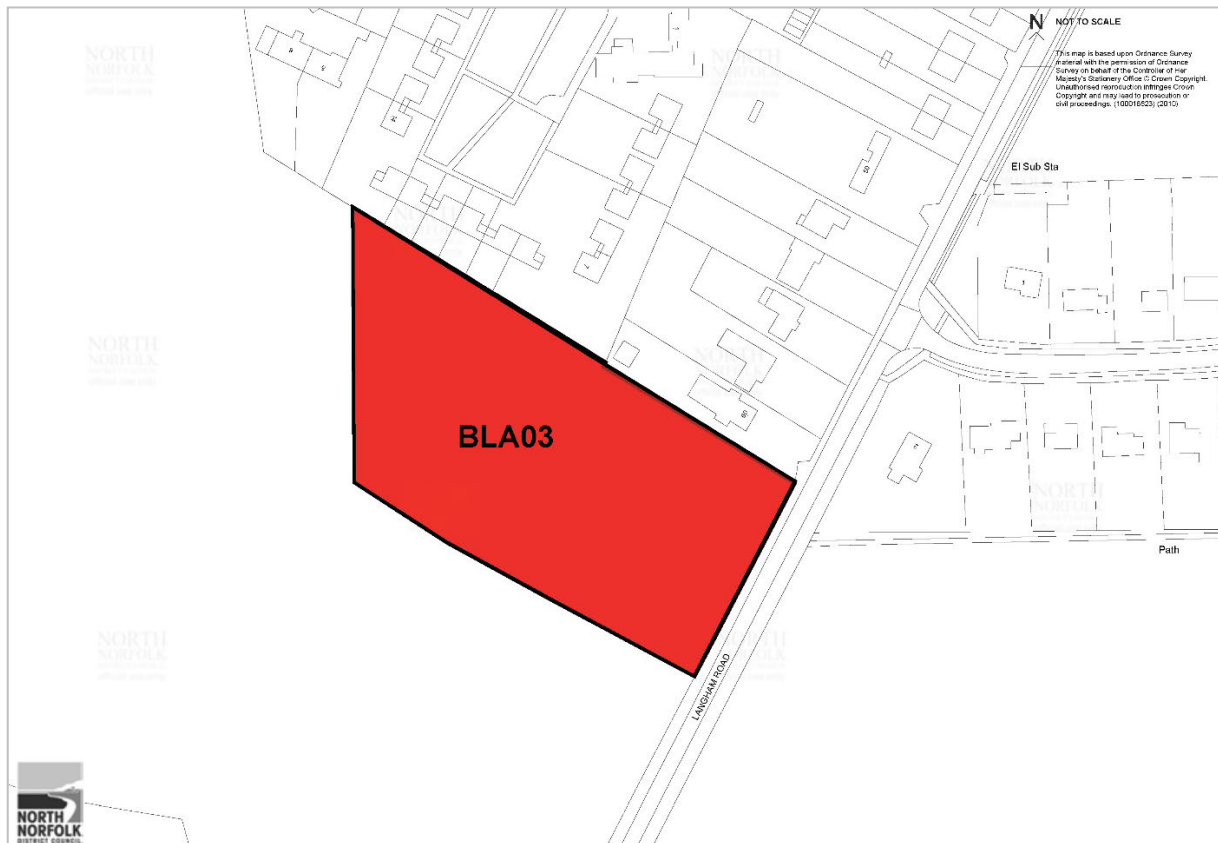
4.15. In section 12.0.5. of North Norfolk District Council's Site Allocations document 2011, it is indicated by Anglian Water that Blakeney at the time had limited capacity in relation to water supply and/or foul water disposal.

Policy BLA03: Land West of Langham Road

4.16. Land amounting to approximately 1 hectare was allocated in February 2011 for residential development of 26 dwellings, located on the south-western fringe of the village. It is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the site, and surrounding area, is identified as being prominent in the local landscape particularly when

viewed from the higher ground to the south. The area identified as suitable for development was selected in order to minimise landscape impact. Development of allocation site BLA03 has now been completed and occupied. See **Map 3** for site location. The site has now been fully developed.

Map 3: Land West of Langham Road (BLA03)²



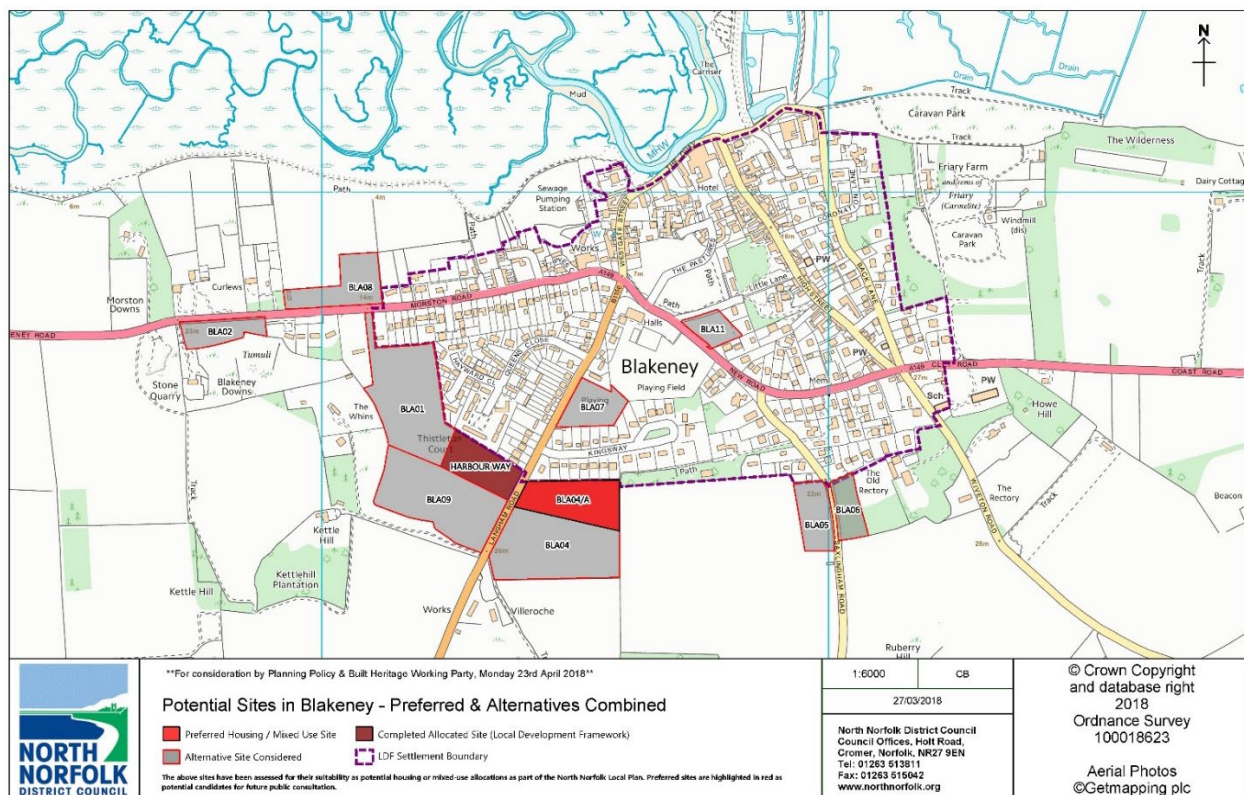
Emerging New Local Plan

- 4.17. North Norfolk District Council is undertaking the production of a new Local Plan that will provide the strategic planning policy context for development across the whole of North Norfolk, including Blakeney, until at least 2036. Although this work had not been completed at the time of implementing this Plan, several stages had been completed and the emerging Plan was significantly advanced. The final pre-submission consultation took place in January 2022 and the emerging Local Plan was submitted to the Secretary of State for examination in May 2023. It is expected that the new Local Plan will soon be adopted by North Norfolk District Council, therefore, the Blakeney Parish Council and this Neighbourhood Plan will need to be mindful of the emerging content and outcomes of the new Local Plan and its status.
- 4.18. Through the 'call for sites' process for the NNDC emerging Local Plan a number of sites were proposed and put forward by landowners and promoters. **Map 4** illustrates the different sites and North Norfolk District

² Site Allocations Plan: Section 12.3: Allocations for Blakeney Major Growth Locations

Council's preferred site as of 2019.

Map 4: Emerging Local Plan Preferred Site³



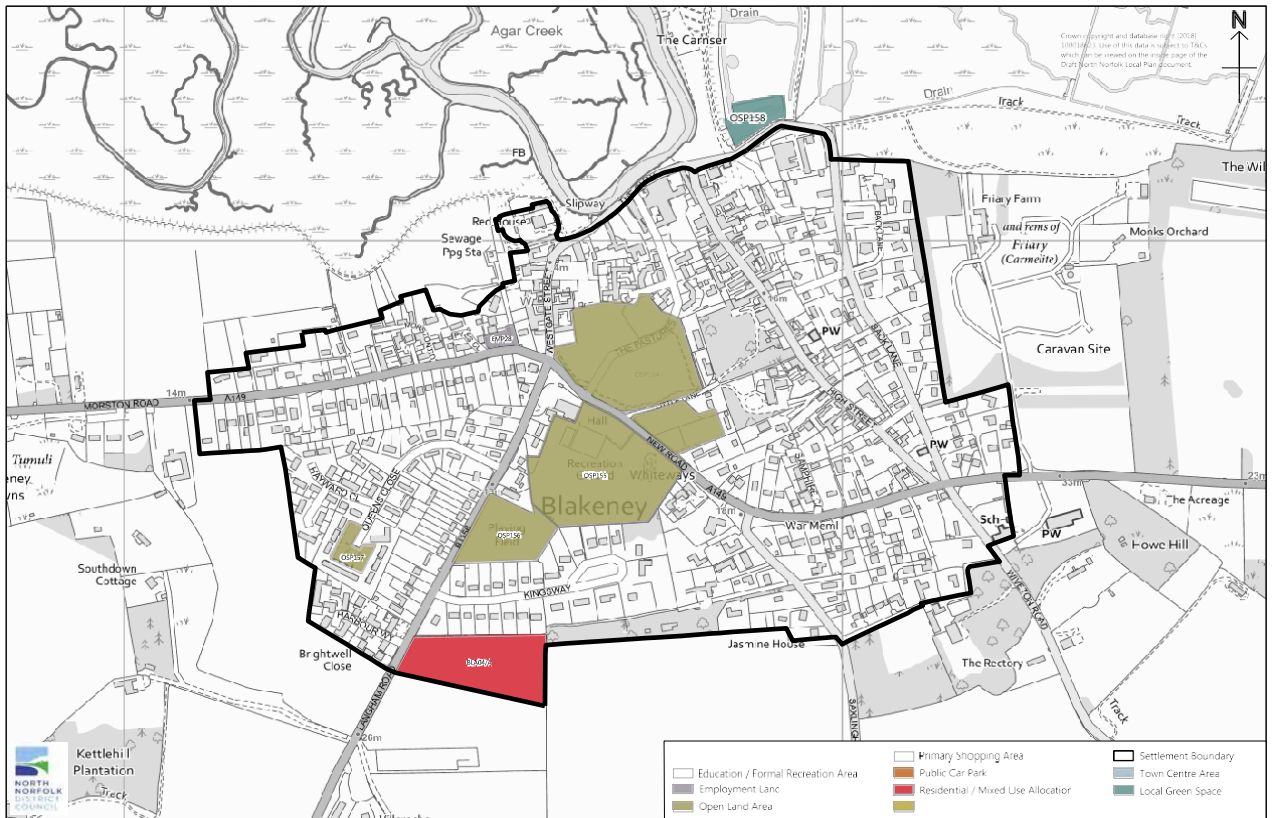
- 4.19. The North Norfolk Local Plan 2016 – 2036 First Draft Local Plan (Part1) was consulted on from 7 May to 19 June 2019. A further iteration was then consulted on at Regulation 19 stage, January 2022 and was subsequently submitted for independent examination.
- 4.20. Blakeney is identified by North Norfolk District Council as one of four 'Large Growth Villages' recognising their role as local service centres and to support rural sustainability and a housing requirement of approximately 30 homes is proposed which will be met in full through the proposed strategic allocation in the emerging Local Plan.
- 4.21. The **Growth Villages (large and small)** have a number of services, but the range is often limited and only Ludham, Mundesley, Briston and Blakeney include a Primary School, convenience shop(s), doctors' surgery, some public transport, some local employment, and a limited selection of other services such as a public house, church, post office, and village hall. They act as limited-service hubs for other nearby villages.
- 4.22. The emerging Local Plan, consultation version May 2019 identifies in paragraph 7.24 (page 50) that *“these communities have affordable housing needs, and the Council believes these should be addressed locally provided such proposals are modest in size and do not result in*

³ Source: North Norfolk District Council

harmful impacts.”

- 4.23. Further opportunities for allocations in the village of Blakeney are considered limited by the Parish Council as there are few sites within the existing development boundary, much of which is designated as a Conservation Area. The areas that are undeveloped provide important green spaces and recreation areas that are an essential part of the character of the village.
- 4.24. With very little previously developed land in and around Blakeney this inevitably means that new locations for allocation will be on the edge of the settlement outside the existing settlement boundary. Expansion of the village beyond its existing boundaries raises concerns in relation to the potential for landscape impact within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). North Norfolk District Council have carefully considered the site options available to meet the strategic growth requirements in their emerging Local Plan and BLA04/A, Land East of Langham Road is North Norfolk District Council's preferred choice of the sites that came forward for further residential development. However, it is recognised that alternative sites (see **Map 4**) have been proposed, and that some local residents and promoters have supported other sites including BLA01, Land South of Morston Rd. Following the Regulation 18 consultation the District Council reviewed the feedback from the consultations and considered that the best option to meet the strategic growth requirement set out in the emerging Local Plan remained BLA04/A, as identified on **Map 5**. This was further consulted on at Local Plan stage regulation 19 January 2022, and will be tested through independent examination at the time of the Local Plan examination.
- 4.25. The Local Plan proposed site BLA04a, will provide, approximately, an additional 30 homes, 35% of which will be affordable. The emerging site allocation identifies that permission will only be granted subject to a number of policy requirements being met including: careful attention to design, scale, landscaping and the provision of open space in order to minimise visual impacts on the AONB. The allocation policy also stipulates that improvements around off-site footpaths and other infrastructure associated with the development are required.

Map 5: Proposed Areas for Designation / Allocation in Blakeney⁴



Section 5: Neighbourhood Plan Policies

- 5.1. To achieve the Vision and Objectives of the Blakeney Neighbourhood Plan the following suite of planning policies have been drafted.
- 5.2. The policies have been designed to ensure that new development enhances the setting and character of Blakeney to promote a sense of community, and to provide for the social and economic needs of the residents.

⁴ Source: North Norfolk District Council First Draft Local Plan, May 2019 (Figure 15)



- 5.3. The policies were developed during the preparation of the Blakeney Neighbourhood Plan from the consultation feedback and using evidence of local issues and characteristics.
- 5.4. To aid interpretation, each policy is preceded with its own 'ambition statement' to outline the intent of each policy, which is also supported by contextual narrative, the views expressed by the local community, evidence and justification. Details are given of the plans and strategies that support the policy approach and how each policy is linked to the Neighbourhood Plan Objectives and North Norfolk Core Strategy Aims.
- 5.5. The Neighbourhood Plan policies are grouped by three themes:

Theme 1: **Built Environment**

Theme 2: **Natural Environment**

Theme 3: **Local Economy and Tourism**

- 5.6. All policies have been framed in the context of the National Planning Policy Framework and the Core Strategy. Decision-makers and applicants must read the policies as a **whole** when judging if any development proposal would be acceptable.

Section 6: The Policies

Theme 1: Built Environment

Evidence and Justification

- 6.1. National Planning Policy Framework, 2019, paragraph 125, (paragraph 127 of NPPF 2021) states that “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.....”

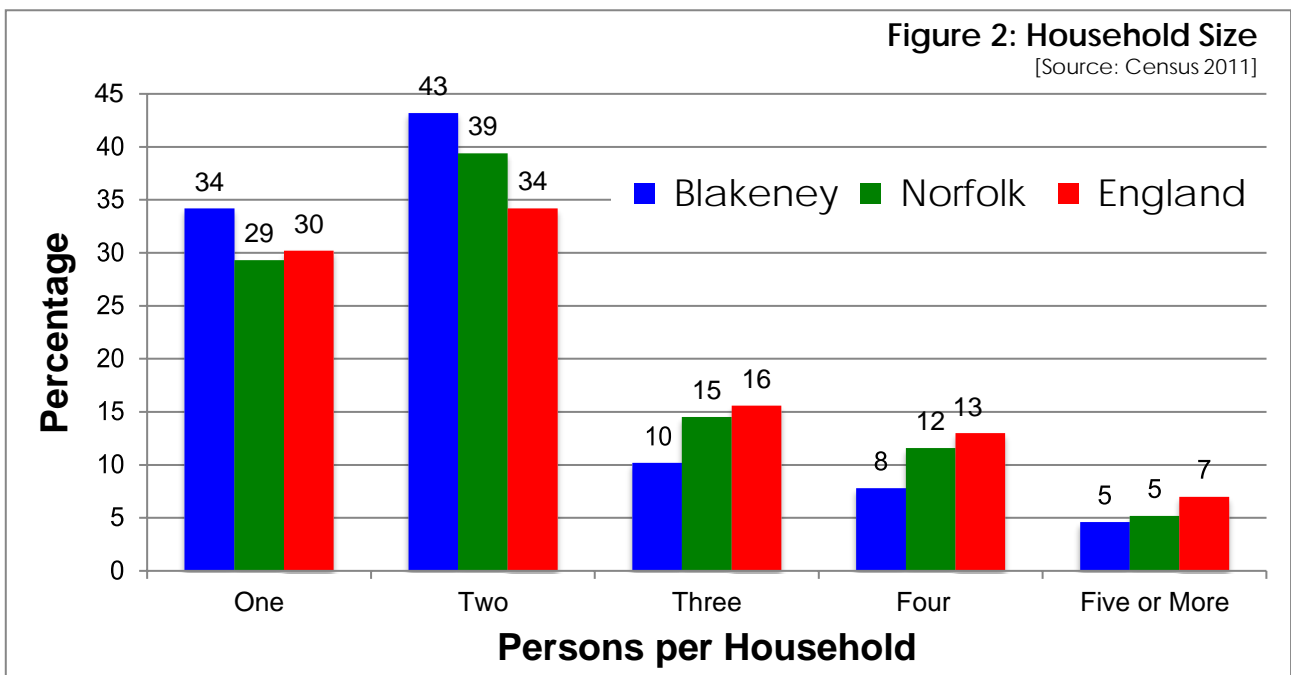


Local People need affordable homes

Ambition: Affordable Homes for Local People – seeking to create the opportunity for residents of Blakeney or those with connections to Blakeney who are on the housing list, to have priority to access affordable housing in Blakeney.

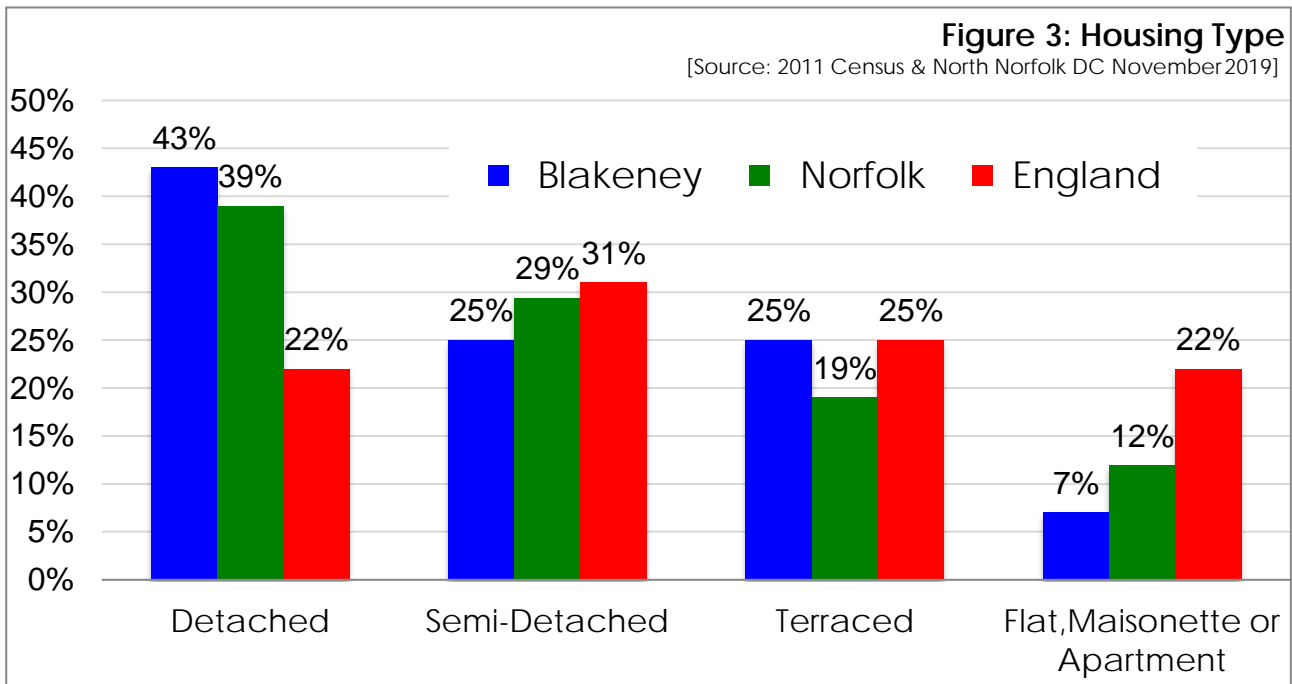
- 6.2. In the latest version of ‘Writing Planning Policies A toolkit for neighbourhood planners’ produced by Locality it still identifies and clearly states that “**Homes for locals** - is one of the most frequently addressed topics in neighbourhood planning. The process of allocating i.e. occupation social housing is however a matter for housing management and not planning policy, but requirements can be managed by legal agreement.”
- 6.3. Many communities have used their neighbourhood plans to give priority to affordable homes so as to prioritise local householders who are identified as being in need and are registered on the Local Authorities Housing List – such as Gotham, Kessingland, Lynton and Lynmouth, Market Bosmouth, Sandridge and Woodcote to name but a few.
- 6.4. By including a ‘homes for locals’ policy within their adopted Neighbourhood Plans these communities have been able to facilitate, through legal agreement, and enable people with a local connection to receive priority access to affordable homes in their Neighbourhood Areas.

- 6.5. Housing, its affordability, availability, type and design are key issues for the future sustainability of Blakeney. Average house prices are too high for those on average incomes to purchase or rent homes in the village with the average house price to income ratio of 1:15
- 6.6. Policy HO2 of North Norfolk District Council’s Core Strategy sets a requirement to provide 45% affordable houses on schemes put forward in the settlement hierarchy. This is proposed to be reduced to 35% in the emerging Local Plan taking into consideration more up to date policy requirements and viability costings. Policy HO3 of the Councils adopted Core Strategy “exception policy” sets a requirement that outside the settlement hierarchy in areas of land identified as “countryside policy area”, development (other than that allocated through the Local Plan and or Neighbourhood Plan) would only be allowed in exceptional circumstances. Such circumstances would include the need for development to be classed as 100% affordable to meet the needs of the local community and to be conditioned as such in perpetuity. The Parish Council, through a ‘local lettings policy’, supports individuals in housing need with a local connection to access these dwellings.
- 6.7. The 2011 Census records 721 dwellings across the parish. The household size differs considerably from that of Norfolk and England. Whilst it is recognised nationally that household size is reducing - Blakeney already has significantly more one and two person households when compared to both Norfolk and England see Figure 2.

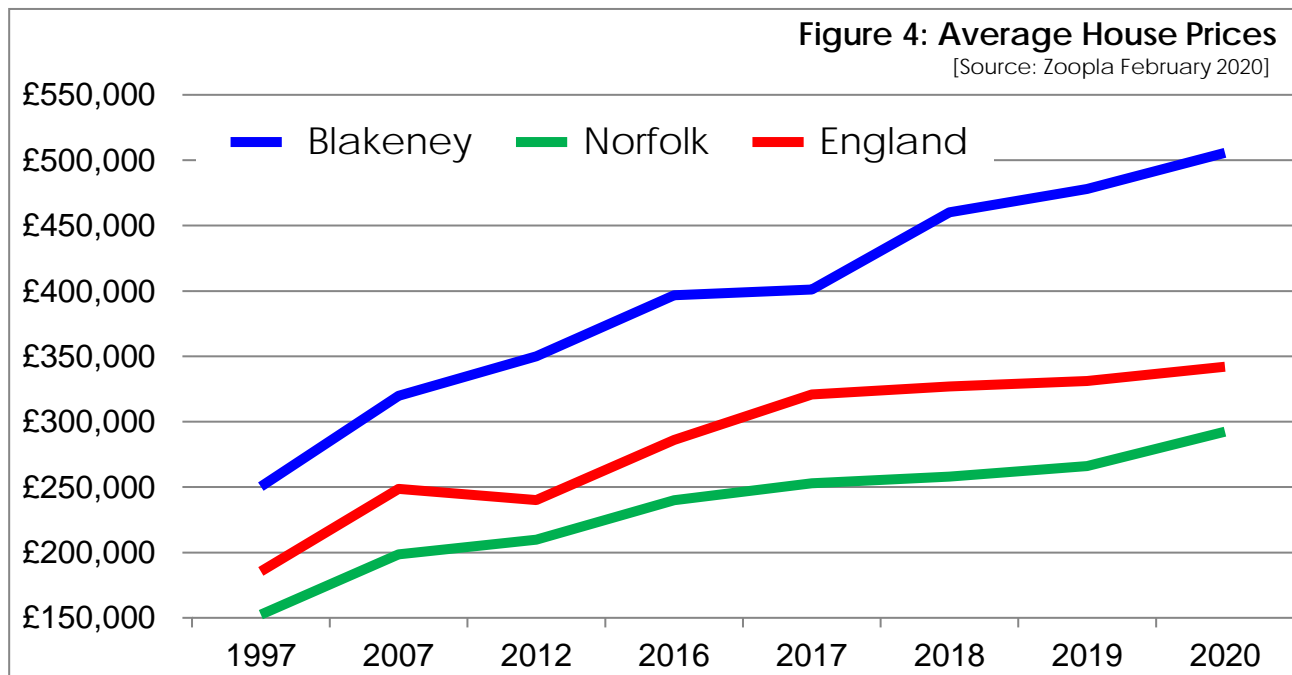


- 6.8. Despite having significantly more one and two person households the housing mix in Blakeney, recorded in the 2011 Census, is dominated by detached homes, 43%, significantly higher than Norfolk and England at 39% and 22% respectively. See Figure 3.

6.9. Blakeney has 25% semi-detached houses, 4% less than Norfolk and 6% below the national level. There are significantly more terraced homes, 6%, when compared to Norfolk although the same as the national figure for England at 25%. There is also a smaller proportion of flats, maisonettes or apartments in Blakeney, 7%, compared to 12% for Norfolk and 22% for England.



6.10. Average house prices in Blakeney have continued to rise, to just over £505,000 (February 2020). A rise of over 25.9%⁵ since 2017, compared to increases of 15.9% for Norfolk and 6.9% for England over the same period. See Figure 4.



6.11. Affordability of local houses is a significant issue. When comparing

⁵ Source: Annual Survey of Hours and Earnings Office for National Statistics.

average house prices in Blakeney with income results in a ratio⁶ of 1:15. This is significantly higher than the ratio for Norfolk North of 1:9 and England of 1:7.(2018).

6.12. Average cost to rent homes in Blakeney is £849 pcm. This ranges from an average of £650pcm for a one-bedroom property through to an average of £1,100pcm for a four-bedroom property. A one-bedroom flat is the lowest entry point at an average of £594pcm.

6.13. Blakeney Neighbourhood Housing Society (the Society) was created in 1946 to provide homes for local people – with a local birth tie- at affordable rents. It was the view of the founder, Norah Clogstoun, that Blakeney would become a destination for holiday homes and the poor condition of many of the houses in the High Street and beyond would become ideal targets for the second homebuyer.



6.14. Within a very short time the Society had acquired 15 houses at an average cost of £112. There was no mains water in the village or main drainage. With properties with holes in the roof large enough to see the stars, windows that wouldn't open and doors that wouldn't shut, the Society had a heavy workload to put things right. Many locals believed the answer was to pull down the old cottages and build new houses. However, the Society also had the stated aim of preserving the characteristic appearance of the village - had that not been the case what would the village be like now?

6.15. By 1951 the Society had acquired 36 cottages. The flood of 1953 contaminated some of the wells leading to a piped water supply being fully available in the village. From 1962 mains drainage was available and flush toilets were installed in all the houses, no mean feat given the size of many of them.

⁶ Source: Zoopla September 2018.

6.16. Financial problems led to the Society selling 10 properties between 1953 and 1960. Further conversions and sales reduced the number to 22. This remained the case until 1985 when the popular local resident John Wallace left 10 houses to the Society in his will.

6.17. Since then, legacies and fundraising have enabled the Society to buy three ex-local authority houses and two older cottages. An arrangement with Broadland Housing Association resulted in government funding and the acquisition of four cottages in Cley - currently on a long-term lease to Broadland Housing Association.

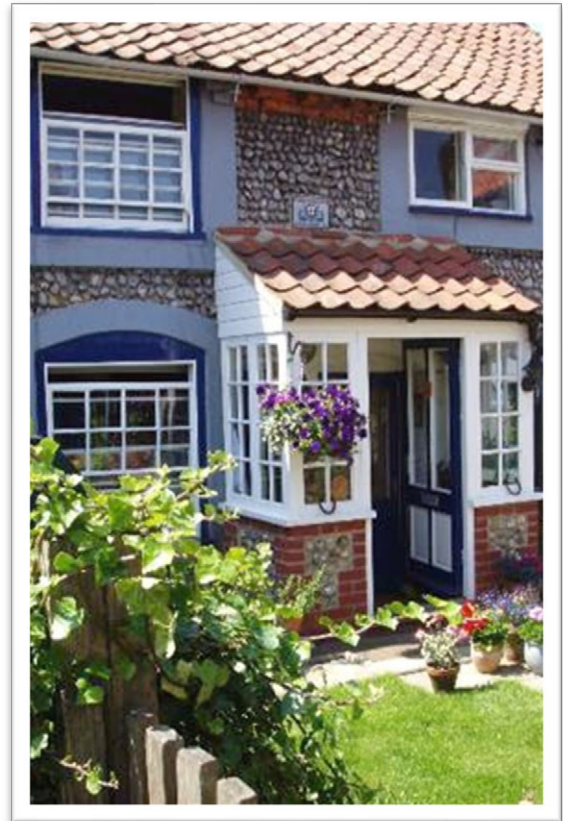
6.18. **Today the Society has 43 cottages in total.** 34 are in Blakeney, seven are in Cley and two in Wiveton. Legacies received in the last two years have put the Society in a good position financially and it is working closely with the Parish Council, Broadland Housing Association and North Norfolk District Council with the aim of building additional houses in the community for local people.

6.19. The Society spends the majority of the rental income on repairs and refurbishments and in the last ten years many of the houses have had new roofs, kitchens, bathrooms and heating systems.

6.20. There is always more to do. Rents have had to increase although they remain affordable and in line with those of the Housing Associations operating in the area. A typical three bedroomed cottage will be costing circa £455 per month depending on size, condition and amenity.

6.21. The Housing Society is not registered as a housing provider – this would bring additional legislative and bureaucratic requirements, may introduce the possibility of ‘right to buy’ and prevent the Society setting its own rent levels.

6.22. Throughout the Society’s history the homes have only been made available to people born and raised in the local communities of Blakeney and surrounding parishes. This specific restrictive policy sets the Society apart from other registered providers. It is both a major advantage enabling the Society to maintain complete independence but has the disadvantage in not being qualified to receive government funding.



6.23. The Queens Award for voluntary services was awarded to the Society in 2007. Recognition the Society must be doing something right.

6.24. As Blakeney is defined as a 'Coastal Service Village' in the North Norfolk District Council's Core Strategy there is a requirement within Policy HO2 to provide 45% affordable homes within any new development (of ten or more new dwellings). This is reduced to 35% in the emerging Local Plan in line with more up to date viability assessment. The Parish Council supports individuals in housing need with a local connection to access these same dwellings.



6.25. The Central Norfolk Strategic Housing Market Assessment Report, 2017, (NNDC) identifies the Objectively Assessed Need (OAN) for Norfolk and the individual Districts within it. An overall assessment of need, across the North Norfolk district, for both market and affordable, is 8,581 homes - identified as the OAN for the period 2015 to 2036. This includes the need for around 2,000 affordable homes across the District and a further rising need for various other types of elderly persons accommodation.



6.26. Information available about households seeking a home in Blakeney is taken from the North Norfolk District Council housing list (as at October 2018). These are grouped by '**General Need**' and '**Local Need**', defined as follows:

6.27. **General Need** - households on the housing list who wish to live in Blakeney (but who may also wish to live in other towns and villages). They may or may not have a local connection and may or may not be adequately housed already.

6.28. Analysis of the North Norfolk District Council housing list (as of October 2018) shows 706 households have stated they may wish to live in Blakeney (820 households as at May 2023), with 79 households identified as having a "local connection" (59 households identified with local connection, May 2023). It also shows that most needed in 2018 is one-bed homes (56%) for single people and couples. Small families (31%) need two or three-bed homes and large families (13%) need three or more bedroom homes. As of May 2023, It also shows that most needed is one-bed homes (60%) for single people and couples. The remaining need is two-bed homes (25%), three-bed homes (11%) and four+ bed homes (3%).

6.29. There are eleven households (aged 55+) who would like sheltered housing with 45% single people and couples. (2018). By May 2023 this has increased to 19 households (aged 55+) who would like sheltered housing. The majority of households aged 55+ (216 out of 262) are single people or couples.

6.30. For this reason, any new one-bed housing provision should include some suitable for people with limited mobility.

6.31. **Local Need** - households on the housing list who have a local connection to Blakeney and the adjoining parishes of Cley, Field Dalling, Langham, Morston and Wiveton. There are 79 households (2018), identified as having a 'local connection' with one or more of the following criteria:

- Current home;
- Former home;
- Work; and
- Close family.



6.32. As with General Need, the analysis of the 2018 data shows that most needed is one-bed homes (52%) for single people and couples. Small families (37%) need two or three- bed homes and large families (10%) need three- bed homes. Within this grouping there are seven households with a wheelchair user.

6.33. This evidence demonstrates a significant local need not being met and supports extending the approach set out in the strategic policies of the Local Plan by adding an element of local distinction that seeks occupation of all new affordable housing outside the strategic sites in the Local Plan be limited to eligible households with a local connection to the Parish of Blakeney or adjoining parishes in line with the Councils Housing Strategy Allocation policies for exception sites. This means that priority for affordable housing on all new development outside sites proposed in the emerging Local Plan (which address a strategic and local need) will be limited to eligible households with a local connection (defined in **Appendix 5**) to the Parish of Blakeney or adjoining parishes.

6.34. Providing a balanced mix of dwelling types across the area to meet needs of the local population goes hand in hand with creating and retaining a balanced local community.



Ex Local Authority Homes on Langham

- 6.35. The emerging North Norfolk District Council Local Plan seeks to allocate approximately 30 new dwellings to Blakeney to at least 2036, of which a minimum of ten dwellings are required to be developed as affordable housing.
- 6.36. The 'homes for local people' policy will apply to the lifetime of the development based on local need. This will be managed by North Norfolk District Council, as they already do for affordable housing on 'exception sites', thus putting in place a legal agreement and mechanism to increase the supply of affordable housing in the parish.



Sheltered Housing

Community Feedback: Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- More affordable housing specifically for people with a local connection. **100% strongly agree or agree.**
- Support new housing that is affordable rented accommodation. **100% strongly agree or agree.**

Policy 1 - Affordable Homes for Local People

For the lifetime of the development, occupation of all new affordable housing on non-strategic sites* shall be limited to eligible households with a local connection (defined in Appendix 5) to the Parish of Blakeney or adjoining parishes.

If at the time of letting there are no eligible households with a local connection, and/or the pool of eligible applicants with a local connection has been exhausted, occupancy shall be in accordance with the District Council's Housing Allocation Scheme.

*Strategic sites are those allocated in the Local Plan and subsequent revisions

- 6.37. Contributes and supports Blakeney Neighbourhood Plan Objectives 1, 2 and 3 Core Strategy Spatial Planning Aim 1.
- 6.38. The following plans, documents and strategies support Policy 1:
- Blakeney Baseline Date (November 2018)
 - Blakeney Emerging Policy Statement Discussion Document (August 2018)
 - Central Norfolk Strategic Housing Market Assessment (2017)
 - Department for Communities and Local Government Providing Social Housing for Local People (December 2013)
 - National Planning Policy Framework (2019) Updated 2021
 - North Norfolk District Housing Strategy and Allocation Scheme 2021 - 2025
 - North Norfolk District Housing Strategy 2016 – 20 (2016)

Second Home Ownership

Ambition: Managing Second Home Ownership - seeking to safeguard the sustainability of Blakeney village by limiting the number of second homes and increasing the number of principal homes.

- 6.39. The Blakeney Neighbourhood Plan has chosen through **Policies 2, 3, 4 and 5** to start to address the local issues of Second Home Ownership. Whilst it is recognised that the impact of these policies may be relatively modest it is felt that not to take any action is wrong, as any change will make a difference in such a small village.
- 6.40. Communities are being eroded through the amount of properties not occupied on a permanent basis. The number of 'second homes' and 'holiday homes' is a concern of local residents and seen as a key sustainability issue for Blakeney, see Table 1.

Table 1: Percentage of Second and Holiday Homes

	Total Dwellings	Second Homes (Council Tax discount*)	Holiday Homes (Business rates)	Second Homes	Second & Holiday Homes
2021/22	706	167	145	29.8%	44.0%
2018-19	705	178	125	30.7%	43.0%
2017-18	711	178	127	30.3%	42.8%
2016-17	696	180	124	31.1%	43.7%

Source: North Norfolk District Council April 2019 [*5% discount for second homeowners on their council tax 2017-18]

- 6.41 The 5% council tax discount for second homes was discontinued for 2018-19, making it more difficult to identify 'second homes', and it should not be assumed all 'second home' owners claimed the discount when it was available.
- 6.42 There are a wide range of factors that affect house prices, affordability and the wider sustainability of a community but with 43% (2018), of the existing housing stock either being used as a second home or holiday let accommodation this is considered by the parish council as having an impact on the sustainability of the village. The number of second homes, at over 30%, is seen as too high for these homes to be empty for large periods of the year. See Table. Hence, the ambition to increase the number of principal homes – which should result in new homes being utilised for more of the time.
- 6.43 In order to meet housing needs of local people, bring greater balance and mixture to the local housing market and create new opportunities for

people to live and work here, to strengthen the community and the local economy, the Blakeney Neighbourhood Plan, through **Policy 2**, supports the provision of '**principal residence housing**'. This is new housing which has to be used as the principal residence of the household living in it, but does not have the price controls that affordable housing does, or any local connection requirement.

- 6.44 The Principal homes policy only applies to new build open market homes. Occupancy for affordable housing *remains in accordance with the District Council's Housing Allocation Scheme where a local connection is required to be demonstrated.*
- 6.45 The nature of any development proposal and site affects how and what it is feasible and viable to deliver – this may also influence what housing mix can be delivered. Principal residence housing for downsizing will be part of this, as will be 'live 'n' work' units to meet the needs of small businesses.
- 6.46 The emerging Local Plan - recognises the issue of second home ownership across the district, especially in coastal areas. The use of an existing dwelling as a second home is not defined in planning legislation as development and hence does not require planning permission. This means that it is not possible to control the use of the existing housing stock as second homes through planning policies.
- 6.47 However, this is not the case in relation to new dwellings which, when planning permission is granted, can be legally conditioned to ensure that they can only be used as a sole or main residence where the residents spend the majority of their time when not working away from home where justified. Similar to the occupancy restrictions imposed in relation to affordable homes which can only be used as dwellings for those in housing need when demonstrated through exceptional circumstances.
- 6.48 The strategic policies of the North Norfolk District Local Plan address the overall housing need for the District. Based on local circumstances the Blakeney Neighbourhood Plan chooses to include a principal residency approach on new builds in the parish through **Policy 2**. Whilst the policy impact is expected to be relatively modest it is felt any change will make a difference in such a small village.
- 6.49 Since 2017 house prices have risen in Blakeney by 49.8%, with increases of 18.8% in the last year (2017- 2018). It should be recognised and acknowledged that the existing housing stock is already being priced out of reach of local households and having a 'Principal Residence' policy in Blakeney will not address that.

Community Feedback: Consultation on the emerging Neighbourhood Plan revealed the following key issue in relation to this theme that the policy seeks to address:

- Limit the number of second homes. **78% strongly agree or agree, 11% unsure and 11% disagree.**

Policy 2 - Managing Second Home Ownership

New open market housing, excluding replacement dwellings, will be required to have a restriction to ensure its first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence.

Sufficient guarantee must be provided of such occupancy restriction through the requirement of a planning condition or legal agreement. New unrestricted homes will not be supported at any time.

Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home.

The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them.

Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when North Norfolk District Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools, etc).

These restrictions will be secured prior to the granting of planning permission through appropriate Planning Obligations created and enforceable under section 106 of the Town & Country Planning Act 1990, or any subsequent successor legislation.

- 6.50 Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and 2, Core Strategy Spatial Planning Aim 1.
- 6.51 The following plans, documents and strategies support Policy 2:
- Blakeney Emerging Policy Statement Discussion Document (August 2018)
 - Central Norfolk Strategic Housing Market Assessment (2017)
 - National Planning Policy Framework (2019) Updated 2021
 - The North Norfolk Local Plan 2016 – 2036 First Draft Local Plan (Part1) (May 2019)

Change of use of Residential Accommodation

Ambition: Change of use from Residential to Holiday Let Accommodation - seeking to limit the loss of homes to holiday lets.

6.52 Blakeney has a high proportion of holiday accommodation - 127 units recorded in 2018 – which, along with second homes, is considered by the parish council to be affecting the affordability and supply of homes in Blakeney. **Policy 3** of the Blakeney Neighbourhood Plan seeks to address this specific problem.

6.53 The question of whether a change of use has occurred when a house is let out for short-term holiday or leisure use is a matter for the Local Planning Authority (North Norfolk District Council) with each case considered upon the particular characteristics of the use as holiday accommodation.

6.54 When, depending on the facts of each case, a 'material change of use' is proposed, or has occurred, such that a residential home (Use class C3)⁷ can no longer be considered a residential home for planning purposes and is in fact holiday use (sui generis)⁸ then a 'change of use' planning application will be required.



6.55 **Policy 3** would only apply where a change from residential to a holiday accommodation amounts to a 'material change of use', this is a matter of fact and degree in each case.

6.56 These instances are going to be limited as generally, planning permission is **not required** for a change of use from residential (C3) to holiday let accommodation. In the few instances where it is necessary then the Blakeney Neighbourhood Plan will be seen to take action.

6.57 Matters which are likely to contribute to a material change of use having occurred are likely to be related to increased intensification in the number of people and separate families using a home at any one time, numbers of cars and visitors to the premises, and other impacts that materially affect local amenity.

6.58 Such holiday accommodation is classed as 'sui generis' use and is not classed as 'C3' dwelling houses for the purposes of the Use Classes Order.

⁷ The Town and Country Planning (Use Classes) Order 1987" (as amended). Class C3 (Dwellinghouses).

⁸ The Town and Country Planning (Use Classes) Order 1987" (as amended). Sui Generis No class specified in the Schedule.

- 6.59 Any application for change of use from residential (C3) use to holiday let accommodation (sui generis) use will be required to demonstrate how the change of use does not impact on the amenity of local residents - in terms of parking, noise, and other impacts on the local community. This approach should not see a net increase in occupation and as such not seen as having the potential for adverse impact on European sites due to increased recreational pressures.
- 6.60 New purpose-built holiday accommodation (excluding chalets, camping pods, log cabins and other holiday accommodation which is not suitable for permanent occupation) is unlikely to be supported due to the existing high proportion of holiday homes in Blakeney.

Community Feedback: Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- Limit the number of second homes. **78% strongly agree or agree, 11% unsure and 11% disagree.**

Policy 3 - Change of Use: Residential to Holiday Let Accommodation

Where a planning application is required proposals to change the use from residential (C3)⁹ use to holiday accommodation (sui generis)¹⁰ must demonstrate that:

- 1) sufficient car parking space can be provided within the curtilage of the proposed holiday let to ensure no additional on-street car parking will be necessary;
- 2) there are no significant impacts on local amenity for nearby residents in terms of noise disturbance and traffic generation;
- 3) there are no significant impacts in preserving dark night skies resulting from additional light pollution; and
- 4) where increased occupation would give rise to materially harmful effects, planning permission will not be supported.

Proposals for the provision of purpose-built holiday accommodation will not be supported unless it can be demonstrated there is a need which cannot be met by existing provision.

- 6.61 Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and 2 Core Strategy Spatial Planning Aims 1, 2 and 3.

⁹ The Town and Country Planning (Use Classes) Order 1987" (as amended). Class C3 (Dwellinghouses).

¹⁰ The Town and Country Planning (Use Classes) Order 1987" (as amended). Sui Generis No class specified in the Schedule.

Change of use of Holiday Let Accommodation

Ambition: Change of use from Holiday Let Accommodation to Residential – seeking to ensure any usage change increases the number of principal homes.

- 6.62 In order to boost the supply of homes occupied as a Principal Residence **Policy 4** of the Blakeney Neighbourhood Plan provides support for proposals to change the use of holiday accommodation to permanent residential use, providing the dwelling is suitable for permanent occupation.
- 6.63 This policy applies to proposals for the change of use from Holiday Let use (sui generis) to Residential use (C3). It also applies to proposals to remove occupancy restrictions on existing properties that limit them to holiday use only.
- 6.64 This policy, although with Policy 2, will increase, albeit by a relatively small number, the housing stock that will be more accessible to local householders for principal and permanent residency.
- 6.65 This policy does not apply to the change of use, or replacement of, buildings or structures which are not suitable for permanent occupation.

Policy 4 - Change of Use: Holiday Let Accommodation to Residential

Proposals for the change of use or removal of occupancy restrictions from holiday accommodation use to Principal Residence housing, will be supported where the unit proposed for change of use, to residential (C3)¹¹ or removal of occupancy restriction is suitable for permanent occupation.

Future occupation shall be as a Principal Residence in accordance with Policy 2 of the Blakeney Neighbourhood Plan.

- 6.66 Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and 2 Core Strategy Spatial Planning Aims 1, 2 and 3.

¹¹ The Town and Country Planning (Use Classes) Order 1987" (as amended). Class C3 (Dwellinghouses).

Holiday Let Accommodation

Ambition: Extensions to Holiday Let Accommodation – seeking to reduce the impact any extension to holiday accommodation has on residents.

- 6.67 **Policy 5** of the Blakeney Neighbourhood Plan provides clarity as to what criteria will be considered important in proposals for extensions to properties that are classified as holiday lets (properties that are classified and registered as holiday lets or have holiday usage restrictions).
- 6.68 High land and property values in Blakeney have resulted in 'overdevelopment' of sites. This has then resulted in traffic and parking problems on roads nearby, due to loss of parking spaces 'on site' and can in some instances result in a dwelling which becomes unsuitable for permanent occupation due to the loss of amenity (and parking) space. There are also amenity impacts on nearby residents in terms of noise, additional traffic and taking house prices beyond the affordability of many local people.
- 6.69 Preserving the amenity of local residents is important when any increased use of holiday accommodation, through the provision of additional living space by way of extensions is provided. Holiday lets - classed as 'sui generis' use - do not benefit from those permitted rights that only apply to dwellinghouses.

Policy 5 - Extensions to Holiday Let Accommodation

All proposals for extensions to holiday let accommodation shall meet the following criteria:

- 1) Where there would be a reduction in the amount of open amenity space within the curtilage of the site, the amount and quality of any remaining space shall be appropriate to the needs of both the occupiers of the holiday let and residential occupiers if the property were occupied as a Class C3 dwellinghouse;
- 2) There shall be a demonstration of the means by which additional on-street parking will be avoided with priority being given to the provision or retention of adequate car parking space within the curtilage of the site;
- 3) Any intensification of use associated with the extended property shall not give rise to significant adverse effects on nearby residents as a result of noise or other amenity impacts.

- 6.70 Contributes and supports Blakeney Neighbourhood Plan Objectives 1, 4 and 6 Core Strategy Spatial Planning Aims 2, 3 and 5.

- 6.71 The following plans, documents and strategies support Policies 3, 4 and 5:
- Central Norfolk Strategic Housing Market Assessment (2017)
 - National Planning Policy Framework (2019) updated 2021
 - North Norfolk Local Plan 2016 – 2036 First Draft Local Plan (Part1) (May 2019) Improving Design of Development

Improving the Design of Development

Ambition: Design of New Development – seeking through good design principles to facilitate high quality and well-designed development. It is particularly concerned with ensuring the infrastructure of multiple or single new developments meets high standards.

Community Feedback: Consultation on the Neighbourhood Plan revealed the following key issues in relation to this theme that the policies seek to address:

- More affordable housing specifically for people with a local connection. **100% strongly agree or agree.**
- Infill developments (gardens converted to houses) should be resisted. **75% strongly agree or agree and 25% strongly disagree or disagree.**
- Construction materials and finishes should reflect building styles and types characteristic of Blakeney. **96% strongly agree or agree and 4% unsure.**
- Ensure all drainage solutions are implemented prior to any occupation of new homes. **100% strongly agree or agree.**
- Designs should incorporate principles to allow people to stay in their homes as long as possible. **86% strongly agree or agree and 14% unsure.**
- All new development should encourage the use of renewable green energy. **90% strongly agree or agree, 5% unsure and 5% disagree.**
- Design layouts to include provision for storage – cycles, wheelie bins, etc... **100% strongly agree or agree.**
- Support steps to reduce the risk of flooding from rain, seawater and sewerage. **100% strongly agree or agree.**

Heritage of Blakeney



6.72 Blakeney Conservation Area Appraisal and Management Plan (2019) undertaken by North Norfolk District Council is an evaluation of the Conservation Area.

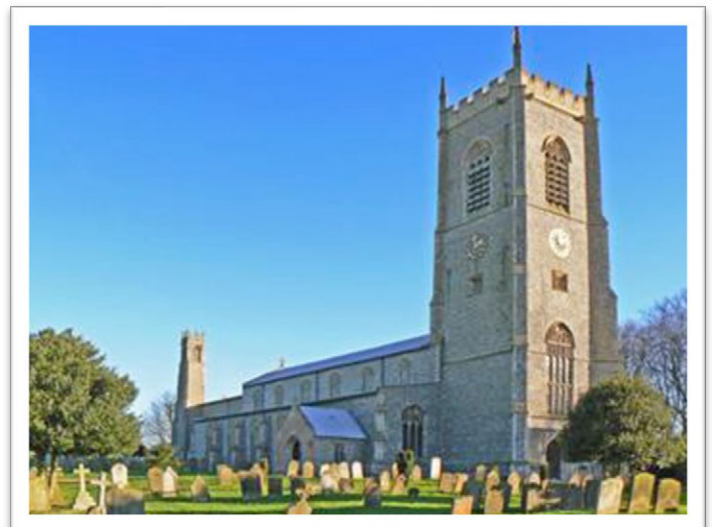
6.73 This document illustrates historic development of Blakeney (see **Map 6**). It also evaluates key aspects and the character of Blakeney against a number of criteria.



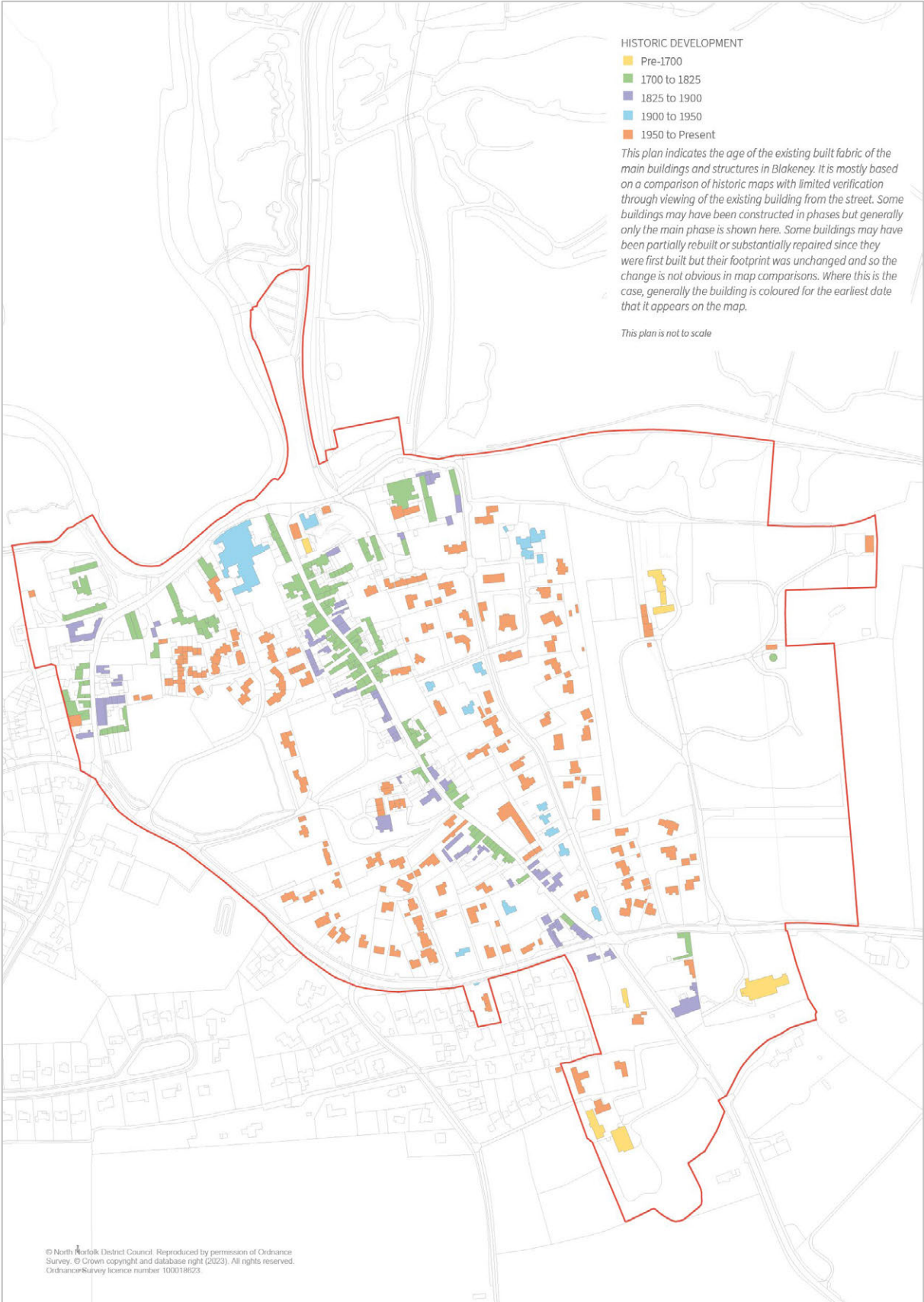
6.74 The document provides an appraisal of heritage assets, their settings and the importance of views within the wider natural landscape. It promotes and recommends the method and materials for repairs, retention and preservation of features and sets out an approach to alterations, extensions and new development to preserve or enhance the character of the Conservation Area.

6.75 The purpose of the Blakeney Conservation Area Appraisal and Management Plan is also to seek that any changes be respectful of the typical architectural and visual character of the Conservation Area and that any new development should be of the same or a lesser scale and massing as the buildings around it.

6.76 The most prominent Blakeney landmark is the mighty tower of St Nicholas parish church, built on the highest point of the village. On most approaches to Blakeney, the church tower forms a historic landmark feature on the skyline and is seen rising out of the trees, which almost completely hide the rest of the village.

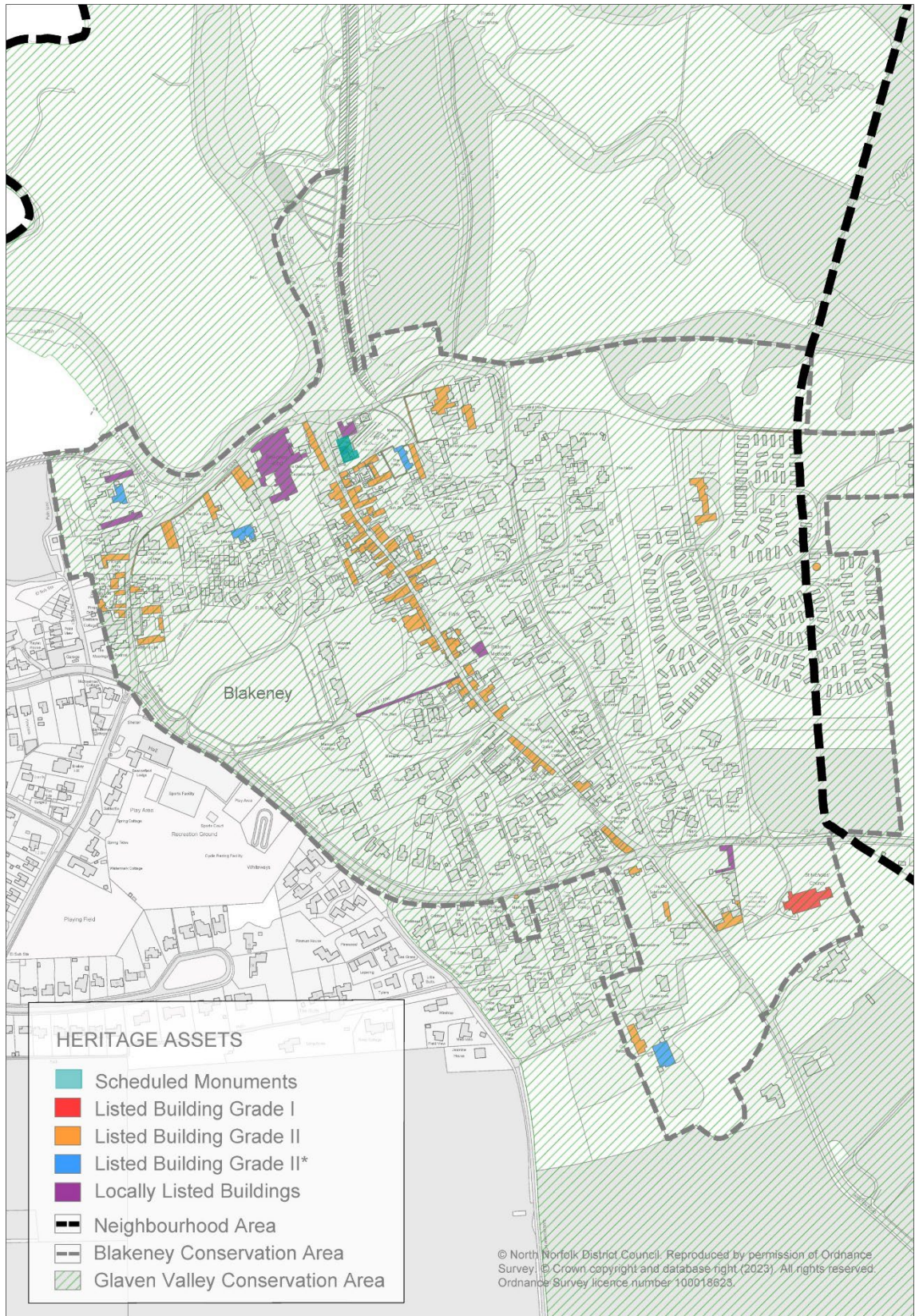


Map 6: Conservation Area & Historic Development of Blakeney



6.77 There are 102 listed buildings in the parish of Blakeney - one Grade I, four Grade II* and the remaining 97 all Grade II. **Map 7** identifies the listed buildings and important non-designated assets that are located within the Blakeney Conservation Area.

Map 7: Designated & Non-Designated Heritage Assets



6.78 A wide range of boundary treatments to properties can be identified. Where gardens front the road, these include flint walls, seen to enhance the local vernacular – identified as a positive feature in the Blakeney Conservation Area Appraisal and Management Plan – and hedgerows of native species which soften the visual links through to the wider landscape.

6.79 The use of evergreen fast-growing conifer species as a screen is a modern visual intrusion and would be discouraged, as would the wide scale use of close board fencing, as seen in recent developments - without mitigation or softening by hedging. It is also a significant impediment to movement of some wildlife.



6.80 Roads within the village are bounded by a mixture of pavements or grass verges with either no kerb or a low kerb. There are numerous examples in the village of roads and boundaries being defined by buildings or vegetation that do not conform to a standard highway design, resulting in restricted sight lines and road widths – this creates a need for slower vehicle speeds and for passing places - creating a more individual and distinct character.



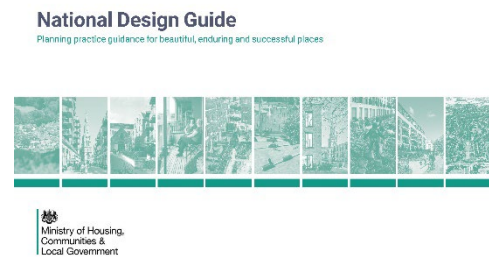
6.81 Roadways are often shared between pedestrians, cyclists, horse riders and vehicles; although this contributes to the rural character, it requires care and consideration by all.

6.82 In the context of a changing world where pressure of global climate change and its dramatic impacts are likely to affect us all, it is essential that communities take action in their locality and wherever possible seek local solutions and implement, what may sometimes be seen as small steps to encourage developments to be more energy efficient. Making use of modern and renewable technologies to maximise opportunities to use fewer natural resources – supporting energy efficiencies and water harvesting will all help.

6.83 In September 2019 the Government issued the National Design Guide. This document was updated in January 2021.

6.84 The long-standing, fundamental principles for good design are that it is:

- fit for purpose
- durable
- brings delight



6.85 While it is relatively straightforward to define and assess these qualities for a building - a place is more complex and multi-faceted than a building.

6.86 The National Planning Policy Framework (NPPF) sets out a requirement that achieving high quality places and buildings is fundamental to what the planning and development process should achieve. The NPPF sets out the fundamental principles of good design where-the underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities.

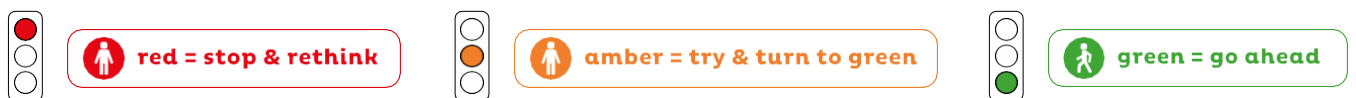
6.87 The National Design Guide addresses the question of how we recognize well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics.

6.88 Policies in the Blakeney Neighbourhood Plan can only seek to encourage good design in those proposals which require planning permission although high quality design is the minimum expectation of residents of Blakeney.



6.89 Blakeney already has a rich variety of architectural styles and distinctiveness that helps to create a village feel. New development should consider carefully its form and character early in the design process. The appearance and location of high-quality design, sensitive to and in keeping with its surroundings, should be considered to ensure that new homes are well integrated and form part of a cohesive and visually appealing local environment.

- 6.90 Local context is a key factor that should be taken into account when designing any scheme and **Policies 6, 7, 8, 9 and 10** of the Blakeney Neighbourhood Plan seek to encourage the use of design principles and 'best practice' in the design process. Scale, density of development, height of development, massing, layout, use of materials and landscaping, as well as means of enclosure, all contribute to a sense of whether the proposal 'fits in' to its surroundings.
- 6.91 To drive good design, developers will be encouraged to follow the principles of '**Building for a Healthy Life**'. This is an industry standard quality assessment for well-designed homes and neighbourhoods endorsed by Government.
- 6.92 **Building for a Healthy Life (BHL)** is the latest edition of - and new name for - **Building for Life 12** and is about guiding better planning of new development through urban design that is safe and provides everything that should be expected for a new community.
- 6.93 **BHL** updates England's most widely known and most widely used design tool for creating places that are better for people and nature. The original 12-point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which made to the 12 considerations in response to good practice and user feedback.
- 6.94 Using a simple 'traffic light' system to access the quality of any new development.



- 6.95 As a framework, BHL, lists and illustrates examples of good practice highlighted by a green light. Poor practice is highlighted with a red light.
- 6.96 Where an element of design is considered to fall between a green and a red traffic light, an amber light can be assigned to a particular consideration - it cautions that an aspect of a scheme is not fully resolved. In many cases it is possible to rethink and redesign an aspect of a scheme to achieve a better outcome.
- 6.97 Using BHL principles, developers should be able to demonstrate how, through good design, any proposed development will follow key design principles to respect scale, form, material finishes and the vernacular character of existing buildings, recognising the historic importance and individuality of the village.
- 6.98 Historic England's guide – Streets for All – has practical design principles and advice that should, where possible, be applied to the public realm

works in sensitive historic locations. There are many examples of good practice in such areas as highways, footpaths, street furniture, parking, traffic calming and environmental improvements.



Streets for All
Advice for Highway and Public Realm Works
in Historic Places



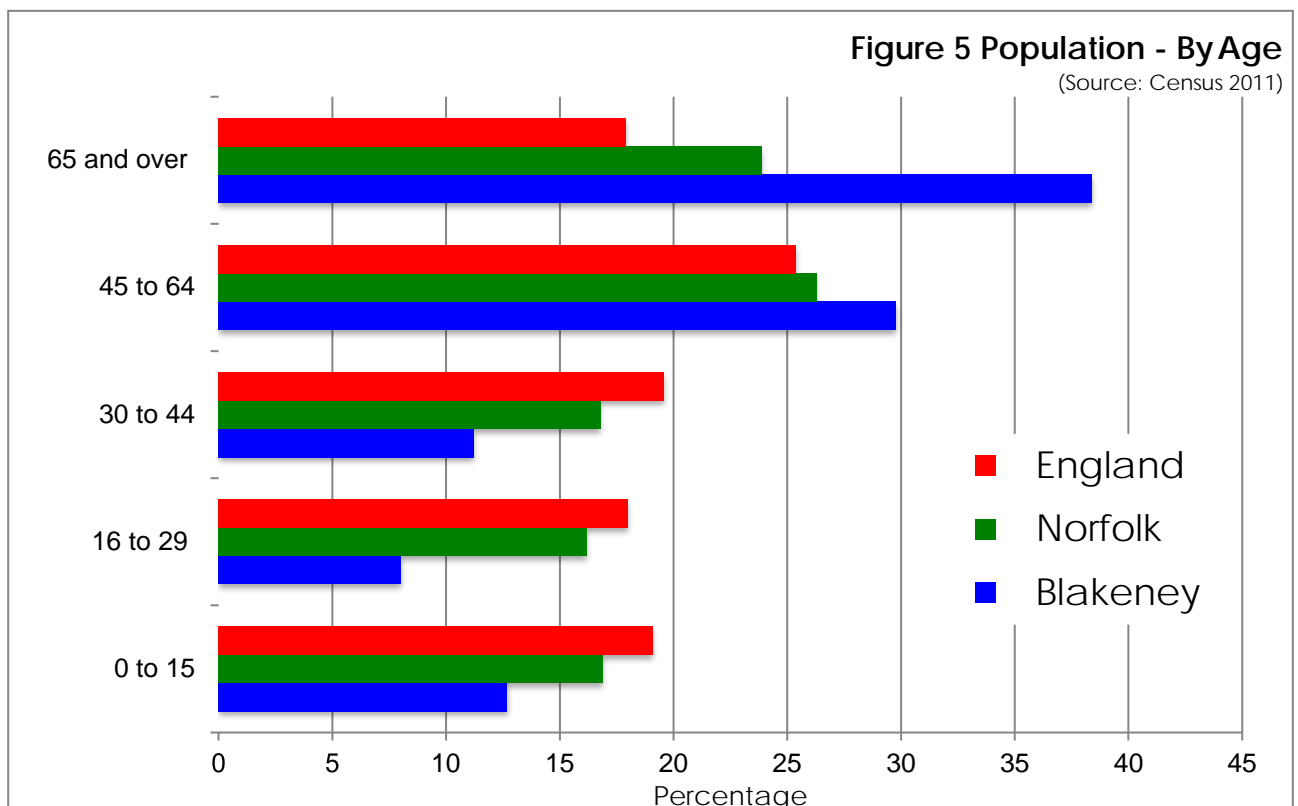
6.99 The Blakeney Neighbourhood Plan seeks to ensure that local vernacular and design are at the heart of new development proposals.

6.100 A number of infrastructure issues were identified for Blakeney in the First Draft Local Plan - these are:

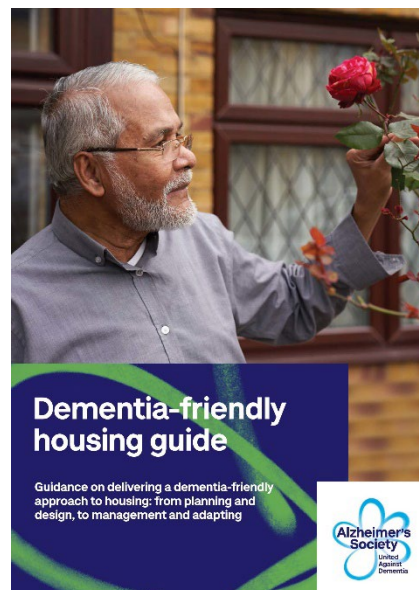
- As a busy tourist destination this does place pressure on the highway network and on parking – causing seasonal traffic and parking issues.
- Due to the remote rural location and the limited public transport available many visitors arrive by car – a lack of public transport options.

6.101 Through planning obligations, such as S106 agreements or S278 agreements and/or the use of planning conditions, qualifying development will be expected to contribute towards improving local services and infrastructure, including contributions towards new infrastructure.

6.102 Nationally it is recognised there is a rapidly ageing population. Locally the picture is more dramatic with the age structure of Blakeney’s population being considerably older – with just over 38% of the population aged 65 years or over when compared with 24% in Norfolk and only 18% for England. This is illustrated in Figure 5 (Population – By Age) and has significant implications for planning and plan-making.



- 6.103 Local authorities across Norfolk are working hard to try to reduce pressure on social care and hospital budgets through a range of measures, and key amongst them is a desire to help keep people at home for as long as possible before moving them into residential care accommodation.
- 6.104 There is also increasing demand for specialist retirement-type accommodation, sometimes called 'extra-care'. This accommodation includes an element of care that helps people to 'down-size' more easily to more appropriate and desired accommodation. The National Planning Policy Framework makes it clear that planning for older people's housing needs is very important.
- 6.105 With such an ageing population there will be a need for more housing with care or sheltered accommodation to be provided in future, which is normally best placed where it is well related to local services, particularly a doctor's surgery, shops and public transport to enable staff, residents and visitors to have good access.
- 6.106 Baseline data collected to inform the Blakeney Neighbourhood Plan identifies that by 2030 there is predicted to be an increase of over 86% - c26,937 people - across Norfolk suffering from dementia¹².
- 6.107 For any new development that comes to Blakeney this is an opportunity for those developments to lead the way by incorporating simple but effective principles into their designs to deliver dementia friendly communities.
- 6.108 **The 'Dementia-friendly housing guide'** published by the Alzheimer's Society, is a document that offers useful checks and guidance on designing dementia friendly communities and homes. It also states that "Future-proof all housing by building dementia-friendly design into all housing briefs from the very outset. Dementia-friendly design doesn't have to be costly if it is engaged with at an early enough stage."
- 6.109 It is felt that implementing these simple principles could have a significant impact on health and wellbeing of residents. Recognising how people and their lifestyles change over time, including the need for their homes to be adapted to their needs, is important.
- 6.110 As the building industry better understands how to apply the relatively simple principles identified (several which are already elements of 'Building for a Healthy Life'), the Blakeney Neighbourhood Plan encourages use of these principles within the design of new developments.
- 6.111 Integration between new and existing communities is important and can



¹² Source: NCC Health and Wellbeing Profile July 2012: estimate based on 2011 figures – from POPPI dementia estimates (as at June 2012)

be helped through improved connectivity. Appropriate boundary treatments can aid a joined-up feeling.

- 6.112 On-street parking is likely to occur, roads should be designed to safely accommodate unallocated on-street parking of a level to deter indiscriminate parking and the obstruction of footpaths and roads. The level of provision should be determined on a site-by-site basis.
- 6.113 Anglian Water has a pre-planning service, which includes a capacity check to determine the impact of sewerage from a proposed development. See earlier paragraphs 5.20 and 5.30. To ensure wastewater is managed appropriately throughout Blakeney it is expected that new homes be connected to the sewerage system prior to being occupied.
- 6.114 Implementation of high-quality design that is sensitive to its surroundings and is in keeping - the appearance and location of key features should be considered early in the design process to ensure that they are well integrated into development proposals and form part of a cohesive and visually appealing environment.

Policy 6 - Design of Development

All development will be expected to deliver high quality design, encouraged to use the Building for a Healthy Life, Streets for All principles (or subsequent updates) and meet the following criteria:

- 1) In schemes of 10 or more dwellings, provide a mix of types to include one and two-bedroom homes, with an emphasis on local needs, first time buyers, starter homes and good quality accommodation for elderly people;
- 2) respect and be sensitive to the local character of Blakeney and natural assets of the surrounding area, taking every opportunity through design and materials to reinforce a strong sense of place, individuality and local distinctiveness, as defined in the North Norfolk Landscape Character Assessment SPD;
- 3) preserve or enhance the character and appearance of the Blakeney Conservation Area and protect the setting of designated and non-designated heritage assets as defined in the Blakeney Conservation Area Appraisal and Management Plan or subsequent updates;
- 4) all new developments which require a connection to the public sewerage network will be required to demonstrate that there is sufficient capacity in the sewerage network to accommodate the development and may be subject to conditions to ensure that dwellings are not occupied until the capacity is available;

- 5) the massing, height, scale and proximity, of any proposed development does not result in an unacceptable loss of light or overshadowing, or other adverse amenity impacts on other properties;
- 6) boundary treatments should reflect the distinct local character in relation to materials, layout, height and design;
- 7) include and incorporate, where possible, the principles of dementia friendly communities (as detailed in "At a Glance: a Checklist for Developing Dementia Friendly Communities", or subsequent updates and industry standards);
- 8) demonstrate how new homes will integrate with existing homes and the village facilities while enhancing the safety and security of residents of Blakeney and incorporate crime prevention principles (identified in the Secure by Design Homes 2016 or subsequent updated editions);
- 9) any new external lighting proposals, where possible, should incorporate modern technologies, motion sensors, softer down lighting and timers to restrict operating hours and incorporate the following requirements:
 - a) fully shielded (enclosed in full cut-off flat glass fitments)
 - b) directed downwards (mounted horizontally to the ground, as low as possible, and not tilted upwards)
 - c) switched on only when needed (no dusk to dawn lamps)
 - d) white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources; and
- 10) It is recommended that pre-application advice is sought from Norfolk County Council Environment Service Historic Environment Strategy and Advice Team to identify archaeological implications for any proposed development.

6.115 Contributes and supports Blakeney Neighbourhood Plan Objectives 1, 5 and 6. Core Strategy Spatial Planning Aims 2, 3 and 6.

Improving the Design of New and Replacement Homes

Ambition: Improving Design of New or Replacement Homes - this policy seeks to ensure new homes are designed to a high standard.

- 6.116 It is essential that all communities take action wherever possible to tackle the issue of climate change. In this context it is therefore essential that steps be taken to encourage developments that are more energy efficient and make use of opportunities to use green sources of energy wherever possible.
- 6.117 Over recent years a number of new developments in other Norfolk districts completed house sales and allowed homeowners to move in without their new homes being connected to the mains sewerage system. This resulted in a large number of additional vehicle movements (HGV tankers) to remove the sewage. This should be seen as unacceptable and is unpleasant for both new and existing homeowners.
- 6.118 Storage within new homes can be limited and impact on lifestyles. Where new homes are built with garages it is appropriate that they are located in association with the home to aid convenience of use, rather than in distant blocks of garages, which have associated difficulties of use and could encourage anti-social behaviour.
- 6.119 Experience has shown where parking courts and/or garaging have been located behind and away from the homes intended to use them, residents have chosen to park their vehicles outside their homes on pavements where more convenient and perceived less likely to get damaged. Pavement parking with the narrow road widths has caused access issues for emergency vehicles, bin lorries, pedestrians and wheelchair users. In designing new homes sufficient regard should be given to ensure off-road parking is considered sympathetically and positioned appropriately to maximise its use.
- 6.120 By adopting good design principles new homes should provide sufficient external amenity space, including refuse and recycling storage for wheelie bins – where possible preventing the need to be stored at the front of properties in plain sight ('wheelie bin blight').
- 6.121 Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments as sprinklers have a proven track record to protect property and lives. Therefore, the installation of sprinklers in new development is supported but is not a policy or planning requirement.



Policy 7 - Improving the Design of New and Replacement Homes

All new homes, including extensions and conversions, will be expected to be designed to a high standard and meet the following criteria:

- 1) recognise and reinforce the distinctive local character in relation to height, scale, density, spacing, layout orientation, features and building materials reflecting the village style as outlined in the Blakeney Conservation Area Appraisal and Management Plan (2019) or subsequent updates;
- 2) involve a high standard of design which enhances the visual quality of the landscape and built environment and does not have a significant detrimental impact on public amenity views of surrounding countryside and coastline or the special qualities of the AONB;
- 3) the scale will be appropriate to the size of the plot;
- 4) ensure new homes have final sewerage solution (not a temporary solution) completed prior to first occupation;
- 5) incorporate, where appropriate, methods of energy generation, renewable and energy conservation;
- 6) measures have been incorporated to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation;
- 7) provide appropriate private external amenity space including refuse and recycling storage facilities identified within the curtilage of each home; and
- 8) sufficient car parking appropriate to the size and type of dwelling to reduce the need for on-street car parking and indiscriminate parking.

6.122 Contributes and supports Blakeney Neighbourhood Plan Objectives 1, 2, 5 and 6. Core Strategy Spatial Planning Aims 1, 2 and 3.

6.123 The following plans, documents and strategies support Policies 6 and 7:

- Blakeney Conservation Area Character Appraisal and Management Plan (2019)
- Blakeney Emerging Policy Statement Discussion Document (August 2018)
- Building for a Healthy Life (2020)
- Central Norfolk Strategic Housing Market Assessment (2017)
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)

- Dementia-friendly housing guide (2020)
- Historic England 2018 Streets for All
- Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Lights (<https://www.theilp.org.uk>)
- National Design Guide (2019)
- National Planning Policy Framework (2019) Updated 2021
- Norfolk Coast Partnership Landscape Character Assessment for the AONB
- North Norfolk Design Guide, SPD (2008) [11] [SEP]
- North Norfolk Draft Landscape Character Assessment, SPD (2018) Adopted January 2021
- North Norfolk Local Plan 2016 – 2036 First Draft Local Plan (Part1)- (May 2019)
- North Norfolk Site Allocations (February 2011)
- North Norfolk Strategic Flood Risk Assessment (2017/2018)
- Rising to the Climate Crisis - A guide for Local Authorities on Planning for Climate Change (May 2018)
- Secured by Design Homes (2016)

High density replacement homes



Infill Development

Ambition: Infill Development - seeking to ensure small scale infill development is appropriate in terms of the size and character of new homes and will complement the existing development.

- 6.124 At the community events residents have raised concern that recent developments (such as Stratton Long Marine, Westgate Street and Michaelmas, Langham Road) is 'overdevelopment' of the plots, with density and height of buildings being of particular concern.
- 6.125 Street scene and sense of place are seen as important elements, particularly on the approaches to the village. In places where houses are single storey, for instance, it should be demonstrated that it is appropriate to introduce two storey dwellings, or higher without dominating the existing homes.
- 6.126 Key views are an important aspect of the Area of Outstanding National Beauty (AONB), and height of new buildings can detract from key views if inappropriately located.

- 6.127 **Policies 8 and 9** of the Blakeney Neighbourhood Plan will preserve the character of the village while defining what is acceptable should these types of development be proposed.



- 6.128 Large dwellings with small gardens are less suitable for permanent occupation, less affordable, and encourage their use as second and holiday homes - which is making the area unsustainable, as their populations are impermanent. **Policy 2** seeks to reduce the number of second homes.

- 6.129 Gardens, hedgerows and trees are important elements in the existing built-up area, dividing the landscape, giving soft edges and provide green infrastructure corridors – wherever possible these should be retained to enhance the landscape - aiding biodiversity, creating diverse wildlife habitats, corridors with space for flowers to



grow and a rich source of food for insects, birds and wild animals.

- 6.130 Blakeney Neighbourhood Plan **Policy 8** is intended to meet concerns that gardens are not overdeveloped and are retained to provide amenity space for children to play, residents to be able to grow vegetables, off-road parking and open spaces to preserve the character of Blakeney.

Community Feedback: Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policies seek to address:

- Infill developments (gardens converted to houses) should be resisted. **75% strongly agree or agree and 25% strongly disagree or disagree.**
- Construction materials and finishes should reflect building styles and types characteristic of Blakeney. **96% strongly agree or agree and 4% unsure.**

Policy 8 - Infill Development

Applications for small residential developments of one or two dwellings on infill and brownfield redevelopment sites within Blakeney will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in the Development Framework, and where such development:

- 1) fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the settlement boundary where the site is closely surrounded by buildings;
- 2) will not involve extension beyond the settlement boundary;
- 3) is not considered to be backland or unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality; and
- 4) will not detract from the AONB through scale, materials and design.

Permitted development rights may be withdrawn where permitted development could lead to overdevelopment of the site.

- 6.131 Contributes and supports Blakeney Neighbourhood Plan Objectives 1, 2,5 and 6 and Core Strategy Spatial Planning Aims 1 and 3.

Replacement Dwellings

Ambition: Existing Dwelling Replacement – seeking to provide sustainable development that is appropriate in size and enhances the surrounding street scene.

- 6.132 The essential aim of the Blakeney Neighbourhood Plan **Policy 9** is to balance the strategic objective of development restraint in the countryside against an acknowledgement that a dwelling already exists on that site.
- 6.133 It is reasonable to accept that a replacement dwelling may necessitate a modest increase in size in order to provide a level of accommodation and a generally recognised range of domestic facilities to modern standards particularly if the original dwelling is only a small cottage.



- 6.134 It is important to protect the rural landscape from the intrusion of large modern dwellings. The proliferation of such unsuitable schemes would lead to the intrusion of urban influences that would detract from the rural character of the area. The emerging Local Plan Policy HOU 6 seeks to address this.
- 6.135 Most approvals for replacement dwellings will be subject to conditions that relate to the timing of and need to demolish the old dwelling. Relevant permitted development rights to the replacement dwelling may be removed, where it will then be necessary to apply for permission for those works on the new dwelling. This would ensure the development does not detrimentally affect the character of the locality now or in the future.
- 6.136 Having particular regard to the location and setting of the existing dwelling, the proposed new dwelling must seek to maintain the existing character of the area. The Local Planning Authority will attach appropriate

conditions to permissions and in certain cases it may be necessary to conclude legal agreements to ensure appropriate development.

Policy 9 - Existing Dwelling Replacement

Proposals for a replacement dwelling must meet the following criteria:

- 1) any increase in height over the replaced building will only be acceptable where it enhances (rather than dominates) the street scene, and this is compatible with the appearance of neighbouring buildings and not be detrimental to the amenity of their occupiers;
- 2) will not detract from the AONB through scale, materials and design; and
- 3) permitted development rights may be withdrawn where permitted development could lead to a detrimental effect on the character of the locality.

6.137 Contributes and supports Blakeney Neighbourhood Plan Objectives 1, 2 and 5. Core Strategy Spatial Planning Aims 1 and 3.

6.138 The following plans, documents and strategies support Policies 8 and 9:

- Blakeney Conservation Area Character Appraisal and Management Proposals (2019)
- Blakeney Emerging Policy Statement Discussion Document (2018)
- Building for a Healthy Life (2020)
- Central Norfolk Strategic Housing Market Assessment (updated 2017)
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- Historic England 2018 Streets for All
- Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Lights (<https://www.theilp.org.uk>)
- National Planning Policy Framework (2019) Updated 2021
- National Design Guide (2019)
- Norfolk Coast Partnership Landscape Character Assessment for the AONB
- North Norfolk Design Guide, SPD (2008)
- North Norfolk Landscape Character Assessment, SPD (2018) Adopted January 2021
- North Norfolk Site Allocations (February 2011)
- North Norfolk Strategic Flood Risk Assessment (2017)
- North Norfolk Strategic Flood Risk Assessment (2017)
- Secured by Design Homes (2016)

Flooding

Ambition: Drainage and Flooding – seeking to ensure new development does not cause flood related problems, especially associated with surface water run-off or sewerage or tidal.

- 6.139 Residents raised at the consultation events that flooding is becoming a more frequent issue - not only caused by tidal fluctuations as sea levels reportedly continue to rise as a result of global warming – but also issues with sewerage and surface water run-off caused by new development.
- 6.140 Site specific flood risk assessments must support planning applications, in accordance with footnote 55 of the NPPF (2021). This states that such an assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. To help alleviate surface water flooding new development proposals will be required to demonstrate engagement with relevant agencies and incorporate appropriate mitigation measures to reduce surface water run-off and manage surface water flood risk to the development and wider area. Providing the appropriate climate change allowances, see link: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>
- 6.141 Sustainable Drainage Systems (SuDs) are seen as the preferred option for surface water disposal. Sustainable Drainage Systems can include permeable surfaces, rainwater harvesting and storage and green roofs and walls. Any water drainage solution to be implemented prior to first occupation of any dwelling or commercial building.
- 6.142 The Local Plan Core Strategy also identifies the capacity limitations of the existing sewerage infrastructure.
- 6.143 Residents see sewerage capacity management as a serious matter for concern after a number of recent incidents of raw sewerage flooding The Quay, Westgate Street and the bottom of the High Street.
- 6.144 Blakeney's proximity to internationally designated wildlife habitats and Areas of Outstanding Natural Beauty adds further



concern to the disposal of wastewater and sewerage and may have the potential to constrain further growth in Blakeney.

- 6.145 Anglian Water has a pre-planning service, which includes a capacity check to determine the impact of sewerage from a proposed development. To ensure wastewater is managed appropriately throughout Blakeney it is expected that new homes be connected to the sewerage system prior to being occupied.
- 6.146 The intention of the Blakeney Neighbourhood Plan is to contribute towards efforts to reduce the risk of sewerage, surface water and tidal flooding in Blakeney. It seeks to promote a range of assessment and mitigation measures that will ensure any future development or redevelopment will not have a detrimental impact on flood risk in the village.

- 6.147 Norfolk County Council, as the Lead Local Flood Authority (LLFA), works closely with the relevant agencies, such as Anglian Water. One of their recommendations is to include policies within spatial planning documents such as Neighbourhood Plans, which reflect findings of the Surface Water Management Plan and to contribute towards strategic multi-agency efforts. **Policy 10** has been further developed to incorporate their suggested wording and requirements.



- 6.148 Tidal surges have the potential to cause extensive infrastructure damage and disruption in the coastal parishes of North Norfolk. The tidal surge of 5th December 2013 caused serious flooding, damage and destruction to properties, businesses and amenities along the Blakeney Quay and Westgate Street.

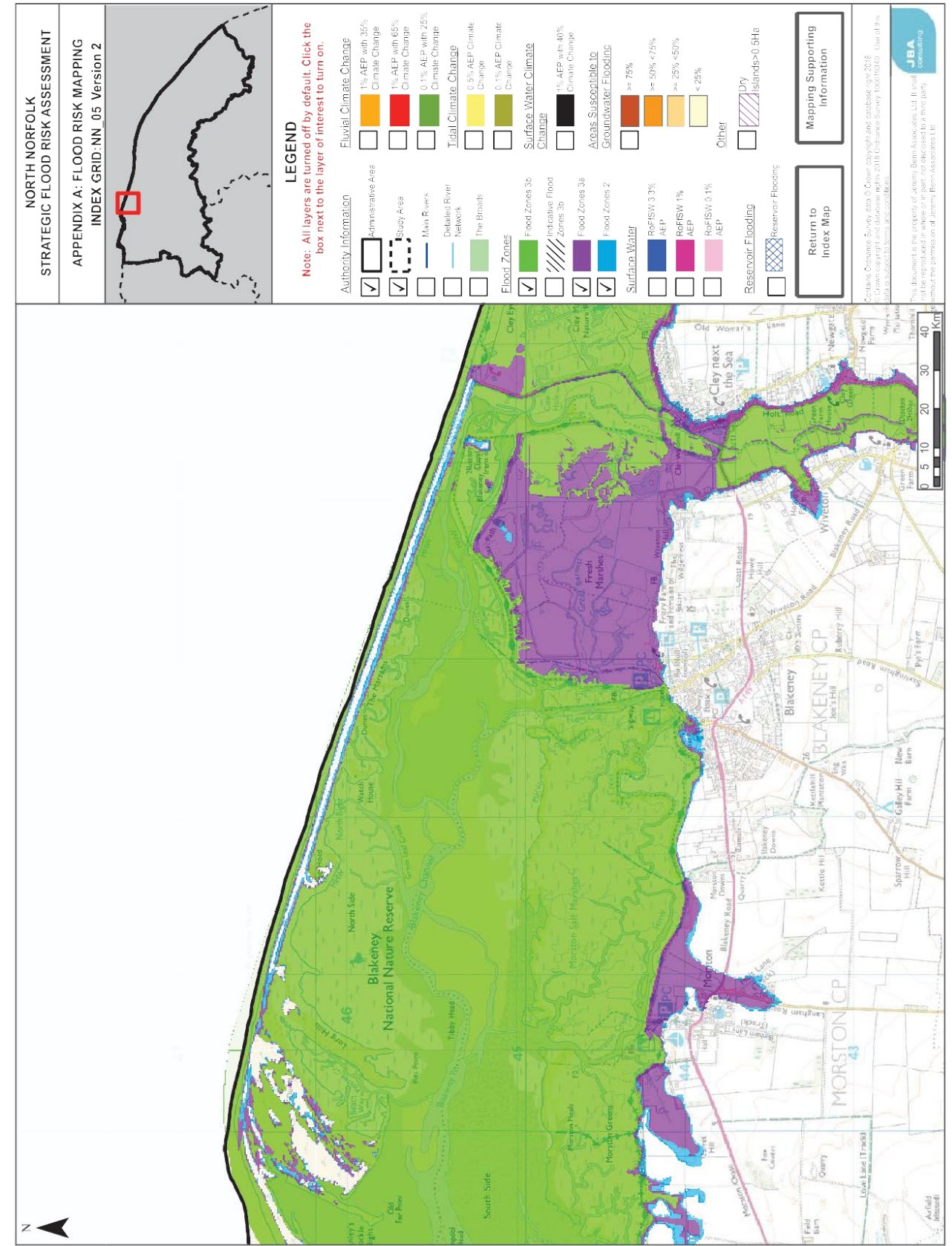
- 6.149 Significant surges have been described as a 'one in 25-year events' - the sight of destroyed carpets and cookers outside flooded premises was a frightening reminder of the power of the sea and loss of life during the 1953 floods. With global warming and climate change the frequency of tidal surges may increase.



- 6.150 Apart from the protection of property, many local livelihoods depend on the income from tourists and the leisure activities linked to our renowned but fragile natural coastal environment. There is uncertainty for the security of both homes and business premises.

6.151 The Environment Agency tidal Flood Zones identify that parts of Blakeney are in Flood Zone 3b, Flood Zone 3a and Flood Zone 2. See **Map 8**.

Map 8: Blakeney Flood Zones



6.152 Examples of tidal flood defences on individual homes.



Community Feedback: Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policies seek to address:

- Ensure all drainage solutions are implemented prior to any occupation of new homes. **100% strongly agree or agree.**
- Support steps to reduce the risk of flooding from rain, seawater and sewerage. **100% strongly agree or agree.**

Policy 10 - Drainage & Flooding

Proposals for new development within the Blakeney Neighbourhood Area should be accompanied by a flood risk assessment (in accordance with footnote 55 of the NPPF or any subsequent update) and/or a drainage assessment which gives adequate and appropriate (based on scale of development) consideration to all sources of flooding and proposed surface water drainage; demonstrating that it would:

- 1) Not increase flood risk to the site or wider area from fluvial, surface water, groundwater, sewerage or tidal;
- 2) Have a neutral or positive impact on surface water drainage; and
- 3) Any water drainage solution, including wastewater management, must be implemented prior to homes being occupied and include appropriate mitigation of any risk of downstream flooding identified by the sewerage capacity assessment required by Policy 6 (criteria 4).

Development proposals must demonstrate that they have taken account of the most up to date information from the Environment Agency, Anglian Water and Norfolk County Council (in its role as LLFA) on the risks and causes of flooding in Blakeney, and how these can be addressed. They must also include

appropriate measures to manage flood risk and to reduce surface water runoff to the development and include:

- 4) appropriate measures to address any identified risk of flooding (in the following order of priority: assess, avoid, manage and mitigate flood risk);
- 5) locating only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use and no adverse impact on AONB or on the integratory of European sites. During construction of any proposed allocated sites a Construction Environmental Management Plan is required to be produced and agreed in writing by the LPA prior to commencement of any works (include ground clearance) and include specific measures to avoid issues relating to surface water management;
- 6) appropriate allowances for climate change;
- 7) Sustainable Drainage Systems (SuDS) with an appropriate discharge location, subject to feasibility;
- 8) priority use of source control Sustainable Drainage Systems such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other Sustainable Drainage Systems components which convey or store surface water can also be considered;
- 9) mitigation against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary;
- 10) during construction of any proposed allocated sites a Construction Environmental Management Plan is required to be produced and agreed in writing by the LPA prior to commencement of any works (include ground clearance) and include specific measures to avoid issues relating to surface water management; and
- 11) clear maintenance and management proposals of structures within the development, including Sustainable Drainage Systems elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.

An environmental permit for a flood risk activity may be needed from the Environment Agency for works in, under, over or within 8 metres (m) from a fluvial main river and from any flood defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert.

6.153 Contributes and supports Blakeney Neighbourhood Plan Objectives 6 and

Core Strategy Spatial Planning Aims 2 and 4.

6.154 The following plans, documents and strategies support Policy 10:

- Blakeney Conservation Area Character Appraisal and Management Proposals (2019)
- Blakeney Emerging Policy Statement Discussion Document (2018)
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- Hunstanton to Kelling Hard Shoreline Management Plan (SMP5), (2011)
- National Planning Policy Framework (2019) Updated 2021
- Norfolk LLFA Statutory Consultee Guidance for Planning Document: Version 4 (2019)
- North Norfolk Design Guide, SPD (2008) 
- North Norfolk Landscape Character Assessment, SPD (2018) Adopted January 2021
- North Norfolk Strategic Flood Risk Assessment (2017)
- North Norfolk District Council – Strategic Flood Risk Assessment (2017/2018)
- North Norfolk Site Allocations (February 2011)



Theme 2: Natural Environment

Evidence and Justification

6.155 Public engagement during the development of the Blakeney Neighbourhood Plan has demonstrated that the landscape around Blakeney and the green spaces in and around the village are highly valued - identified as one of the unique characteristics of Blakeney and deserving of strong protection.

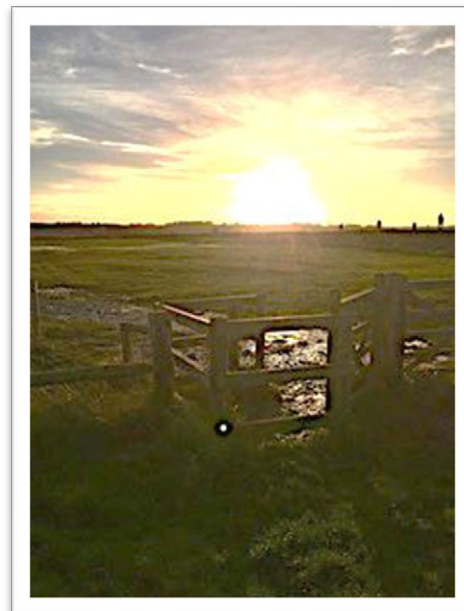
6.156 The National Planning Policy Framework, paragraph 170 (paragraph 174 in NPPF 2021), states "Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes....."

6.157 Blakeney contains many important and protected sites, habitats and species. Designated sites are those areas that are particularly notable for their features, biodiversity, flora, fauna or geodiversity and may be designated under international agreements (such as the Ramsar Convention and the EC Habitats Directive), national law (such as Sites of Special Scientific Interest (SSSI)) or through non-statutory designations (such as County Wildlife Sites). These sites are managed to protect and preserve the features for which they are particularly valued.

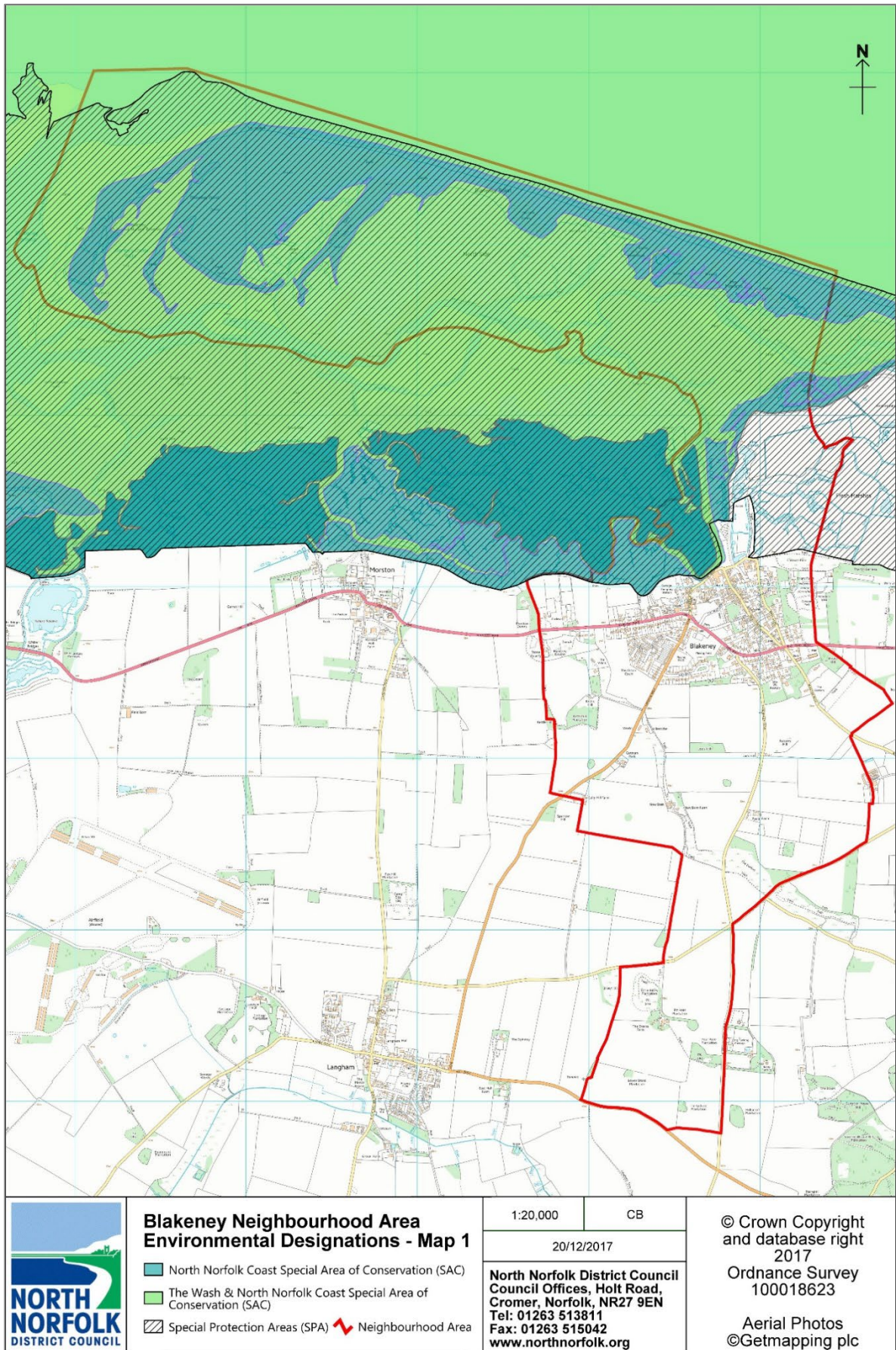
6.158 The saltmarsh habitat immediately north of the settlement is an internationally rare landscape protected through its designation as part of the North Norfolk Coast Special Area of Conservation (SAC), Special Protection Area (SPA), SSSI and Ramsar.

6.159 The land parcels to the south of Blakeney village are found to contribute positively to the setting of the Area of Outstanding Natural Beauty and consequently have low capacity for development without causing further denigration of the landscape and depletion of wildlife.

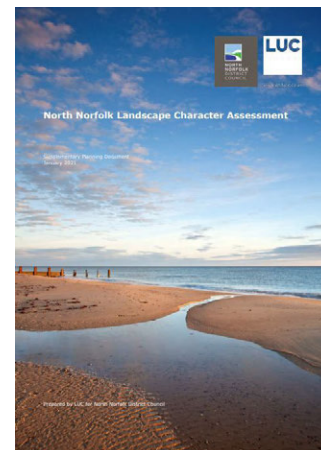
6.160 Viewed from a distance and vantage points such as Kettle Hill and the church tower, Blakeney is an attractive mosaic of red roofs, trees, gardens and green spaces set in open countryside. Away from the valued built environment and special character of the High Street these are the features that help to provide the unique character of our village.



Map 9: Special Area of Conservation (SAC)



6.161 The North Norfolk Landscape Character Assessment Supplementary Planning Document (adopted 2021) is an evaluation of the District to define and apply criteria relating to the susceptibility to change and the value of different landscape areas. Landscape Character Types (LCTs) are used to provide the spatial framework for the assessment of landscape character sensitivities and visual sensitivity.



6.162 The assessment identifies that the District has a rural character with agriculture, in particular, arable farmland comprising by far the largest component of land use. It concludes that the Norfolk Coast Area of Outstanding Natural Beauty is highly sensitive to all types of renewable energy development.

6.163 Landscape sensitivity can inform appropriate locations for development and can also be one of the considerations to be taken into account when making decisions on planning applications.



6.164 Paragraph 180 of the National Planning Policy Framework (paragraph 185 of the NPPF 2021) contains one reference to sensitivity as follows: “Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development...”

6.165 There are eleven Landscape Character Types (LCTs) falling within North Norfolk District¹³. Blakeney is identified as falling predominately within two of these - **drained coastal marshes** and **rolling heath and arable**.

6.166 **‘Drained coastal marshes’** are areas of former open coastal marsh (intertidal marsh) that have been drained and enclosed, forming a flat open landscape comprising some important grazing marsh habitat as well as sand dunes, pine woodland and arable farmland. All parts of this fall within the Norfolk Coast Area of Outstanding Natural Beauty and North

¹³ North Norfolk Landscape Character Assessment (Draft 2018) Adopted January 2021

Norfolk's 'Undeveloped Coast' policy area. The majority of which also falls within the stretch of North Norfolk Heritage Coast.

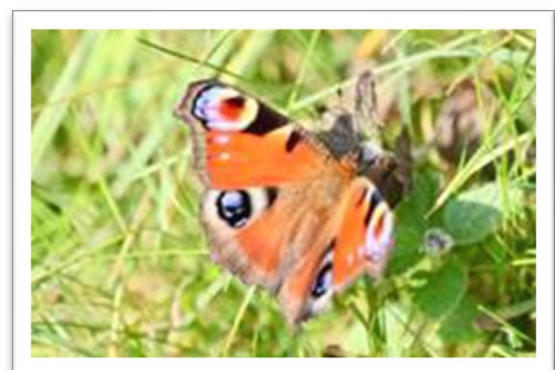
6.167 Blakeney is identified within area '**DCM2**' along with Wiveton, Cley and Salthouse, with key characteristics¹⁴ of:

- A flat, open low-lying landscape dominated by grazing marsh and drained farmland.
- Enclosed by natural (sand dunes, shingle banks) or man-made (clay) banks which keep the sea out.
- A dynamic and changing landscape.
- A remote, peaceful landscape, but with some 'honeypots' of activity and built development.
- Nature conservation interest, notably the freshwater marsh which is a haven for breeding birds.
- Evidence of past land use including historic farmsteads and field patterns, salt pans, medieval fisheries and water mills.
- Access provided by tracks and footpaths, and occasional roads.
- Large skies and long views.



6.168 '**Rolling heath and arable**' type is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence, and very light sandy soils, which are marginal in agricultural terms. Land cover is notable for lowland heath, arable farmland, pockets of scrub and woodland, with little settlement inland from the coastal villages of Blakeney and Salthouse.

6.169 The area falls within the Norfolk Coast Area of Outstanding Natural Beauty and small pockets of land either side of Blakeney also fall within the North Norfolk Heritage Coast. Part of this landscape is also within North Norfolk's Undeveloped Coast policy area.



6.170 There is one area of **rolling heath and arable** in North Norfolk, on either side of the Glaven Valley: '**RHA1**' – North Norfolk Rolling Heath and Arable. With key characteristics of:

¹⁴ Detailed information about landscape character and valued features is set out in the North Norfolk Landscape Character Assessment (Draft 2018) Adopted January 2021

- Distinctive glacial topography.
- An open, elevated character affording long views to the coast and inland.
- Extensive heathlands and woodland blocks are prominent features.
- A strong rural character, with nature conservation interest and tourism land uses.
- Concentration of settlement along the coast.
- The Kelling Estate.
- Frequent disused sand and gravel pits.
- Characterful minor roads linking the busier A149 coast road and A148 Cromer to Fakenham road.

6.171 The **Blakeney Esker** is well-known as England's best-developed esker. It is a 3.5km ridge, which rises to c.20m above the surrounding landscape and runs south eastwards from Blakeney towards Wiveton. At its southern end is Wiveton Downs Local Nature Reserve, a geological SSSI.



6.172 Its origin remained unresolved until relatively recently (c.1997) when the quarried sand and gravel revealed important information of how the ridge was formed. Thousands of years ago, when much of Norfolk was covered in ice, a river of melt water was flowing beneath the glacier, carrying large amounts of sand and gravel. When the glacier retreated, the sand and gravel ridge remained.

6.173 The quarrying, which has changed the appearance of the feature, took place before the Esker was designated a geological Site of Special Scientific Interest (SSSI). The Blakeney Esker is covered in vegetation today but remains a prominent feature in Norfolk's landscape and a reminder of its icy past.



6.174 Blakeney Point is one of the most important sites for migrating birds in Europe and provides a resting and breeding site for both Grey and Common Seal. The breeding colony of Grey seals is the largest in the UK.

6.175 Blakeney Point is not only famous for its seals and birdlife but also historically for various lifeboats housed there. These were important boats - initially powered by oarsmen.



6.176 The first lifeboat shed - thought to date from around 1825 - can be seen behind the later larger shed built in 1898 to accommodate the bigger lifeboats.



6.177 Silting up of Blakeney Harbour meant that, in 1935, it was decided to dispense with a lifeboat at Blakeney Point. The nearest lifeboats now are stationed at Wells-next-the-Sea (to the West), Sheringham and Cromer (to the East).

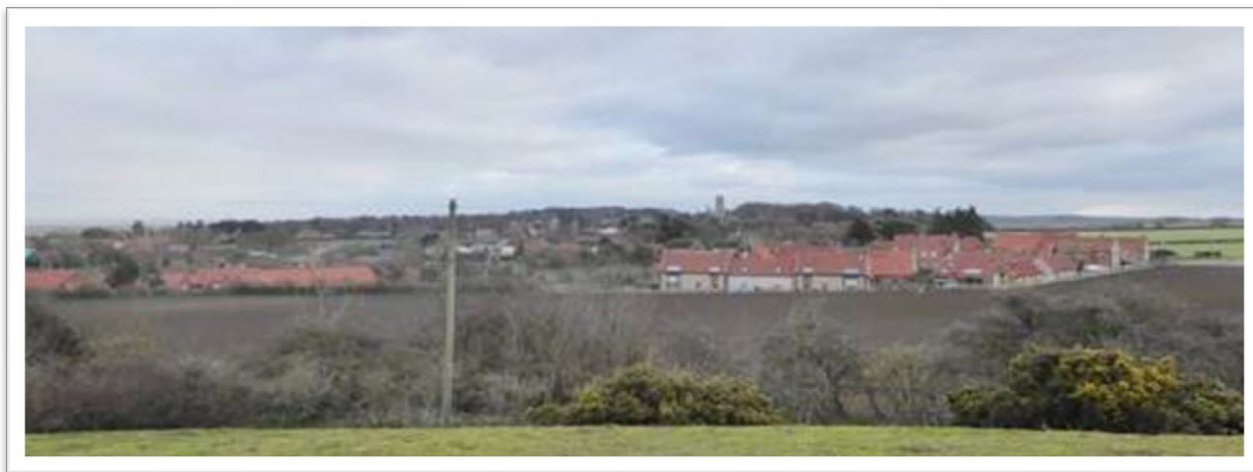
6.178 Any development has the potential to affect the Area of Outstanding Natural Beauty's defined special qualities to some extent, in particular the undeveloped coastal character, sense of remoteness, tranquility, and wildness (and dark skies), and the strong and distinctive visual links between land and sea. As a result, the presence of these nationally valued landscapes increases sensitivity to all forms of development within or affecting these areas.

6.179 The Norfolk Coast Path runs through Blakeney. The village is also a hub for boat and seal watching trips.

6.180 The National Planning Policy Framework, paragraph 172, (paragraph 176 of the NPPF 2021) states "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.....The scale and extent of development within these designated areas should be limited....."



6.181 Blakeney has significant areas of mature garden, pasture and grassland (including the churchyard and National Trust Friary Hills) all of which serve as environments for a wide variety of species providing notable green infrastructure and wildlife corridors. Blakeney Neighbourhood Plan **Policy 11** seeks to further improve the biodiversity, while **Policy 13** looks to provide additional protection for open spaces and **Policy 14** aims to ensure green areas are managed and maintained.



Biodiversity

Ambition: Biodiversity and Accessibility – seeking to enhance the rural coastal setting and provide habitats for wildlife whilst improving access to the coastline and countryside.

6.182 The National Planning Policy Framework, paragraph 118(2019)(paragraph 174 of NPPF 2021), requires the achievement of net environmental gains. Under the Environment Bill (2019), which now forms the Environment Act 2021, the biodiversity value of a development must exceed the pre-development biodiversity value of the onsite habitat by “at least” 10%.

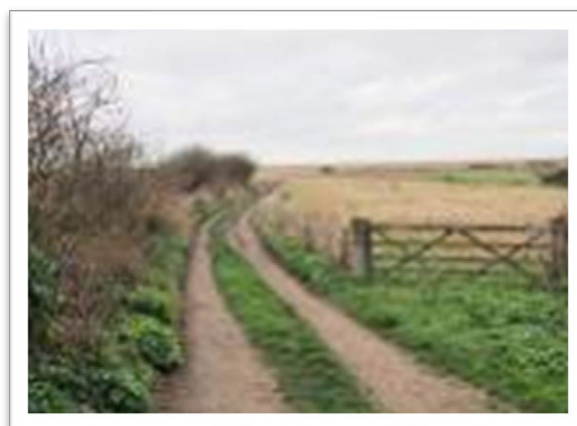
6.183 In the open countryside of Blakeney there are a number of small spinneys. The tree belts and hedge corridors connecting these separate elements are important. In recent years, infill housing development has resulted in the removal of orchards and ornamental trees.

6.184 Blakeney parish contains many small parcels of deciduous woodland (such as the beech trees with their significant colony of rooks) adjacent to the Parish Church, the school and at the Old Rectory.

6.185 Away from the High Street there are the remnants of lines of trees - predominantly Scots pine - bordering houses on Rectory Lane, Back Lane, Cley to Stiffkey Road and south of the Blakeney Hotel. At the edge of the village, the corridor of land running through agricultural land from Morston Road south-east towards the Wiveton Downs is designated as a SSSI. This includes patches of calcareous grassland overlying glacial deposits and includes the named locations of Blakeney Downs, Kettle Hill, New Barn and a portion of Wiveton Downs.



6.186 Public open areas associated with new developments should be stocked with native tree, plant and grass species to compensate for losses resulting from the development. Extensive and uninterrupted use of walls and paving detracts from promoting and sustaining a greener environment.



6.187 The network of wildlife corridors within and around the village need to be managed to ensure they are preserved, restored and enhanced for the benefit of wildlife and the enjoyment of residents. These corridors include footpaths and roadside verges with trees and plants alongside

them.

- 6.188 Taking full account of wildlife needs, effective management and maintenance of hedgerows, field boundaries, plus woodlands and spinneys, should be strongly encouraged as a way of promoting biodiversity.
- 6.189 Gardens contribute enormously to the mosaic of green space and ecological diversity. Apart from the fact that gardens are good for personal health, happiness and wellbeing, they play a key role in sustaining wildlife threatened by modern development and agricultural methods. Gardens provide a haven for pollinating insects and a habitat and refuge for birds, reptiles and small mammals. There is evidence that nest boxes and bird-feeding stations can help to reverse the decline in some species.
- 6.190 The Pastures was historically rough open meadowland owned by Mr. Ralph Murfitt of The Blakeney Hotel. Over time land was part developed and is now home to the dwellings that include some timeshare properties. In order to protect the remaining area of land Blakeney Parish Council purchased the area today known as The Pastures (other than a small area at the top which is still owned by The Blakeney Hotel) in order to save it from further development and for all to enjoy as an Open Space. The Pastures is designated as open land area in the adopted Local Plan.
- 6.191 **Policy 11** requires that landscape proposals retain existing trees and hedgerows and that all new landscape schemes should be planted prior to the first occupation where possible, or the next available planting season at the latest.



The Pastures village open space

Policy 11 - Biodiversity & Accessibility

Development must demonstrate how it delivers a minimum 10% 'net gain' in biodiversity and improves connections with existing open spaces in and around Blakeney.

Landscape proposals must form an integral part of any development design, with trees and hedgerows retained unless removal is supported by an Arboricultural Impact Assessment carried out in accordance with BS5837:2012, Trees in relation to design, demolition, and construction.

All new development must maximise opportunities to enhance the existing local green infrastructure and, where possible, create network links to encourage the use of existing footpath and cycleway links to the wider parish and countryside provided proposals would not result in adverse impact on the integrity of the European sites.

6.192 Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and 5, Core Strategy Spatial Planning Aims 3 and 6.

Dark Night Skies

Ambition: Preserve Dark Night Skies - seeking to maintain the 'dark skies' that characterise Blakeney through the implementation of good design principles in the planning process.

6.193 The Norfolk Coast Area of Outstanding Natural Beauty boasts some of the darkest skies in the country, which is a defining feature of one of the identified special qualities of this Area of Outstanding Natural Beauty, namely a sense of remoteness, tranquility, and wildness.

6.194 The absence of lighting on the rural roads and lanes contributes to this, as does the low level of street lighting. This is particularly the case in our village. The risk of increasing light pollution is an issue that threatens the tranquility and charm of Blakeney. Lighting schemes can also be costly and difficult to change, so getting the design right and setting appropriate conditions at the planning stage is important.



Example of light pollution

6.195 *'When used properly, conditions can enhance the quality of development and enable development to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls'*¹⁵.

6.196 Paragraph 55 of the National Planning Policy Framework (2019) (paragraph 56 of the NPPF 2021) makes clear that planning conditions should be kept to a minimum, and only used where they satisfy all the following tests:

- a) necessary;
- b) relevant to planning;
- c) relevant to the development to be permitted;
- d) enforceable;
- e) precise; and,
- f) reasonable in all other respects.

¹⁵ Paragraph: Planning Practice Guidance Reference ID: 21a-001-20140306

- 6.197 Planning applications for new development and extensions should include a clear 'statement of intention' in relation to minimising the impact of the development on light pollution. This should be appropriate to the scale of development, whether as a separate statement or included in the Design & Access statement and must detailing lighting intentions and likely impact.
- 6.198 Where the Highways Authority does require the installation of highway lighting this should be designed to give consideration to reducing its impact on the quality of the dark night skies.
- 6.199 Proposals for external lighting in prominent locations likely to be visible from the surrounding landscape and viewpoints will not be supported. Any proposals in Blakeney should preserve the presently largely unlit night-time environment.
- 6.200 Lighting should only be required where it is needed to enhance safety and security on public highways and footways. Ornamental lighting should not be allowed. As a general principle, the light source itself should not be visible.
- 6.201 More information on dark skies in Norfolk and key locations is available at https://www.visitnorthnorfolk.com/see-and-do/dark_skies.aspx
- 6.202 Through the public consultation, local residents raised concerns about light pollution. In recent years they have noticed that the 'dark sky' environment characteristic of our village is deteriorating as both existing and new buildings employ security lighting and fixed lights – with some that stay on all night - as well as decorative floodlighting and signage.
- 6.203 These should be discouraged to minimise light pollution, maintain the amenity of neighbours and the character of the area.
- 6.204 To preserve dark night skies and the unique feel of Blakeney, proposals for development requiring the provision of external lighting - including lighting of public thoroughfares - will be required to demonstrate there are no adverse impacts on the quality of dark night skies or likely to result in light pollution for neighbouring properties or streets.
- 6.205 Being mindful of preserving the existing largely unlit night-time environment, new lighting proposals should be restricted to the minimum necessary for safety and security. It is suggested that, where possible, motion sensors are incorporated with safety lighting with alternative, softer, down lighting encouraged, and timers used to reduce light through the early hours of the morning.
- 6.206 National Planning Policy Framework, paragraph 180 (paragraph 185c in NPPF 2021), states "...limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 6.207 The following picture illustrates how a home can detrimentally flood the area in light with its decorative lighting, dominating the night street scene and polluting the night sky with light.



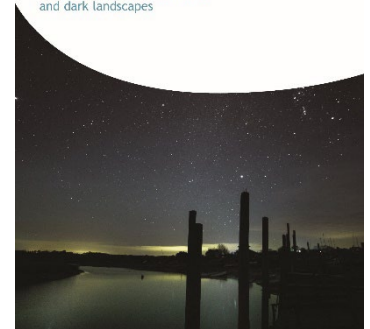
Example of light pollution

- 6.208 The Campaign to Protect Rural England (CPRE) believes that darkness at night is one of the key characteristics of rural areas, highlighting a major difference between rural and urban.
- 6.209 The Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lights, and subsequent updated versions, include guidance for lighting in an AONB.



Reducing Light Pollution

Protecting Norfolk's dark skies and dark landscapes



Policy 12 - Dark Night Skies

Planning applications for new development and extensions should include a clear statement of intention in relation to minimising the impact of the development on light pollution.

External lighting must demonstrate that it is necessary for safety and/or security reasons, rather than for ornamental purposes. Proposals that are unable to demonstrate this will not be supported.

Proposals for internal and external lighting in prominent locations that are likely to be visible from the surrounding landscape and viewpoints will not be supported.

Residential development should be designed to minimise light pollution, avoiding the use of unscreened roof-lights or atria.

Lighting of public thoroughfares and other public areas necessary for safety and security should be designed to demonstrate that there is no adverse impact on the quality of dark night skies.

6.210 Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and Core Strategy Spatial Planning Aim 3.



Preservation of Valued Sites

Ambition: Open Space Valued Sites Preservation – seeking to recognise the importance of these areas to the village for historic, recreational, amenity and visual value. The policy is not seeking ‘Local Green Space’ designation¹⁶.

- 6.211 Pedestrian linkages are seen as being important between any new development and key village facilities – such as the school and shops - thereby reducing the dependency on motor vehicles.
- 6.212 Open spaces within the built-up area help define the character and identity of Blakeney and are equally important to the wellbeing of the community by providing opportunities for formal and informal recreation.
- 6.213 These are also generally accepted as being **'important to the health and happiness of local communities'** promoting wellbeing and deserving special protection.
- 6.214 Our ambition is to protect and enhance the natural habitat and its wildlife whether currently in private or public ownership or as land considered for development.
- 6.215 The community wishes to see these spaces protected for future generations.



- 6.216 There are a number of open spaces which together with the historic built environment, contribute to the character enjoyed by the existing community. These areas provide opportunities for both formal and informal recreation.

¹⁶ 'Local Green Space' defined in paragraph 99, 100 and 101 of the National Planning Policy Framework (2019) (paragraphs 101, 102 and 103 of NPPF 2021)

6.217 The community wishes to see both the historic built environment and open spaces protected for future generations. Their loss would be detrimental to the appearance, character and amenity value of the immediate community.

6.218 Streets and other public spaces that are attractive encourage social interaction, act as meeting points (thereby reducing isolation) and add to the character of the village.



6.219 Through the public consultation, local residents expressed strong views about improving accessibility. Specifically, that any new footpath and cycleway should be linked to the existing network to aid movement of residents and to use the opportunity to enhance flora, fauna and habitat linkages for wildlife.

6.220 Many local residents expressed concern that, if uncontrolled, changes to open spaces would irrevocably affect the special character of Blakeney. It is therefore important that any policies must respect these important areas and seek to further enhance their characteristics, which make Blakeney such a desirable place to live.

6.221 The existing patches of woodland within the parish are of great importance for their biodiversity, amenity and landscape value. In considering any new development they should be afforded particular consideration and, where possible, preserved.

6.222 The valued sites have been identified in Table 2, where each area's importance in terms of historic, amenity and visual value has been assessed based on the following definitions.

6.223 **Valued Sites of Historic Importance.** The relationship of buildings and open spaces within the Blakeney Conservation Area is essential in creating the special character of the village. As noted in the Conservation Area Character Statement "Each of Blakeney's streets and open spaces have different characteristics." There are further historic open areas of note outside the designated Conservation Area.

6.224 **Valued Sites of Amenity Value** A number of open spaces within the built-up area provide important amenity – visual and/or recreational (formal or informal) - for the locality and include greens and smaller pockets of locally important amenity spaces, such as car parks. In the more urban and built-up areas of the village the open space these car parks provide is seen as essential in breaking up the street scene, maintaining the character and urban balance.

6.225 **Valued Sites of Visual Importance** There are certain designated and non-designated open spaces within Blakeney which because of their location, openness and topography allow views across a wider area enhancing the village perception, character and countryside feel.

Policy 13 - Preservation of Valued Sites

Proposals for development, which would result in the loss of an existing Valued Site, as defined in Table 2 and illustrated on Maps 10 and 11, will not be supported unless the community would gain equivalent or greater benefit from the development.

6.226 Accordingly, the Blakeney Neighbourhood Plan Policy 13, identifies these important Valued Sites and would not like to see any of these lost to development unless proposals can be demonstrated to be of equivalent or greater community benefit.

6.227 Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and 5. Core Strategy Spatial Planning Aims 3 and 6.

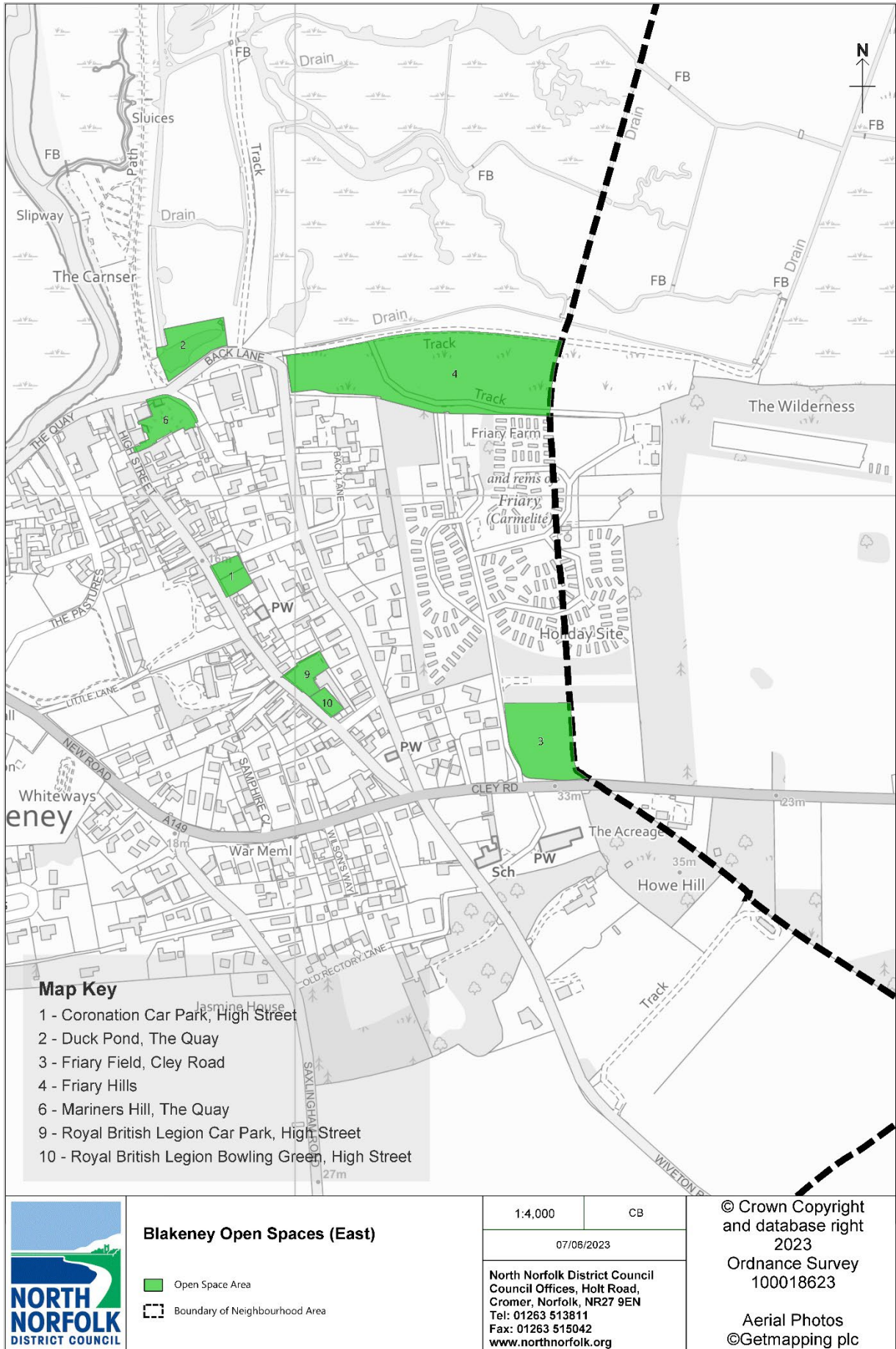


Table 2: Valued Sites

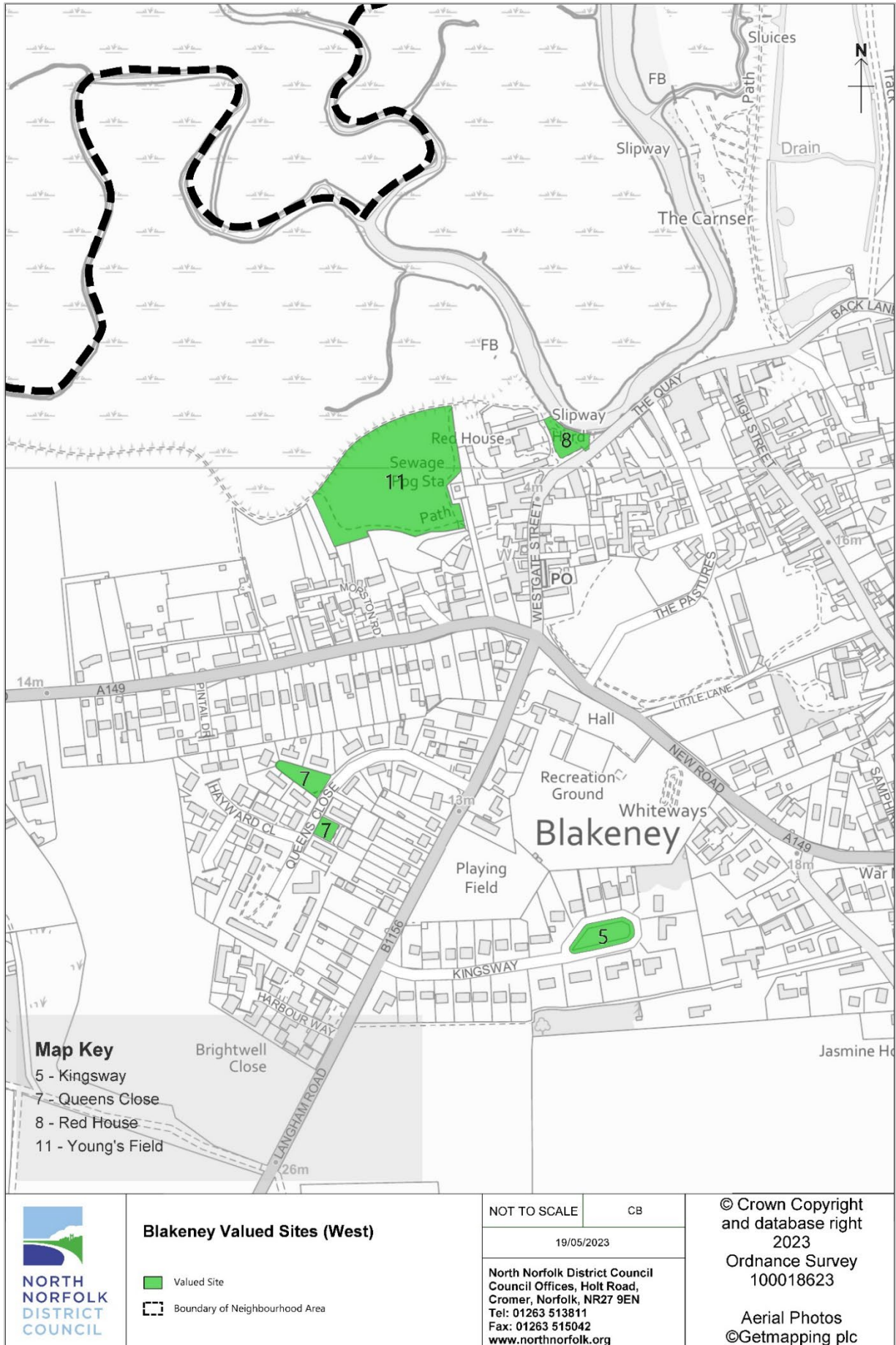
	Description, Use, Location and Size	Importance to Blakeney		
		Historic	Amenity	Visual
1	Coronation Car Park, High Street (0.14ha)		X	
2	Duckpond, The Quay - Green Space (0.34ha)	X	X	X
3	Friary Field* - opposite St. Nicholas Church, Cley Road – Informal recreation space and additional car parking for Church (0.65ha)	X	X	
4	Friary Hills* - National Trust Land (2.41ha)	X	X	X
5	Kingsway, Green Area in Centre Visual amenity (0.16ha)		X	
6	Mariners Hill, The Quay - Registered Village Green (0.25ha)	X	X	X
7	Queens Close - two green areas (0.14ha)		X	
8	Red House (adjacent Land) (0.10ha)	X	X	X
9	Royal British Legion, car park, High Street (0.14ha)		X	
10	Royal British Legion, High Street Bowling Green (0.07ha)		X	X
11	Youngs Field (behind Blakeney Garage) Morston Road, meadow/field, goes back to the Coastal Path (1.49ha)		X	X

* insofar as included in the Neighbourhood Plan Area

Map 10: Blakeney Valued Sites (East)



Map 11: Blakeney Valued Sites (West)



Open Space Management

Ambition: Sustainability of Open Spaces – seeking to ensure appropriate steps are taken to ensure open spaces (play areas, formal and informal recreational areas, etc.) are managed, maintained and funded in a sustainable way.

- 6.228 With development there will be 'green' areas that require management and maintenance that a developer will look to pass the ongoing management and maintenance responsibility to Blakeney Parish Council, North Norfolk District Council or a suitable management company.
- 6.229 Issues have arisen where developers have failed to make adequate provision for the sustainability of recreational and open spaces. This has happened where insufficient funding has been made available or 'management companies' have restrictive practices or are wound up and local councils have to step in to 'pick up the pieces'.



- 6.230 To find a sustainable solution for this problem, an ambition of the Blakeney Neighbourhood Plan is, where new developments provide elements of green infrastructure, (such as open green space, recreational areas, allotments) the developer will be required to demonstrate an effective and sustainable management programme for those areas.
- 6.231 One way in which the objectives of **Policy 14** can be achieved is by a transfer of the land to the ownership of the Parish Council or the District Council with a sufficient capital payment to cover continuing maintenance.

Policy 14 - Sustainability of Open Spaces

Development that provides elements of green infrastructure (including Open Space and play equipment) shall be subject to legally binding arrangements for the effective and sustainable on-going management, funding and maintenance of that green infrastructure through a suitable management company, local authority or parish council.

6.232 Contributes and supports Blakeney Neighbourhood Plan Objectives 1 and 5
Core Strategy Spatial Planning Aims 3 and 6.

6.233 The following plans, documents and strategies support Policies 11, 12, 13 and 14:

- Blakeney Conservation Area Appraisal and Management Plan (2019)
- Blakeney Emerging Policy Statement Discussion Document (August 2018)
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Lights (<https://www.theilp.org.uk>)
- National Planning Policy Framework (2019) Updated 2021
- Norfolk Coast Partnership Landscape Character Assessment for the AONB
- North Norfolk Landscape Character Assessment, Draft SPD (2018)
- Adopted January 2021
- North Norfolk Landscape Sensitivity Assessment, Draft SPD (2018)
- Adopted January 2021
- North Norfolk Site Allocations (February 2011)



Local Employment

Ambition: Local Employment – seeking to protect existing and encourage creation of local employment that is appropriate to Blakeney, which will strengthen and improve sustainability of the local economy.



6.234 North Norfolk’s landscape has a significant economic, social and community value, contributing to a strong tourism industry.

6.235 A thriving local economy is seen as a key element to achieving a sustainable and balanced community. The National Planning Policy Framework, paragraph 83 (updated to paragraph 84d in 2021 NPPF), states that planning policies and decisions should promote “the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship”.



6.236 There is a need to encourage more start-up businesses to broaden the economic base of Blakeney and to reduce the need to travel further afield to work, usually by motor vehicle.

6.237 A study¹⁷ commissioned by North Norfolk District Council in 2015 into the economic development identified key sectors as:

- tourism
- food and beverage
- energy
- engineering and manufacturing
- ICT and creative industries

¹⁷ Business Growth and Investment Opportunities Study (2015)

6.238 The study identified specifically Blakeney within North Norfolk's existing offering of tourist attractions.



6.239 A more recent study¹⁸ into retail produced by North Norfolk District Council in 2017 indicates the large town centres will be the focal point for new retail development in the District. It did not specifically identify Blakeney although it did recognise the need to increase the floor space for convenience goods, retail and food and beverage, stating there is limited potential for growth in other smaller centres and villages in North Norfolk District. Development within these centres and villages is likely to be small in-fill development, shop extensions and expansion into upper floors.



6.240 There is particular support locally for small scale 'enterprise hubs', which tend to be a collection of small offices/premises available to rent for small business and sole traders. These enterprise hubs can provide start-up businesses with affordable premises that include broadband, office space, electricity and networking opportunities.

6.241 Blakeney Neighbourhood Plan **Policy 15** seeks to support local employment uses, including 'home working'. Although in many instances planning permission will not be required for home working if it is considered to be largely ancillary to the main use of the home as a residence, there are occasions where the use can intensify to an extent where planning permission may be required.



¹⁸ North Norfolk Retail and Main Town Centres Uses Study (2017)

6.242 Being supportive of home working, and proposals will be encouraged as long as there are no significant adverse impacts on nearby residents in terms of noise and vehicular traffic.

Policy 15 - Local Employment

Development proposals that protect existing and/or create new employment and homeworking will be supported subject to the following criteria:

- 1) size and design that respects the immediate surroundings in which they are to be located;
- 2) support farming and agriculture or traditional industries; and,
- 3) do not have an adverse impact on the local environment, the integrity of the European sites or the amenities of adjacent residential properties or other land uses.

6.243 Contributes and supports Blakeney Neighbourhood Plan Aims 1 and 4. Core Strategy Spatial Planning Aims 5 and 6.



Retaining Local Services and Retail

Ambition: Retention of Business Premises for Blakeney – seeking to retain the limited number of existing buildings used for commercial activities.

- 6.244 The market share for tourism expenditure based on the broad distribution of visitor expenditure outlined in the North Norfolk Retail and Main Town Centre study has a distribution of 46% urban, 26% countryside and 28% coastal. The North Norfolk coastal areas are extremely popular with tourists.
- 6.245 The level of convenience goods expenditure attracted to shops in North Norfolk District in 2016 was estimated to be £256 million. This includes just under £24 million generated by tourist visitors who live outside the area. The main settlements in North Norfolk attract £237 million, with the remaining £18 million spent in shops in villages across the District.



- 6.246 Diversifying the economic base in Blakeney could promote more local employment; tourism nevertheless is the mainstay of the local economy. Through the community events, residents were supportive of tourism related proposals where there is scope for the community getting year-round benefit as well.

Policy 16 - Retention of Business Premises for Blakeney

Proposals that seek to retain commercial premises¹⁹ in Blakeney, for commercial activities, will be supported provided they do not have an adverse impact on the local environment or the amenities of adjacent residential properties or other land uses.

- 6.247 Contributes and supports Blakeney Neighbourhood Plan Aims 1 and 4 Core Strategy Spatial Planning Aims 5 and 6.

¹⁹ Commercial premises/activities relates to shops, offices, restaurants, hotels and businesses or places of work (non-residential).

Tourism

Ambition: Tourism – seeking to balance the provision of facilities in Blakeney for the benefit of residents, the local community and visitors whilst minimising the social and environmental impact.

6.248 Tourism is an everyday part of Blakeney life and is essential to the local economy and is a likely growth area. It already presents issues and challenges such as traffic, parking and litter.

6.249 Visitor numbers and activity in Blakeney, as with North Norfolk as a whole, continue to be boosted by local and national promotion and attention, with coastal ‘runs’ by Classic Vehicle Clubs and even Cycle Races in summer.



6.250 Many tourists are drawn to the small coastal village, photogenic Quay and nature reserve. The wealth and variety of wildlife, especially bird life and habitats required to support them, bring enthusiasts and tourists alike.

6.251 Blakeney Point and the coastline adjacent to Blakeney are important throughout the year for both breeding and migrating birds. Rare species often draw significant numbers of birdwatchers to Blakeney.



6.252 Tourists are equally fascinated by the character of our attractive coastal village, which remains largely untouched by the pace and commercialisation so often commonplace within other coastal areas.

6.253 Tearooms, fine restaurants, the hotels and traditional inns providing accommodation form an important part of the local economy.



6.254 The coastline and landscape forms an intrinsic part of the character and setting of Blakeney, providing both informal and formal recreational opportunities for the community and visitors alike.

6.255 Blakeney Point is populated with Grey Seal and Common Seal colonies. Boat trips, managed from Blakeney Harbour, offer a rare opportunity to see up close the resident seals without causing disturbance – very popular with tourists.

6.256 The coast path is also a valuable asset for tourism, and its preservation is important for leisure and the income which users bring to the local economy.



6.257 Tourism is an essential part of Blakeney life and is crucial to maintaining much of the employment and community income. However, the Blakeney Neighbourhood Plan recognises that, as important as tourism is to the village, its impact needs to be managed to create the right balance for the resident community and the visitors.

Community Feedback: Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policies seek to address:

- Promote more local employment appropriate to Blakeney. **100% strongly agree or agree.**
- More tourism will destroy the character of village. **36% strongly agree or agree, 7% unsure and 57% strongly disagree, or disagree.**
- Support small-scale employment & conversion of buildings provided they do not negatively impact on character of the village or amenity of residents. **100% strongly agree or agree.**

Policy 17 - Tourism

Development proposals that have the potential to create new or expand existing tourism in Blakeney (other than purpose-built holiday accommodation – see Policy 3) will be supported and encouraged provided they:

- 1) undertake an assessment (short and long term) of their likely impact – including such elements as traffic, parking, noise, energy consumption, litter and pollution;
- 2) specify how negative impacts will be managed and/or mitigated;
- 3) respect the existing character and design of the village (as defined in the Blakeney Conservation Area Character Appraisal and Management Proposals or subsequent updates); and
- 4) respect the special qualities of the Area of Outstanding Natural Beauty (AONB) and has no adverse impact on designated nature conservation interests and the integrity of the European sites.

6.258 Contributes and supports Blakeney Neighbourhood Plan Aims 1 and 4. Core Strategy Spatial Planning Aims 3, 5 and 6.

6.259 The following plans, documents and strategies support Policies 15, 16 & 17:

- Blakeney Conservation Area Appraisal and Management Plan (2019)
- Blakeney Emerging Policy Statement Discussion Document (2018)
- Business Growth and Investment Opportunities Study (2015)
- Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
- National Planning Policy Framework (2019) Updated 2021

- North Norfolk Design Guide, SPD (2008)
- North Norfolk Landscape Character Assessment, Draft SPD (2018) Adopted January 2021
- North Norfolk Landscape Sensitivity Assessment, Draft SPD (2021)
- North Norfolk Retail and Main Town Centres Uses Study Final Report (March 2017)
- North Norfolk Site Allocations (February 2011)

Section 7: Community Projects and Actions

7.1. Projects identified while developing the Blakeney Neighbourhood Plan or in consultation with residents at the consultation events which currently do not have a delivery or implementation method which the community may seek to progress.

7.2. Highways and Transport Improvements

Highways and Transport Improvements:

1. Strategic Traffic and Transport Impact Review (including)
 - a. Undertake a Traffic Impact Analysis
 - b. On-road and off-road parking review
 - c. Routing assessment and directional control
 - d. Seasonal impacts
 - e. Speed reduction and traffic calming measures
2. Promoting Sustainable Transport Modes Promoting Cycling
 - a. Investigate existing North Norfolk cycle network
 - b. Cycle routing options to join existing network
 - c. Bus routing and timetabling (to Holt, Fakenham, Sheringham – train station - and Wells)
3. Seek highway and junction improvements
 - a. Junction of Back lane, High Street and Wiveton Road dangerous
 - b. Traffic lights at crossroad of Back lane, High Street, New Road and Wiveton Road – possibly motion sensitive
 - c. Road crossings for Langham Road and Morston Road
 - d. Improve signage for Little Lane – to prevent vehicles getting stuck.
4. Seek to reduce the impact of existing Parish Lighting (building and footway) – location, strength, timing and need.

7.3. Affordable Homes

Exception Sites for Affordable Homes:

5. Investigate availability and deliverability of sites
 - a. Investigate formation of Community Land Trust
 - b. Determine 'need' based requirements and mix - type, tenure and size
 - c. Contact landowners for possible sites
 - d. Assess locations
 - e. Viability analysis – affordable and market balance
 - f. Special requirements

7.4. Community Facilities

Community Facilities:

6. Investigate possibility of new Village Hall or Community Centre
 - a. Define usages and requirements
 - b. Evaluate costing – new build v's refurbishment
 - c. Seek funding support and grants

7.5. Navigable Channel

The Quay and maintaining a navigable channel:

7. To seek and ensure the involvement of Blakeney's community interests in decisions to be made on the use of funding for the mitigation of damage or change to the Quay and the navigation of the harbour whilst protecting its future management and enhancement. Identifying key activities requiring support, such as...
 - a. Input of programme of work from Blakeney Channel Coastal Community Team (B3CT)
 - b. Promote boating, sailing and canoeing usage
 - c. Mooring issues
 - d. Introduce 'code of conduct' for boat owners and users

7.6. Footpaths

Footpath Improvements:

8. Create 'circular' walks and improve coastal path – possibly creating a return path from Cley to Blakeney on south side of marsh.
9. Explore the establishment of a new footpath between Blakeney and Wiveton.
10. Improve footpaths
 - a. Morston Road (opposite garage) and Langham Road footpath too narrow to safely pass
 - b. New Road and Coast Road is dangerous and too narrow

Section 8: Implementation, Delivery and Monitoring

- 8.1. The Blakeney Neighbourhood Plan covers the period 2020 to 2040 and will be delivered over a long period of time by different stakeholders and partners. Development will take place during this time, both in Blakeney and in the surrounding area, which will have an impact on the community as well as on the physical fabric of the village.



- 8.2. Blakeney Parish Council will use the Blakeney Neighbourhood Plan to improve the quality of development over the coming years.
- 8.3. There will be a need for flexibility as new challenges and opportunities arise over the Neighbourhood Plan period and in this respect the Blakeney Neighbourhood Plan will be reviewed every five years and revised where appropriate.
- 8.4. The success of the Blakeney Neighbourhood Plan will depend on the coordinated activities of a number of statutory bodies and agencies. It is essential that necessary infrastructure related to the needs of new development be provided in a timely manner and as growth is delivered.
- 8.5. Where required, housing and other development will be expected to contribute towards improving local services and infrastructure through either the payment of planning obligations (via section 106 agreements, section 278 agreements and, if implemented, Community Infrastructure Levy) or through the use of planning conditions.
- 8.6. North Norfolk District Council, as the Local Planning Authority, will determine planning applications in the Blakeney Neighbourhood Area and is responsible for monitoring delivery of the policies and proposals. North Norfolk District Council publish an Annual Monitoring Report.
- 8.7. Blakeney Parish Council will also monitor delivery of policies in the Blakeney Neighbourhood Plan by maintaining a record of how each policy has influenced planning permissions and



supported delivery of the Vision and Aims. This will provide a key input to each of the future Blakeney Neighbourhood Plan reviews.

8.8. In addition, Blakeney Parish Council will focus on ensuring that the Aims and community benefits are achieved through considered and effective use of the planning process and related agreements.

8.9. In terms of the key action areas the approach of Blakeney Parish Council, in respect of each Theme within the Blakeney Neighbourhood Plan, to delivery and implementation is to:

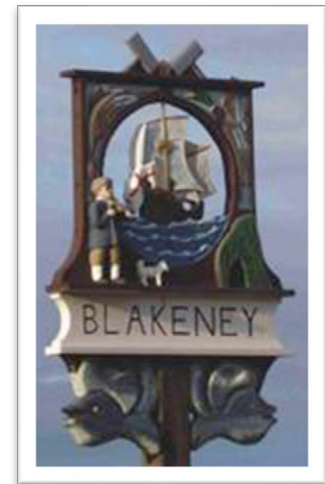
8.10. **Built Environment:** Seek high standards of development to provide better homes for people to live in by working proactively with Developers and North Norfolk District Council to influence growth that is aligned to the local community's needs and provides affordable homes for local people.

8.11. **Natural Environment:** Seek to preserve and maintain natural open spaces and our dark night skies. Acting to enhance biodiversity, wildlife and access to the natural form in and around Blakeney.

8.12. **Local Economy and Tourism:** Support measures that protect existing and encourage new businesses to create more local employment opportunities, strengthen the local economy and viability of the village shops.

8.13. Funding in support of delivering the Blakeney Neighbourhood Plan will be sought from North Norfolk District Council, through a combination of finance from the payment of planning obligations (via section 106 and section 278 agreements, and, if implemented, Community Infrastructure Levy) as well as from other available sources (such as grant funding, New Homes Bonus, precept funding, and loans [Public Works Loan Board]).

8.14. New or improved infrastructure will generally be funded and delivered through section 106 and/or section 278 agreements, Community Infrastructure Levy, if implemented, and/or planning conditions.



Section 9: Document Control

Document History		
Version	Date	Details
v0.12	10.09.2019	Regulation 14 Pre-Submission Consultation Version distributed to Steering Group and Parish Council for comment and update.
v1.0	03.10.2019	Regulation 14 Pre-Submission Consultation Version issued for consultation with local community and stakeholders.
v2.0	12.01.2021	Examination Version approved by Parish Council for submission to North Norfolk District Council for examination.
v3.0	21.05.2021	Examination Version updated following HRA screening with additional text added to supporting text and policies 3, 10, 11, 15 and 17.
V4.0	16.08.2021	Examination Version updated following the pre-examination review undertaken by Mr. T Jones from No.5 Chambers and NPIERS and submitted to North Norfolk District Council for examination.
V5.0	05.11.2021	Examination Version updated to remove names of NNDC Officers and of District Councillor from paragraphs 6.46 and 6.49.
V6.0	09.06.2023	Draft Referendum version incorporating required Examiners and additional modifications necessary along with the factual and consequential changes to supporting text
V6.1	26.06.2023	Post Examination Draft Plan (Referendum Version) final June 2023
V7.0	18.09.2023	Made Version (November 2023). Having passed the referendum stage, the text has been updated to present tense where relevant, and to incorporate any minor consequential changes deemed necessary in the publishing of the final Plan.



Appendix 1: Glossary

Term	Description
Affordable Housing	<p>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and in this context is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p>
Allocation	<p>An area of land identified for development in a development plan. The allocation will specify the type of development that will be permitted on the land.</p>
Amenity	<p>Those qualities of life enjoyed by people, which can be influenced by the surrounding environment in which they live or work. “Residential amenity” includes, for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.</p>
Area of Outstanding Natural Beauty (AONB)	<p>An area of countryside designated nationally by a government agency as having natural features of exceptional beauty and therefore given the highest state of protection in law and Government policy for their landscapes and scenic beauty</p>

Term	Description
Basic Conditions	<p>The 5 criteria that all neighbourhood plans must conform to. These are:-</p> <ul style="list-style-type: none"> • having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan; • the making of the neighbourhood development plan contributes to the achievement of sustainable development; • the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); • the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.
Biodiversity	The variety of life on earth or any given part of it.
Biodiversity Net Gain	Is an approach to development that leaves biodiversity in a better state than before. The Environment Act 2021 requires developers to ensure wildlife habitats are enhanced and left in a better state prior to the start of a scheme - to deliver a net biodiversity gain of “at least” 10%. Biodiversity net gain still relies on the application of the mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses.
Broadband	<p>A high-capacity transmission technique using a wide range of frequencies, which enables a large number of messages to be communicated simultaneously. Levels defined through speed achieved, these are:</p> <ul style="list-style-type: none"> • Basic Broadband - speed of 2Mbps to 24Mbps • Superfast Broadband - speed of over 24Mbps • Next Generation Access (NGA) broadband infrastructure: is a ‘wired’ technology consisting wholly or partially of fibre optic elements
‘Brownfield Land’ or Previously Developed Land	Land, which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape over the process of time.
Built Environment	Surroundings, which are generally built up in character. The collection of buildings, spaces and links between them, which form such an area.
Central Norfolk Strategic Housing Market Assessment (SHMA) 2017	Provides details, evidence and identifies the development needs across the area and Local Authority boundaries for Norfolk.
Character	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Term	Description
Climate Change	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Community	(As used in this context) All of those living and working in the Parish of Blakeney. This includes the general public, businesses, community groups, voluntary organisations, developers, statutory agencies, etc.
Community Facilities	Services available to provide for health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. This includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries, local shops and places of worship.
Community Infrastructure Levy (CIL)	A tariff-based charge paid by developers and collected by local authorities to pay for infrastructure, (e.g. roads, education, etc.). The amount charged is set locally, so varies according to local land values, and works in conjunction with fewer section 106 obligations being paid by the developer. North Norfolk District Council is not currently operating a Community Infrastructure Levy charging schedule.
Conservation Area	An area of special architectural or historic interest designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance is desirable to preserve and enhance. There are special rules on some development in conservation areas.
Core Strategy	This sets out key elements of the planning framework for North Norfolk District Council. It comprises a long-term spatial vision, core aims and strategic objectives for the area, a spatial strategy, development management policies and a monitoring and implementation framework. A Development Plan document, and one with which all other Development Plan documents must conform.
County Wildlife Site (CWS)	A site of important nature conservation value within a County context but which is not protected under the Wildlife and Countryside Act. CWS are protected by policies in the North Norfolk Local Plan - Policies SS4 and EN 9.
Curtilage	An area of land, usually enclosed, immediately surrounding a home or building.
Development	Defined in planning law as "the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land" (see also Permitted Development) and includes both residential and commercial development.
Development Plan (DP)	This includes adopted Local Plans, and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
Development Plan Documents (DPD)	Development Plan Documents: These are planning documents forming part of the local development framework and which have the status of being part of the development plan. In order to acquire this status, they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example Core Strategy, Site Specific Allocations of land and Area Action Plans (where produced). There must also be an adopted Proposals Map, which will be varied as successive DPDs are adopted.
Dwelling	A self-contained building or part of a building used as residential accommodation. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.

Term	Description
Examination	An independent examiner will be appointed to test the Blakeney Neighbourhood Plan against the Basic Conditions, as set out in the Neighbourhood Planning (General) Regulations 2012. If the examiner agrees that the Plan meets the Basic Conditions, it may then proceed to a referendum.
Exception sites (rural)	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Excluded Development	<p>As defined in the Localism Act 2011 - The following development is excluded development for the purposes of section 61J:</p> <ul style="list-style-type: none"> a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1, b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description, c) development that falls within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment (as amended from time to time), d) development that consists of (whether wholly or partly) a nationally significant infrastructure project (within the meaning of the Planning Act 2008), e) prescribed development or development of a prescribed description, and f) development in a prescribed area or an area of a prescribed description.
Flood Risk	<p>Zone 2 (Medium Probability): Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.</p> <p>Zone 3a (High Probability): Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.</p> <p>Zone 3b (The Functional Floodplain): This zone comprises land where water has to flow or be stored in times of flood.</p>
Green Corridors	Avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features, which connect green spaces together.
Green Infrastructure (including Green Space)	Comprises green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wide countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made green spaces such as areas used for outdoor sport and recreation including public and private open spaces, allotments, urban parks and designed historic landscapes as well as their many interconnections (footpaths, cycleways and waterways).

Term	Description
Greenfield Land	Land, which has not previously been built on, including land in use for agriculture or forestry and land in built-up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.
General Conformity	All planning policy documents must align with the expectations of the National Planning Policy Framework. This is known as general conformity.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Housing Needs Survey	Used to identify the local housing needs, current and predicted, for the Parish.
Infrastructure	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply, telephones, sewerage, etc.) and also includes networks of roads, public transport routes, footpaths etc.
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures. English Heritage is responsible for designating buildings for listing in England. Alteration, demolition or extension of such a Listed Building requires special consent.
Local Development Framework (LDF)	The old-style portfolio or folder of Development Plan Documents and Area Action Plans, which collectively set out the Spatial Planning Strategy for a Local Planning Authority area. Local Plans terminology has now replaced the Local Development Framework.
Local Plan	The statutory strategic development plan for future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan documents, adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other Planning documents, which under the regulations are
	Development Plan documents, form part of the Local Plan. The term includes any old policies, which have been saved under the 2004 Act.
(The) Localism Act 2011	An Act of Parliament with relevant parts of which became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
Material Consideration	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.
Mixed Use (or Mixed Use Development)	Provision of a mix of complementary uses, such as residential, community and leisure, on a site or within a particular area.

Term	Description
National Planning Policy Framework (NPPF)	First published in March 2012, revised in 2018 and 2019, the document consolidated Government guidance on how the land-use planning system should work in England. It must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. A new version of the document was issued in July 2021-
National Planning Practice Guidance (PPG)	The national PPG is online guidance that should be read in conjunction with the NPPF.
Nationally Significant Infrastructure Project (NSIP)	The administrative and legal process set-up by Central Government for determining planning applications to major infrastructure schemes, like roads, ports, and power stations.
Neighbourhood Plan	Introduced by the Localism Act 2011, also referred to as a Neighbourhood Development Plan. The purpose of the Neighbourhood Plan is to give local people greater ownership of the plans and policies that affect their area. It is a legal planning document against which planning applications in the Parish of Blakeney will be determined.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas. Not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.
Permitted Development	Certain categories of development as specified in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Principal Residence	A principal residence is the primary location that a person inhabits, also referred to as primary residence or main residence.
Protected Habitats and Species	Plants and animal species and their supporting features which are afforded protection under certain Acts of Law and Regulations.
Ramsar Site	Area identified under the internationally agreed Convention on Wetlands of International Importance (signed at Ramsar in Iran), focusing on the ecological importance of wetlands generally.
Referendum	(As used in this context) A local referendum, organised by North Norfolk District Council, where residents of the Parish of Blakeney (who are on the electoral register) will be asked to vote on the Neighbourhood Plan.
Renewable Energy	In its widest definition, energy generated from sources, which are infinite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.
Section 106 Agreement (S106)	A legal agreement under section 106 (or S106) of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure certain extra works related to a development are undertaken.

Term	Description
Section 278 Agreement (S278)	Section 278 (or S278) is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the Highways Authority to make alterations or improvements to a public highway, as part of a planning application.
Sequential Approach / Sequential Test	The purpose of the Sequential test is to guide development to areas at lowest risk of flooding, by requiring applicants to demonstrate that there are no alternative lower risk sites available where the development could take place.
Settlement Boundary	A line that is drawn on a plan around a settlement, which reflects its built form. It is a policy tool reflecting the area where a set of plan policies are to be applied. In general, there is a presumption in favour of development within the settlement boundary. Any land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated through other policies of the Development Plan.
Site Allocations DPD 2011	Identifies or allocates areas of land for specific types of development (e.g. housing, employment, community facilities, etc.) Linked to the requirements of the Core Strategy. It also includes the definition of development boundaries or settlement boundaries.
Site of Special Scientific Interest (SSSI)	SSSIs are protected by law to conserve their wildlife or geology. Designated by Natural England as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.
Special Area of Conservation (SAC).	Special Areas of Conservation are defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. They are defined to protect the 220 habitats and approximately 1,000 species listed in Annex I and II of the Directive, which are considered to be of European interest following criteria given in the Directive.
Special Protection Area (SPA)	Special Protection Areas are strictly protected sites under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
Stakeholder	(As used in this context) any individual or organisation that has an interest in development matters relating to part or all of the Parish of Blakeney.
Statement of Intent	A formal statement that the author has a serious intention of doing something under specified conditions, and at a specified time.
Statutory Body	A government appointed body set up to give advice and consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include Environment Agency, Health & Safety Executive, Historic England, Natural England and Sport England.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Term	Description
Supplementary Planning Document (SPD)	Documents, which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the Development Plan.
Sustainable Development	Meeting people's needs now, socially, environmentally and economically without jeopardising the needs of future generations. There are three dimensions to sustainable development as seen in paragraph 7 of the NPPF: economic- contributing to a strong, competitive economy; social-supporting strong, vibrant and healthy communities and environmental-contributing to protecting and enhancing the natural, built and historic environment.
Sustainable Drainage Systems (SuDS)	Efficient drainage systems, which seek to minimise wastage of water, including the use of appropriate ground cover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.
Traffic Impact Assessment (TIA)	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.

Appendix 2: Reference Documents and Resources

Reference Documents and Resources	
1	Blakeney Baseline Data v2 (November 2018)
2	Blakeney Conservation Area Character Appraisal and Management Proposals (2019)
3	Blakeney Emerging Policy Statement Discussion Document (July 2017)
4	Building for a Healthy Life (2020)
5	Business Growth and Investment Opportunities Study (November 2015)
6	Central Norfolk Strategic Housing Market Assessment (updated 2017)
7	Core Strategy Incorporating Development Control Policies (September 2008 – updated 2012)
8	Emerging North Norfolk Local Plan 2016- 2036
9	Dementia-friendly housing guide (2020)
-	Housing and Economic Land Availability Assessment (June 2017)
11	Historic England 2018 Streets for All
12	Hunstanton to Kelling Hard Shoreline Management Plan (SMP5)(2011)
13	Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Lights https://www.theilp.org.uk/resources/free-resources/ilp-guidance-notes/
14	Localism Act 2011
15	National Design Guide (2019) updated 2021
16	National Planning Policy Framework (2019) updated 2021
17	New Anglia Local Enterprise Partnership for Norfolk & Suffolk – Strategic Economic Plan (2014)
18	Norfolk Ambition Sustainable Community Strategy 2003 – 2023 (refreshed 2008)
19	Norfolk Coast Partnership: Integrated Landscape Character Guidance for the AONB https://www.norfolkcoastaonb.org.uk/discovering/landscape/
20	Norfolk LLFA Statutory Consultee Guidance for Planning Document: Version 4 (2019)
21	North Norfolk Design Guide, Supplementary Planning Document (2008)
22	North Norfolk Landscape Character Assessment, Draft SPD (2018) Adopted January 2021
23	North Norfolk Landscape Sensitivity Assessment, Draft SPD (2018) Adopted January 2021
24	North Norfolk Retail and Main Town Centres Uses Study Final Report (March 2017)
25	North Norfolk Strategic Flood Risk Assessment (2017)
24	Office for National Statistics
25	North Norfolk Strategic Flood Risk Assessment (2017/2018)
26	Planning Policy Guidance (web-based resource) < https://www.gov.uk/government/collections/planning-practice-guidance >
27	Rising to the Climate Crisis - A guide for Local Authorities on Planning for Climate Change TCPA/ RTPI (2018)
28	North Norfolk Site Allocations(February 2011)
29	Town & Country Planning Act 1990
30	Zoopla (web-based housing and rent pricing)

YOUR CHANCE TO HAVE AN INPUT INTO THE NEIGHBOURHOOD PLAN!

As you may already be aware Blakeney is in the process of creating its own 'Neighbourhood Plan' to help future generations enjoy the village we live in. At this stage the steering group would very much like your opinion on the areas that you wish us to focus on moving forward. Please take a minute to read the objectives outlined below, gathered from the launch event and the Parish AGM, and number them 1 to 13 in the boxes provided. 1 being the topic you view as the least important and 13 being the most important in your view. This input will be collated and the Steering group will then feed these back to the community in May. Please return the completed form to one of our team today or to the Parish office by the 16th of April.

I am on the electoral roll in Blakeney.

YES **NO**

Address 1st line only:.....

Many Thanks for your input,

Best Regards

The Neighbourhood Plan Steering Group

Objectives: Number 1-13 13 for the most important.

The Improvement of Community facilities for all residents/visitors. (eg toilets, playgrounds etc)

Traffic management in the Village.

Parking availability and management.

Ensure all new builds comply with building designs to be set out in the neighbourhood plan.

Control / Manage the number of 2nd Homes.

Ensure appropriate and affordable housing available for local people.

Identify and protect Green/open spaces and footpaths within the village.

Preserve the local environment and protect wildlife.

Maintain a navigable port in Blakeney for leisure and commercial craft.

Support and promote local employment opportunities .

Promote provision of public transport. (in and out of season and a full timetable)

Protect existing business sites.

Ensure infrastructure is kept up to date to meet demands of the residents whilst minimizing the impact on the environment and character of the village. (Drainage, broadband etc.)

Appendix 4: Pre-Submission Consultation Response Form Blakeney Neighbourhood Plan

Pre-Submission Consultation Response Form Blakeney Neighbourhood Plan



Please return your completed form by 5pm Friday 15th November 2019 to the
Parish Clerk, Blakeney Parish Council, The Parish Office, Langham Road,
Blakeney, Norfolk, NR25 7PG
Or email to clerk@blakeneyparishcouncil.org.uk

Name:

Address:

Email Address:

Built Environment Policies		
Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
1	Yes/ No	
2	Yes/ No	
3	Yes/ No	
4	Yes/ No	
5	Yes/ No	
6	Yes/ No	
7	Yes/ No	
8	Yes/ No	
9	Yes/ No	
10	Yes/ No	

Natural Environment Policies		
Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
11	Yes/ No	
12	Yes/ No	
13	Yes/ No	
14	Yes/ No	

Local Economy and Tourism		
Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
15	Yes/ No	
16	Yes/ No	
17	Yes/ No	

Overall, do you agree with the Blakeney Neighbourhood Plan ?	Yes/ No	In your view are there any omissions from the draft Plan? (Please specify and, if necessary, please attach additional pages)
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Thank you for your comments

Signature:	Date:
-------------------	--------------

DATA PROTECTION NOTICE: Blakeney Parish Council takes your privacy very seriously and processes your personal data with your consent in compliance with data protection legislation. Any personal details you supply will solely be used for the purposes of correspondence relating to the Blakeney Neighbourhood Plan. These details will be shared with the Local Authority, North Norfolk District Council, in order to carry out further statutory phases, which will involve your personal details and comments being made publicly available. Blakeney Parish Council, as detailed in their retention policy, will retain personal details. Please refer to North Norfolk District Council's own retention guidelines for how long they will retain your details. If you wish to discuss this any further, please don't hesitate to contact the Parish Clerk at clerk@blakeneyparishcouncil.org.uk

Appendix 5: Local Connection Criteria

Local Connection for the purposes of Policy 1 is defined in accordance with North Norfolk District Council's Local Allocations Agreement as set out in Appendix 4 of the Housing Allocation Scheme (or any subsequent updates) <<https://www.north-norfolk.gov.uk/tasks/housing-strategy-community-support/housing-allocation-scheme/>> where the following criteria form a cascade with the strongest local connection being an A connection and a G connection representing someone with no connection to North Norfolk as shown below:

A) An applicant will have lived in the parish or adjoining parishes for at least 3 consecutive years at the point of allocation AND meet at least one of the following criteria:

- Lived for at least 5 years at any time in the parish or adjoining parishes OR
- Are employed in the parish or adjoining parish (permanent employment of at least 12 months and 16 hours per week) OR
- Have a family member who has lived for at least 5 consecutive years in the parish or adjoining parish at the point of allocation

B) An applicant will have lived in the parish or adjoining parishes for at least 3 consecutive years at the point of allocation AND meet at least one of the following criteria:

- Are employed in the parish or adjoining parish (permanent employment of less than 12 months and 16 hours per week) OR
- Have a family member who has lived for at least 3 consecutive years in the parish or adjoining parish at the point of allocation

C) An applicant meets at least one of the following criteria:

- Lived for at least 5 years at any time in the parish or adjoining parishes OR
- Are employed in the parish or adjoining parish (permanent employment of at least 12 months and 16 hours per week) OR
- Have a family member who has lived for at least 5 consecutive years in the parish or adjoining parish at the point of allocation.

D) An applicant meets at least one of the following criteria:

- Lived for at least 3 years at any time in the parish or adjoining parishes OR
- Are employed in the parish or adjoining parish (permanent employment of less than 12 months and 16 hours per week) OR
- Have a family member who has lived for at least 3 consecutive years in the parish or adjoining parish at the point of allocation

E) An applicant meets at least one of the following criteria:

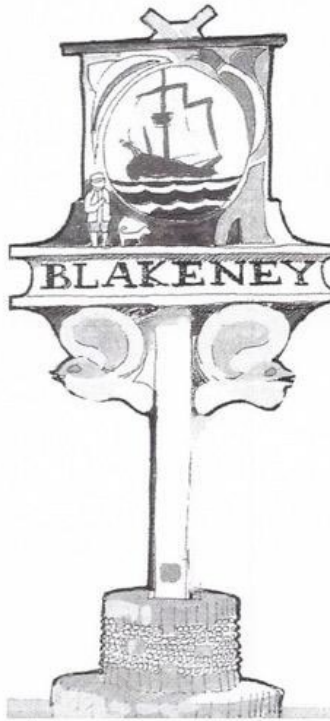
- Lived for at least 12 months at any time in the parish or the adjoining parishes OR
- Are employed in the parish or adjoining parish (temporary employment or

permanent employment of less than 16 hours per week) OR

- Have a family member who has lived for at least 12 consecutive months in the parish or adjoining parish at the point of allocation

F) An applicant has a connection to North Norfolk as defined by the Housing Act 1996, Part VII.

G) An applicant wants to live in the parish but does not have a connection to North Norfolk as defined by the Housing Act 1996, Part VII.



Blakeney Neighbourhood Plan

Parish Clerk
Blakeney Parish Council
The Parish Office, Langham Road,
Blakeney, Nr Holt, Norfolk, NR25 7PG

Telephone: (01263) 741106

Email: clerk@blakeneyparishcouncil.org.uk

HOLT NEIGHBOURHOOD PLAN

2016 - 2036



MADE VERSION

AUGUST 2023



A guide to reading this Plan

The purpose of this page is to explain the structure and to help you find your way around the Plan.

1) Introduction & Background

This section explains the background to this Neighbourhood Plan.

2) The Neighbourhood Area

This section details many of the features of the designated area.

3) Planning Policy Context

This section relates this Plan to the National Planning Policy Framework and the planning policies of the local planning authority, North Norfolk District Council.

4) Community Views on Planning Issues

This section explains the community involvement that took place in producing this Plan.

5) Aims, Objectives & Land Use Policies

This key section provides a statement on the Town Council's aims, and objectives for the Neighbourhood Plan. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4.

6) Implementation

This section explains how the Plan will be implemented and future development guided and managed. It suggests priorities for how financial contributions from future development in the town should support local infrastructure improvements. Finally, it deals with a number of issues which, although relevant, are outside the scope of a Neighbourhood Plan.

7) Community Aspirations

This section details the Town Council's aspirations and community initiatives which are related to planning matters but which cannot be directly controlled by planning legislation.

HOLT NEIGHBOURHOOD PLAN 2016 - 2036

REFERENDUM VERSION APRIL 2023

CONTENTS

FOREWORD	4
LIST OF POLICIES	5
1. INTRODUCTION & BACKGROUND	6
2. THE NEIGHBOURHOOD AREA	11
3. PLANNING POLICY CONTEXT	12
4. COMMUNITY VIEWS ON PLANNING ISSUES	16
5. AIMS, OBJECTIVES & LAND USE POLICIES	17
6. IMPLEMENTATION	35
7. COMMUNITY ASPIRATIONS	36
APPENDIX A - HOLT GREEN INFRASTRUCTURE MAP	39

FOREWORD

Welcome to the HOLT NEIGHBOURHOOD PLAN

Through the aspirations and needs of the local community of Holt, as identified to us at various consultations and meetings throughout our time spent developing the plan, we identified matters which will help to determine how our town grows over the coming years.

- *Our Plan will have a positive impact on many aspects of possible improvements and future development.*
- *Our Plan addresses topics such as “character” to enable us to guide planning to suit the needs of our own residents and necessary infrastructure.*
- *Our Plan is a document which gives legal weight and good reasoning to our choices.*

A strong priority was to liaise with our community, relevant authorities and organizations and to observe the relevant policies. In developing the plan, we have had to work in stages, through a number of processes and specific steps.

Our aim was to produce a Neighbourhood Plan specifically for Holt and its community, which is in line with the strategic policies of North Norfolk’s adopted and forthcoming plans. We publicised our intentions to all people living in Holt and consulted according to the official guidance for Neighbourhood Planning.

We developed key aims according to local need:

- *Promoting sustainable development, particularly appropriate housing for the community.*
- *Seeking high quality design and standards of amenity, whilst conserving heritage assets.*
- *Promote mixed use development.*
- *Consider patterns of growth to make the fullest possible use of public transport, walking and cycling, and to focus significant development in locations which are, or can be made, suitable.*
- *Protecting green space to serve the local community*

Following a favourable local referendum result, this Neighbourhood Plan forms part of the ‘development plan’ alongside the North Norfolk Local Plan. Together they are the starting point for deciding how future development should take place in Holt, including type and quality of that development to ensure that it meets local objectives and needs.

I would like to sincerely thank everyone who has contributed directly to the development and completion of Holt Neighbourhood Plan and all members of our community for their willing engagement and input that has shaped and determined the objectives for the future of Holt.

Maggie Prior

Chair, Holt Neighbourhood Plan

Neighbourhood Plan Finishing Group

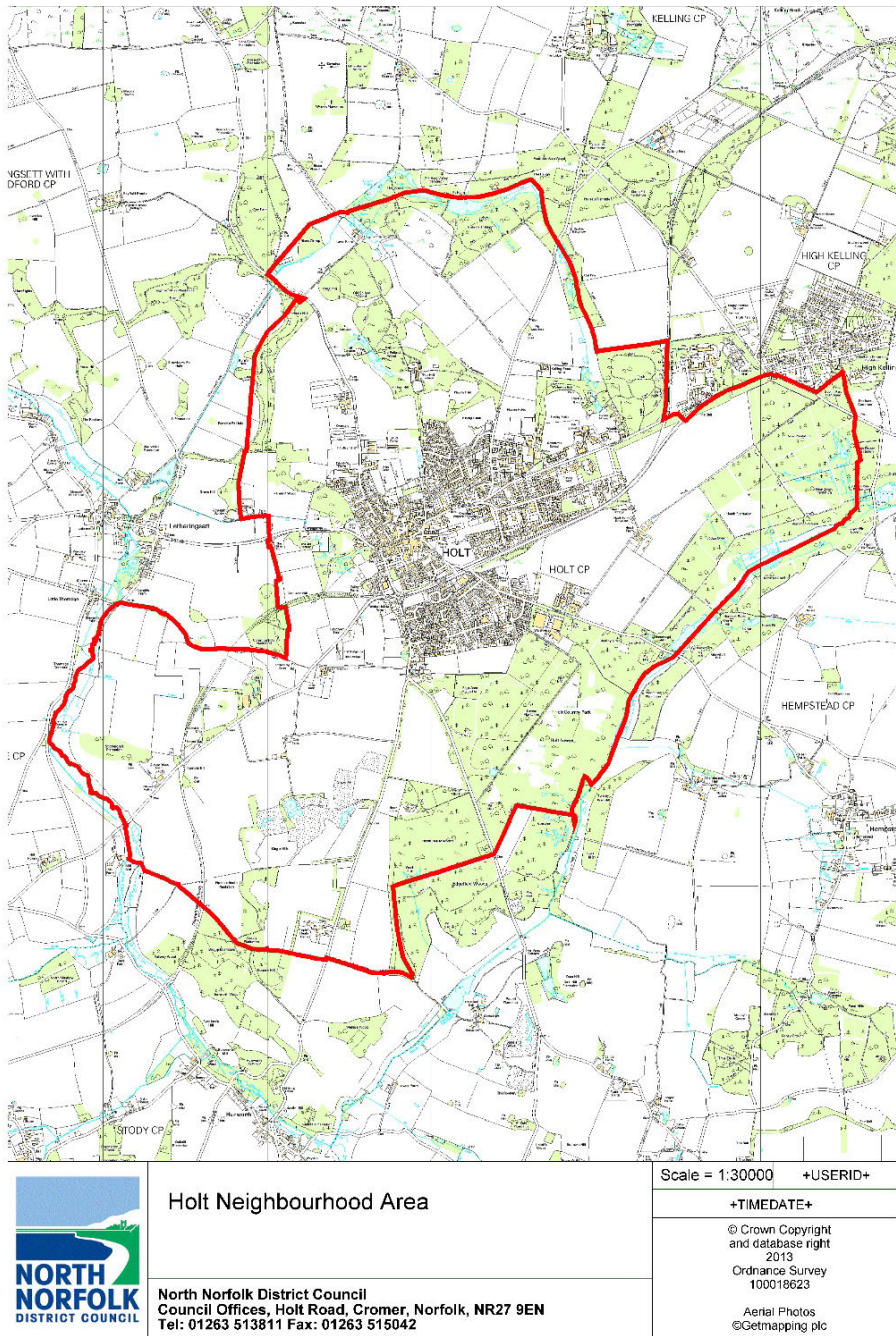
Cllr Maggie Prior (Chair), Cllr Bryan Payne, Cllr Ray Moore and Gemma Harrison (Town Clerk)

LIST OF POLICIES

POLICY NO.	POLICY TITLE	PAGE NO.
HOLT1	Design Guidance	18
HOLT2	Housing Type & Standards	21
HOLT3	Green Infrastructure	24
HOLT4	Employment Growth in Holt	27
HOLT5	Community Facilities	30
HOLT6	Connectivity In and Around Holt	32
HOLT7	Open Spaces	34

1. INTRODUCTION & BACKGROUND

- 1.1 Holt Town Council has prepared this Neighbourhood Plan for the area designated by the local planning authority, North Norfolk District Council (NNDC), in December 2013. The plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended). The designated area coincides with the Town Council’s administrative boundary (see **Plan A** below) and is centered on the town.
- 1.2 The purpose of the Holt Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2036. The Plan forms part of the development plan for North Norfolk (insofar as the parish of Holt), alongside the adopted North Norfolk Core Strategy & Development Control Policies (2008), Site Allocations Plan (2011), and the forthcoming North Norfolk Local Plan which will replace the 2008 & 2011 policies and roll forward the plan period from 2021 to at least 2036.



- 1.3 Neighbourhood Plans provide local communities, like Holt, with the chance to manage the quality of development of their areas. Approved plans form part of the statutory development plan for North Norfolk and carry weight as a material consideration in how planning applications are decided in the Holt Neighbourhood Area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly related to planning.
- 1.4 Although there was considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some ‘basic conditions’. In essence, the conditions are:
- Is the Plan consistent with national planning policy?
 - Is the Plan consistent with local planning policy?
 - Does the plan promote the principles of sustainable development?
 - Has the process of making the plan met the necessary requirements?
- 1.5 In addition, the Town Council needed to demonstrate to an independent examiner that it had successfully engaged with the local community in preparing the Plan.

Sustainability Appraisal & the Habitats Regulations

- 1.6 The District Council provided a ‘screening opinion’ on the need for the Neighbourhood Plan to have a Strategic Environmental Assessment (SEA) to identify its potential to lead to significant environmental effects (as per the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended)). Following consultation with the statutory bodies (Natural England, the Environment Agency and Historic England) it concluded that there was no potential for such a scale of effects and therefore no SEA was considered to be necessary.
- 1.7 As part of the process the Town Council needed to demonstrate how the Neighbourhood Plan achieves sustainable development as one of the examination tests.
- 1.8 The District Council was also obliged to screen the Neighbourhood Plan to ascertain if its policies may have a significant effect on any internationally designated habitats sites within influencing distance of the Plan. It carried out that screening and consulted with the relevant statutory bodies. Both confirmed that the potential for such effects could be screened out and no Habitats Regulations Assessment of the Plan was necessary, as per the Conservation of Habitats and Species Regulations 2017 (as amended).

Future Changes to the Planning System

- 1.9 In May 2022 the Government published its Levelling Up & Regeneration Bill, which contains proposals to change both the development plan and management system. Neighbourhood plans remain a strong part of that system, but, like Local Plans, would have to avoid repeating or conflicting with national development management policies. There are also changes to the ‘basic conditions’ proposed in respect of judging general conformity with the development plan.
- 1.10 It is not known how long the Bill will take to enact, nor the extent to which its first proposals will survive Parliamentary scrutiny. Should the Act and other Regulations come into force soon after the Neighbourhood Plan is made, then the Town Council may review

the Plan to consider the extent to which new legislation might necessitate future modifications to the Plan in order that it remains effective.

Pre-Submission Stage Consultation

1.11 A draft ('Pre-Submission') Neighbourhood Plan was published for a six-week period of consultation between 11 January and 23 February, 2018 in line with Regulation 14 of the Neighbourhood Planning General Regulations 2012 (as amended). This followed extensive engagement with the community and other stakeholders in the previous five years. A number of responses to the consultation were received and details of these along with the changes made to the Plan as a result are set out in the Consultation Statement. The feedback demonstrated healthy support for the aims and objectives although further work was necessary to translate them into effective planning policies which would dovetail with those of the adopted and emerging Local Plan.

Submission Stage & Consultation

1.12 The Submission Version of the Plan represented Holt Town Council's final proposed Neighbourhood Plan document. It was submitted to North Norfolk District Council on 12 September 2022 in line with Regulation 15 of the Neighbourhood Planning General Regulations 2012 (as amended), along with a number of other prescribed documents:

- **Basic Conditions Statement**

The purpose of this document was to set out how the Neighbourhood Plan met the Basic Conditions test which was applied by the appointed examiner who inspected the Submission Version Plan. This considered whether the Plan was in general conformity with local and national planning policy, and did not breach EU law (either currently adopted or as transposed into UK law), and other basic conditions applying at the time.

- **Consultation Statement**

The purpose of this document was to set out how Holt Town Council & Neighbourhood Plan Steering Group has engaged with the community in preparing the Plan. The focus of the 'Consultation Statement' is on the 6-week Regulation 14 Pre-submission stage consultation. The Consultation Statement shares the feedback received during the Neighbourhood planning process, the comments made through the consultations and, where necessary and appropriate, how the comments received have been considered in developing the Plan.

- **Other evidence base documents**

1.13 NNDC published the Submission Version Neighbourhood Plan for a 6-week period of public consultation in accordance with Regulation 16 of the Neighbourhood Planning General Regulations 2012 (as amended). The consultation took place between Monday 10 October and Monday 21 November, 2022.

Independent Examination

1.14 An independent examiner, Mr Robert Bryan, was appointed by NNDC to carry out an examination of the submitted draft Neighbourhood Plan. The examination commenced on Monday 9 January, 2023, and concluded with the submission of the examiners final

report, submitted Tuesday 28 February, 2023. The examination was conducted by a process of written representations and did not involve a public hearing.

1.15 The Submission Version Plan and accompanying statements, evidence base and representations received during the Regulation 16 consultation were forwarded to the examiner and published on the NNDC web site. The full list of information and evidence considered by the examiner is detailed in the examiner's report.

1.16 Further information can be seen at www.north-norfolk.gov.uk/holtnp

Examiners Report

1.17 The examiner issued his independent report to NNDC on Tuesday 28 February, 2023. The report recommended that the Holt Neighbourhood Development Plan for the period up to 2036 should, subject to the specified modifications (those contained in the report), proceed to referendum. Consequently, a 'Referendum Version' of the Plan which incorporated the examiners modifications, and any necessary consequential changes was prepared.

Decision

1.18 It is the responsibility of NNDC as the Local Planning Authority to determine if Plans meet the Basic Conditions tests, with or without modifications, and whether they should proceed to referendum. Under the regulations (Town & Country Planning Act section 4b and Neighbourhood Planning Regulations, 2012) (as amended), officers considered the recommendations made in the examination report, and the reasons for them, and were satisfied that the Plan, incorporating the proposed modifications in full, could proceed to referendum. A Decision Statement to this effect was issued on Tuesday 18th April, 2023, as required by the regulations.

1.19 While the Holt Neighbourhood Plan could not be formally 'made' (adopted) until after a positive referendum result, government guidance at the time stipulated that emerging Neighbourhood Plans, and in particular 'post-examination' plans, should be given weight in decision making where that Plan is a material consideration to the application:

- *An emerging neighbourhood plan is likely to be a material consideration in many cases. Paragraph 48 of the revised National Planning Policy Framework sets out that weight may be given to relevant policies in emerging plans in decision taking. Factors to consider include the stage of preparation of the plan and the extent to which there are unresolved objections to relevant policies. A referendum ensures that the community has the final say on whether the neighbourhood plan comes into force as part of the development plan. Where the local planning authority publishes notice of a referendum, the emerging neighbourhood plan should be given more weight, while also taking account of the extent of unresolved objections to the plan and its degree of consistency with NPPF.*
- *Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a post-examination draft neighbourhood development plan, so far as material to the application.*

1.20 Consequently, the issuing of the Decision Statement on Tuesday 18th April, 2023, brought into force the Holt Neighbourhood Plan as a material consideration in the planning

application process and where proportionate weight began to be applied in decision making.

The Referendum

1.21 A public referendum on whether to approve the Holt Neighbourhood Plan was held on Thursday 29th June, 2023. People residing in the Holt Neighbourhood Area who were registered to vote on the electoral register at the time were eligible to vote at the referendum.

1.22 At the referendum a specific question was asked of the local community:

Do you want North Norfolk District Council to use the Neighbourhood Plan for Holt Neighbourhood Area to help it decide planning applications in the neighbourhood area?

1.23 The Neighbourhood Plan successfully passed the Referendum stage with a clear majority over the 50% required minimum threshold voting 'yes'.

Made Plan

1.24 In accordance with Regulation 19 of the Neighbourhood Planning Regulations 2012 (as amended), North Norfolk District Council issued a Decision Statement on 25th August, 2023. The Holt Neighbourhood Plan took full effect from this date as part of the Development Plan for North Norfolk, alongside the North Norfolk Local Plan and National Planning Policy. This NDP is a material consideration in the determination of current and future planning applications in the Holt Neighbourhood Area.

2. THE NEIGHBOURHOOD AREA

- 2.1 Holt is a market town located in north Norfolk, some 3 miles (5 km) from the north Norfolk coast. The town is 23 miles (36.5 km) north of the city of Norwich, 9.5 miles (15 km) west of Cromer and 35 miles (56 km) east of King's Lynn. The town is on the route of the A148 King's Lynn to Cromer Road. The nearest network railway station is in the town of Sheringham where access to the national rail network can be made via the Bittern Line to Norwich. The nearest airport is Norwich.
- 2.2 The name 'Holt' is thought to derive from the Anglo-Saxon word for woodland. Holt is located on wooded high ground of the Cromer-Holt ridge at the crossing point of two ancient by-ways, and as such was a natural point for a settlement to grow. Holt has a mention in the Domesday Book and is described as a market town and port (with the nearby port of Cley-next-the-Sea being described as Holt's port). Over the years Holt has grown as a local place of trade and commerce, although the weekly market, which has taken place since before the 1080's, ceased during the 1960's.
- 2.3 On 1st May 1708 the town of Holt was devastated by a fire which destroyed most of the medieval town, the fire started at Market Place and quickly spread through the timber houses of the town. With most of the medieval buildings destroyed in the fire the townsfolk set about rebuilding the town. The rebuilding made Holt notable for its abundance of Georgian buildings, that being the style at the time the town centre was rebuilt.
- 2.4 The Parish Church of Saint Andrew the Apostle was established in Holt before 1086, the year of the Domesday Book. The church is situated in the heart of the town at the end of Church Street, which is found behind the War Memorial, at the east end of what was the original market place.
- 2.5 Holt retains a 'small market town' character with development contained within a limited area, which has so far avoided urban sprawl into the wider countryside. The population of Holt is 3,808 with 1,807 households [Source: 2011 Census].
- 2.6 The town has seen considerable expansion around its southern boundary over the last few years, with more committed housing and employment schemes to follow in that area in the coming years. The new homes have enabled the town to remain busy, although there are concerns that its local social and traffic (notably town centre parking) infrastructure will be enough to cope with the larger local population. These concerns are being addressed via a separate project "Holt Vision 22" which tackles congestion and parking in the town, as well as looking into increased public realm space. A separate report on Holt Vision 22 is available by request from the Town Council.
- 2.7 In June 2021 an appeal was approved by the Secretary of State for a scheme to build 110 homes on Beresford Road, also on the southern edge of the town. The proposal includes provision for infrastructure to service land to deliver a new primary school to serve the town and a new public open space. It is anticipated that the County Council as local education authority will bring forward proposals to deliver the new school shortly. The new school may act as a new hub for community activity in that part of the town.

3. PLANNING POLICY CONTEXT

3.1 The town of Holt lies within the North Norfolk planning authority area in the county of Norfolk in eastern England.

National Planning Policy

3.2 The National Planning Policy Framework (NPPF) published by the government in 2021 is an important guide in the preparation of neighbourhood plans and accompanying the NPPF is an online resource known as the Planning Practice Guidance, (PPG), this adds further to the NPPF and assists in its interpretation. A specific section exists for neighbourhood planning;

[Planning practice guidance - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

The following paragraphs of the NPPF are considered especially relevant to this Neighbourhood Plan:

- Achieving sustainable development (p8)
- Non-strategic policy making by Neighbourhood Plans (p18 and p29)
- Meet local housing needs (p62)
- Local economic and rural development (p82 and p84)
- Ensuring the vitality of town centres (p86)
- Providing community infrastructure (p93)
- Protecting public open space (p99)
- Promoting sustainable travel (p105)
- Achieving high standards of design (p127)
- Conserving and enhancing the natural environment (p174, p176 and p179)
- Conserving and enhancing the historic environment (p190)

3.3 The Government published its first National Design Guide in autumn 2019 to encourage better design outcomes from the planning system. The Guide encourages local communities to engage in understanding the character of their areas and, where preparing neighbourhood plans, to prepare design policies specific to their local areas.

Strategic Planning Policy

3.4 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan, which primarily comprises the North Norfolk Core Strategy incorporating Development Control Policies (2008), and the Site Allocations (2011) Development Plan Documents.

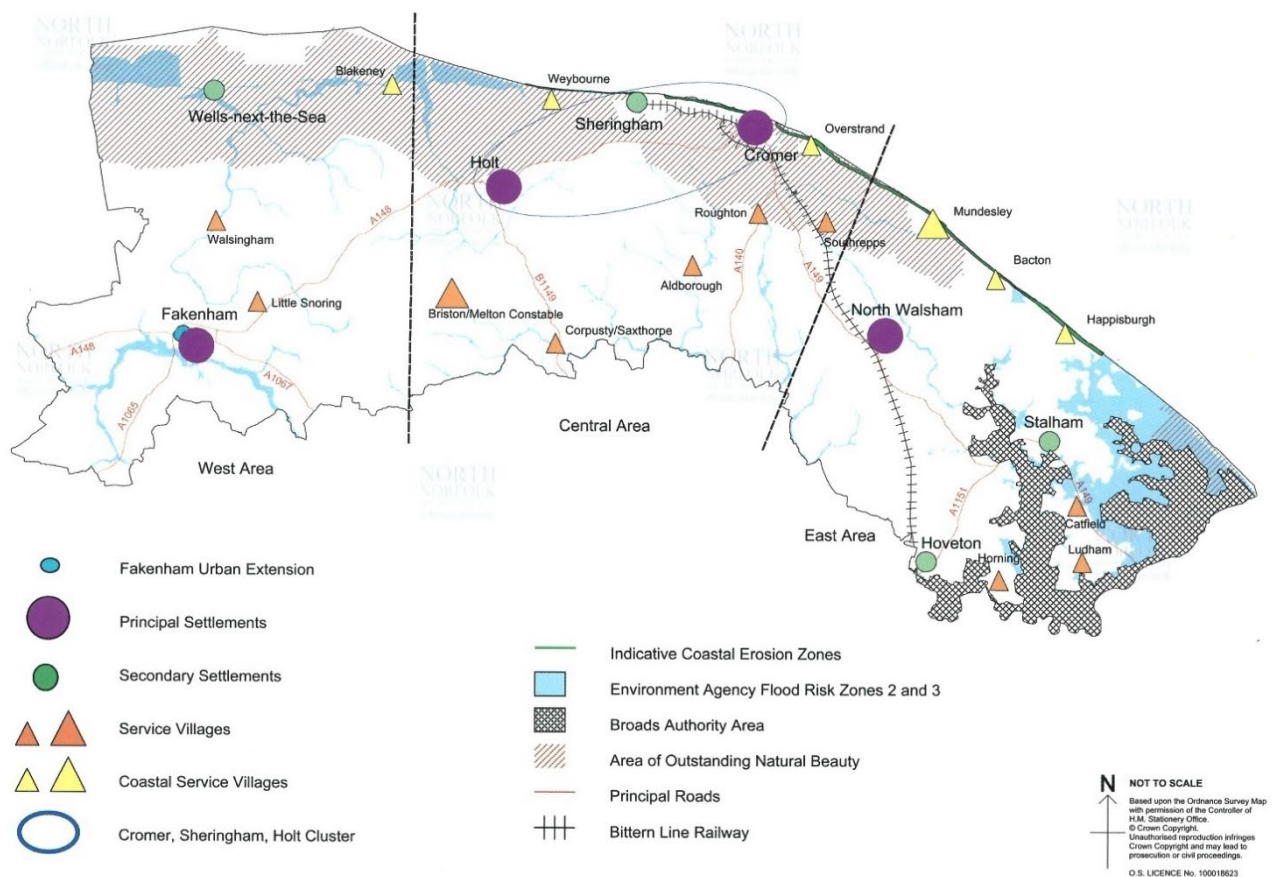
The Adopted Development Plan

3.5 The Core Strategy envisages that:

“Holt will thrive as a visitor destination based on its reputation as a ‘niche’ retail centre. The town’s strategic location will be attractive to employers wishing to establish or expand on new serviced employment sites, meeting the employment needs of a wide catchment, including the towns of Cromer and Sheringham and a large part of the AONB. Additional housing will have been provided to help meet the needs of local people without compromising the setting of the town within the Glaven Valley Conservation Area and AONB.”

- 3.6 Policy SS1 (the spatial strategy for the district) identifies Holt as one of four Principal Settlements with a Small Town Centre, as an employment area attracting people from the surrounding area to work in Holt (see **Plan B**). Policy SS3 planned for the delivery of 700 homes in the twenty-year period 2001 - 2021 and Policy SS5 provided for 15 Ha of new employment land in the town and defined its primary shopping area and retail frontages.
- 3.7 Its policy for the town – SS9 – also encourages proposals to improve the pedestrian environment of the town centre and its car parking and identified the groundwater catchment area of the Norfolk Valley Fens SAC as requiring special attention in development proposals.
- 3.8 The document also includes a wide range of development management policies, with its housing mix, Norfolk Coast AONB, landscape character, design, historic environment, biodiversity, retail development, tourism development and accommodation policies being of special interest and relevance to Holt.

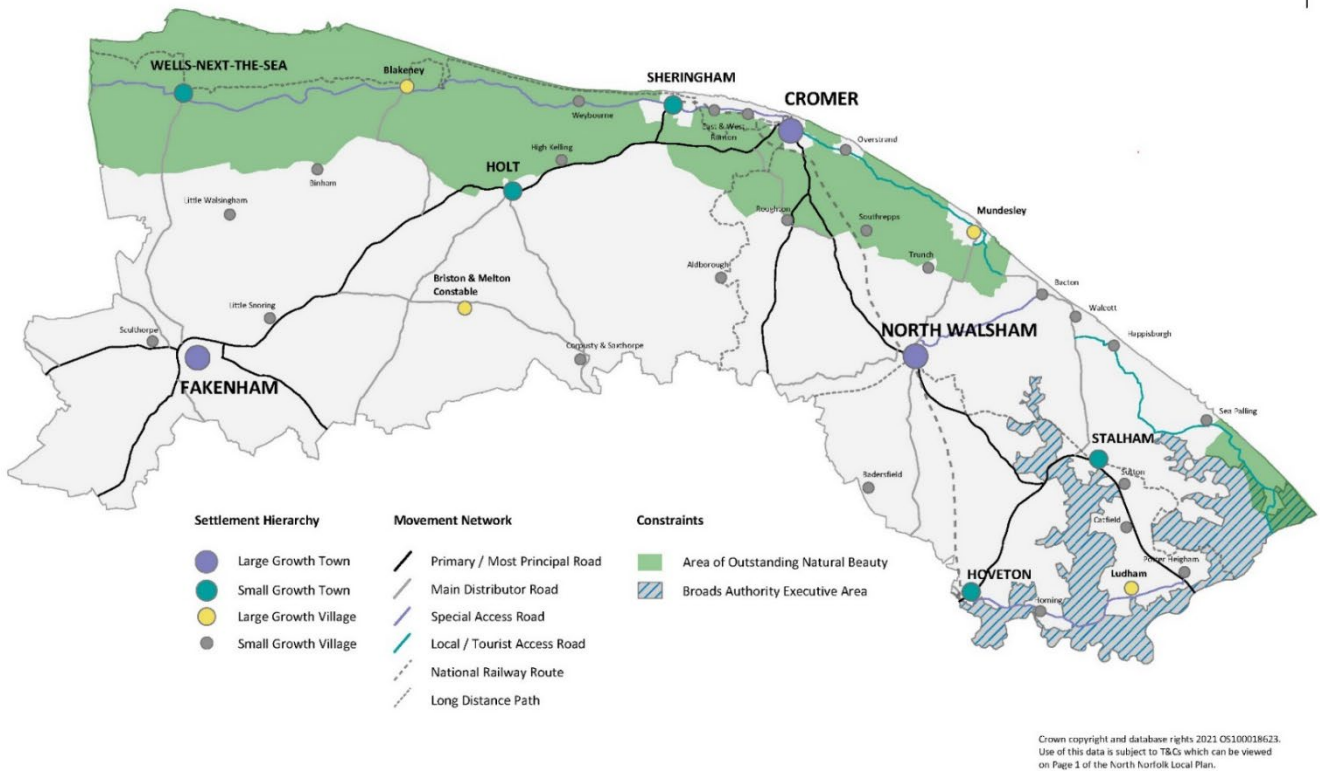
Figure 3 Key Diagram



Plan B: Adopted Core Strategy Key Diagram 2008 (Source: North Norfolk District Council)

- 3.9 The Site Allocations Plan allocated land west of Woodfield Road (Policy H01) for 100 homes, land at Heath Farm/Hempstead Road (H09) for 200 homes and at least 5 Ha of employment uses and land at Thornage Road (CP10) for a new public car park. The housing schemes have now been delivered; there has been no progress on the car park proposal at the time of publication of this Plan.

Figure 3 - North Norfolk Key Diagram



Plan C: Emerging Proposed Local Plan Key Diagram 2022 (Source: North Norfolk District Council)

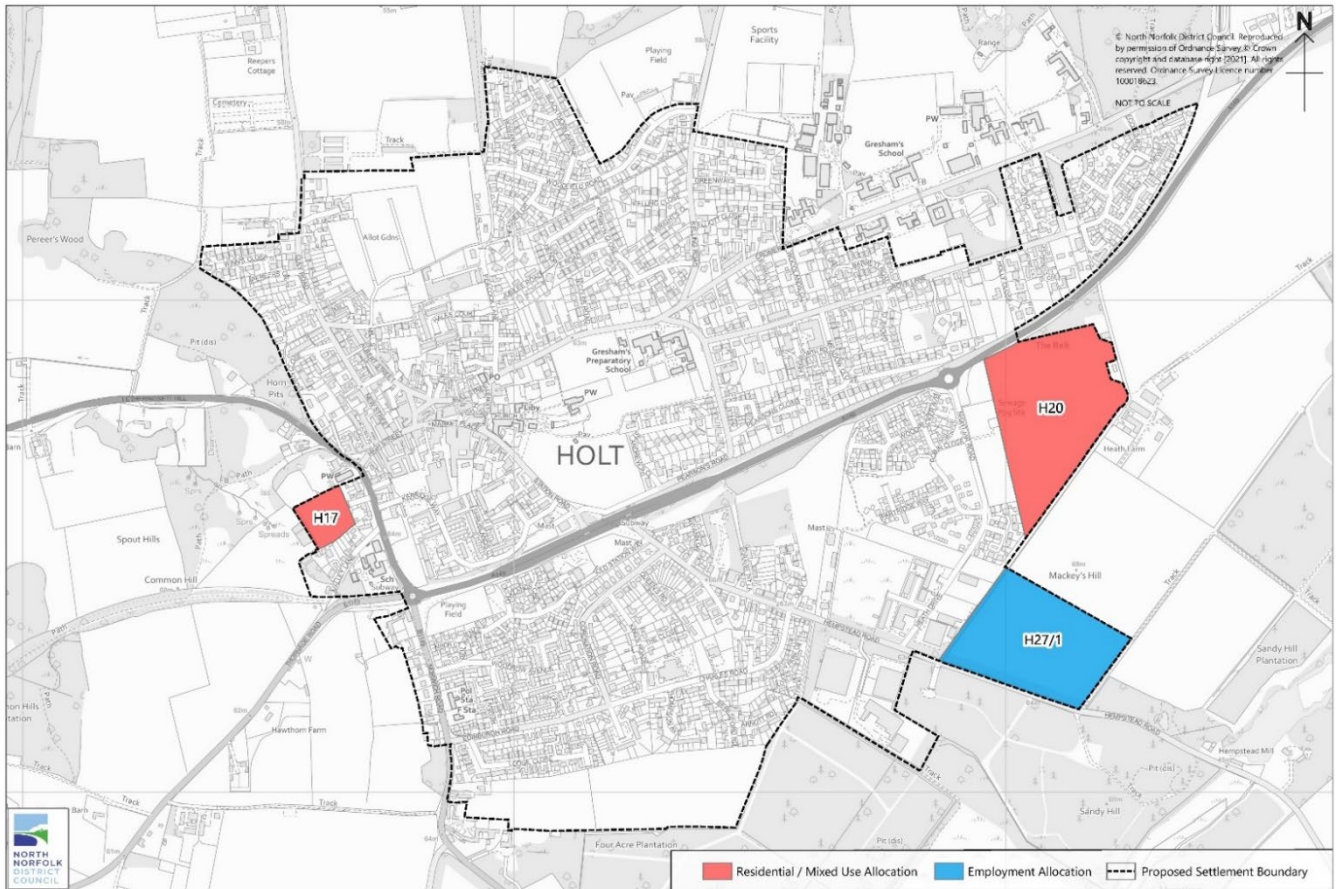
The Emerging North Norfolk Local Plan 2016 – 2036

3.10 The emerging new Local Plan was submitted for examination in May 2023, having completed its Regulation 19 consultation in March 2022. Its spatial strategy as proposed does not change the role of Holt in the District (see **Plan C**) and it continues to provide a comprehensive range of strategic and non-strategic spatial and development management policies covering all relevant issues for Holt, including three site allocations. They comprise land north of Valley Lane (H17) for 27 homes and further land at Heath Farm for another 180 homes and elderly person’s accommodation (H20). A site comprising 6 Ha of new employment land (H27/1), as shown on **Plan D** below, was also proposed for allocation in the Regulation 19 version draft Local Plan, however, at the time of writing it was confirmed that the site is no longer being promoted for development. These allocations need to be considered further at the public examination of the Local Plan.

3.11 The strategic policies of NNDC set out a housing requirement for Holt which is met in full through the site allocations of the emerging Local Plan and this Neighbourhood Plan does not identify additional local need or sites for further growth. The goal for the Neighbourhood Plan is to refine and add value to current Local Plan policy. The Core Strategy establishes a settlement boundary which is significant as it establishes limits on development and is referred to in policies in this Plan. The settlement boundary, however, will be altered in the emerging Local Plan to encompass changes to the built form of the town and include allocated development sites. The emerging Local Plan settlement boundary, shown in **Plan D**, is therefore only a proposal at this stage and at the time of writing is not a factor in determining planning applications.

3.12 There are three County-wide waste and minerals development plans that apply in this

area, but they are not considered relevant in the preparation of this Neighbourhood Plan. There are no made neighbourhood plans in the immediate vicinity of Holt, but a small number have been made elsewhere in the District, or are in progress.



*Plan D: Allocations in Holt - North Norfolk Local Plan, January 2022
(Source: North Norfolk District Council)*

4. COMMUNITY VIEWS ON PLANNING ISSUES

- 4.1 A Vision project produced the 'A Vision for Holt Document' that was published in February 2012 after six months of information gathering and consultation. The key purpose of the project was to produce a visioning study for the development of key community, economic and environmental improvements for Holt. A Vision for Holt was something which had been originally identified by the Holt Planning Group (a group formed by the Town Council and other partners in the town). The key outcome was to provide a more coordinated and pro-active forum through which specific projects can be identified, promoted, consulted upon, and, most importantly, delivered.
- 4.2 In October 2014 the Neighbourhood Plan Steering Group organised an all-day community event where residents and local businesses were asked about their views on Holt and how to make Holt a better place. A community survey was undertaken, this involved a questionnaire being distributed to every household and business in Holt. 228 completed forms were returned. The survey was analysed by an external company and the results were used to inform and develop the Mission Statement, Objectives and emerging policy statements of the Plan. The Steering Group took part in workshops led by consultations from Planning Aid on a number of specific topics including character assessment and developing a mission statement. Children from Holt Primary School shared their 'likes' and 'dislikes' on different types of buildings at a workshop.
- 4.3 Community events engaged the wider community to develop a better understanding of what local residents felt was important whilst gathering the evidence to support the HNP. To ensure the consultation process was as inclusive as possible the Steering Group wrote to key stakeholders, and published articles in the local magazine 'The Chronicle', delivered to every household and business in Holt. This was in addition to setting up a dedicated webpage on the Town Council's website to provide information and encourage feedback.
- 4.4 The outcomes of the community survey, the Mission Statement and Objectives were shared at the Community Consultation event in June 2017, with policy statements being discussed and tested in consultation with local residents. The Steering Group categorised the policies by five key themes and drafted the Neighbourhood Plan to align with the desired outcomes to achieve the Mission Statement and Objectives.
- 4.5 The pre-submission consultation of the draft HNP was consulted on in January - February 2018, following which, the HNP was updated to incorporate the comments received from local residents and stakeholders.
- 4.6 NNDC published the Submission Version Neighbourhood Plan for a 6-week period of public consultation in accordance with Regulation 16 of the Neighbourhood Planning General Regulations 2012 (as amended). The consultation took place between Monday 10 October and Monday 21 November, 2022.

5. AIMS, OBJECTIVES & LAND USE POLICIES

Aims

5.1 The aims for the neighbourhood area are:

“As the gateway to the North Norfolk coast, Holt will be recognised as an historic market town, based in a rural setting, with a vibrant town centre. Harnessing its growth potential, whilst retaining a strong local identity and distinctiveness.”

Objectives

5.2 The key objectives of this Neighbourhood Plan are:

- To preserve the character of Holt, including the spatial balance between the rural, built and historic environment, character and ethos.
- To support housing tailored to the needs and context of Holt.
- To protect, enhance, strengthen and support economic and tourism activities, seeking the development, growth and regeneration of employment sites for employment uses appropriate to Holt.
- To develop and improve local community facilities, open green space, parking and services (such as recreation, education and medical) for all age groups.
- To support enhanced public transport infrastructure and sustainable transport options, including walking and cycling.

Land Use Policies

5.3 The following seven policies relate to the development and use of land in the designated Neighbourhood Area of Holt. They focus on a small number of specific planning matters that are of greatest interest to the local community, leaving other policy matters to the Local Plan to cover. This has avoided unnecessary repetition of policies between these plans, though they have a mutual, helpful inter-dependence.

5.4 After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

Aspirational Policies

5.5 The Plan contains further aspirations which are not technically matters covered by planning legislation but which are relevant to the context of the Plan and supplement the overall strategy for the town. These relate to matters such as improved rail transport, which is referred to in the final chapter regarding Implementation.

Policy HOLT1 - Design Guidance

The design of development proposals should be in conformity with the North Norfolk Design Guide and relevant Conservation Area Appraisals, and should have regard to the following special interest and character of the Neighbourhood Area as relevant to the location, nature and scale of the proposals:

1) In the designated town centre area, including that part within the Holt & Glaven Valley Conservation Areas:

- The tight grain of buildings and spaces arranged around a medieval layout of roads and alleyways
- The generally narrow plots and mix of commercial, residential and community uses
- The mix of two and three-storey town house, commercial and other buildings
- The predominance of vernacular building, roofing and boundary materials
- The prominence in the street scene of major landmark buildings that punctuate or terminate key views along High Street and Market Place

2) Elsewhere within the designated Holt Settlement Boundary:

- The importance of a combination of long and revealed views into the Conservation Area from public vantage points on its outskirts
- The scale and grain of development in the vicinity of the site.

3) Elsewhere within the Neighbourhood Area:

- The definitive role played by the appearance and topography and key characteristics of the Glaven Valley Conservation Area in forming the open landscape character of the setting of the town to its south and west
- The large fields, rolling hills and woodlands forming the agricultural landscape that surrounds the town in framing its rural setting, most notably the Norfolk Coast Area of Outstanding Natural Beauty to its north
- The prominence on the edge of town of the distinctive Gresham's School set within large, formally laid out grounds.

4) In the whole Plan area:

- The presence of listed buildings or non-designated heritage assets.

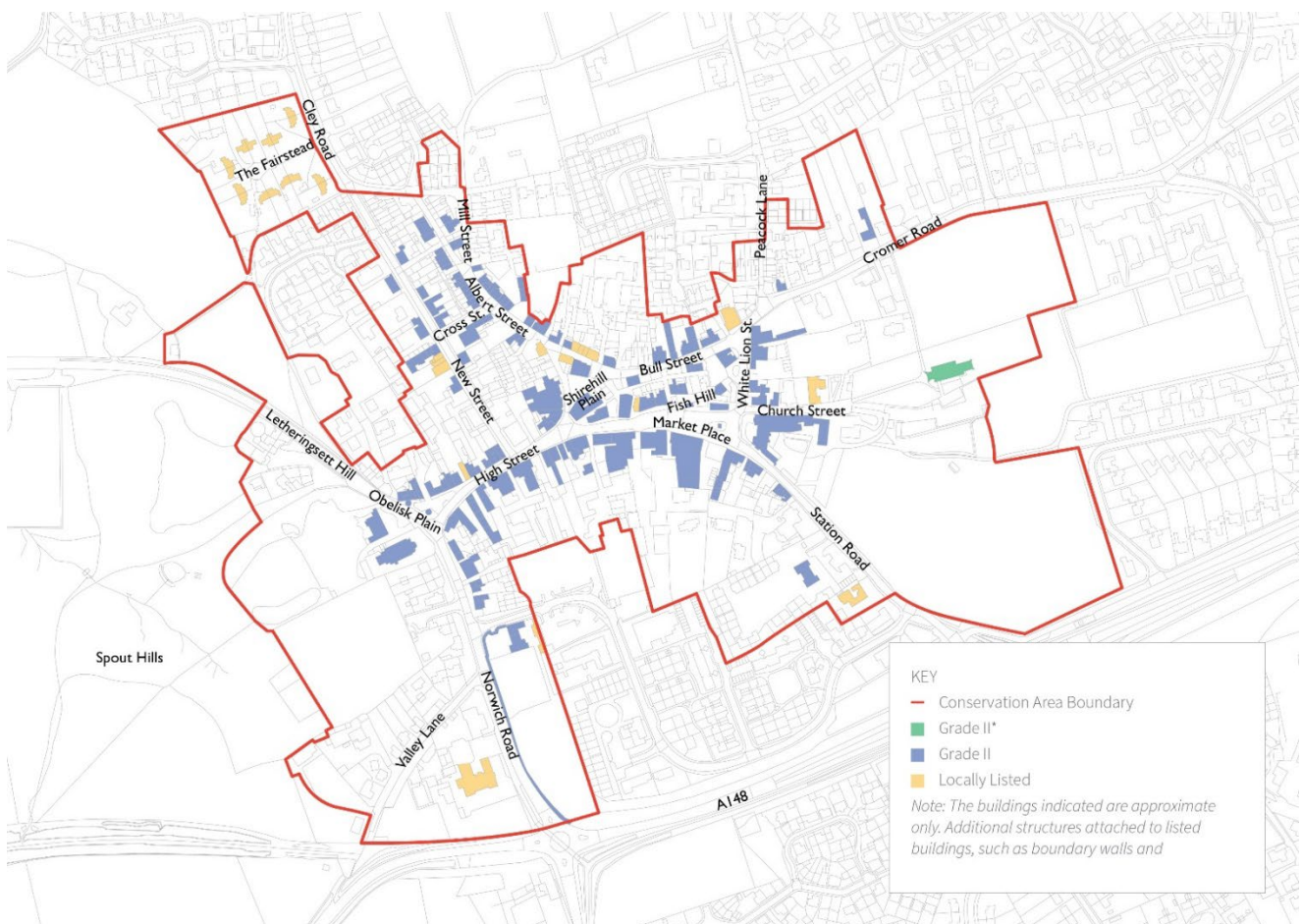
5.6 This policy refines and supplements Local Plan policies to aid their application in Holt, not just within its Conservation Areas but also other parts of the town and its special landscape setting. It requires proposals within the Conservation Areas and its setting to have acknowledged, understood and responded to the Appraisal that has recently been updated by NNDC but draws out of it a small number of essential characteristics in its first clause.

5.7 The Glaven Valley Conservation Area is essentially rural in nature and broadly wraps around the west and southern parts of the town. Its boundary is shown on the plan in **Appendix A**.

5.8 Holt is a historic market town full of character (see **Plan E**). Most of the medieval town was destroyed in 1708 in the great fire of Holt, which broke out amongst the market stalls.

It swept through the wooden buildings of the town; the Norman parish church was repaired and the town centre was rebuilt, which now has an abundance of important Georgian and some early Victorian buildings. A noticeable survivor of the fire is the Listed Grade II Byfords building (1–3 Shirehall Plain) which is thought to be the oldest house in Holt (the cellar dates back to the 15th century). The premises traded as a hardware shop or ironmongers for over 100 years under the ownership of the Byford family. Byford's is now run as a café, delicatessen and bed & breakfast.

5.9 The centre of Holt was designated a Conservation Area in December 1974, covering the historic centre of Holt and includes primarily early-mid Victorian housing to the north and green spaces bordering the town on the east and west sides. Holt has a wealth of designated and non-designated heritage assets. In all, there are 118 listed buildings, two Grade II*; the Old Rectory and the Parish Church of St. Andrew the Apostle, with the remaining 116 Grade II listed.



Plan E: Holt Conservation Area and Heritage Assets August 2021
(Source: North Norfolk District Council)

5.10 The historic core of the town is rectangular in plan, bordered by Market Place, Bull Street, White Lion Street and Shire Hall Plain. The High Street extends away to the west from this, encouraging more linear development. The Conservation Area is enclosed on the northern, southern and western sides by 20th century development. North of the town is Holt Hall, Grade II Listed, built in the 1840s and extended in the 1860s. The Hall is located in an 86-acre (35 ha) estate made up of ancient woodlands, lawns, lakes and gardens. Until 2022 it was used as a Field Study Centre run by Norfolk County Council, but it has now

closed and its future is uncertain.

- 5.11 The pineapple-topped Obelisk at Holt is one of a pair of gateposts from Melton Constable Park, the other having been given to the town of Dereham in 1757. Each gatepost records distances, to various places from Holt and Dereham respectively, carved into the stone. At the start of World War II, to avoid assisting the enemy in the event of invasion, the townspeople of Dereham dumped their obelisk down a deep well, where it remains to this day. The people of Holt whitewashed their obelisk at the start of World War II and it remains in good condition and a cause of great interest.
- 5.12 Blind Sam is the name given locally to the Queen Victoria Jubilee Lantern located in Obelisk Plain. Dating from 1887, the year of Queen Victoria's Golden Jubilee, it stood until 1921 in the Market Place, where it served two functions; to provide light to the Market Place and provide drinking water from two fountains at the bottom. The light was powered by the town's gas supply, which at times was sporadic and unreliable, hence the nickname "Blind Sam". It was moved to Obelisk Plain in 1921 to make way for the war memorial.
- 5.13 National and local strategic policies offer protection to listed buildings from harmful development and must be closely observed. In addition, there are non-designated heritage assets in the Plan area which, whilst not necessarily of listed status, have importance in heritage terms. These are also often referred to as buildings on the 'Local List' and this list, as it relates to the Holt Conservation Area, is included in the Holt Conservation Area Appraisal. National planning guidance in the National Planning Policy Framework (NPPF) states in paragraphs 203 and 204 "in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset...Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.



Policy HOLT2 - Housing Type & Standards

- 1) All new homes must be designed and constructed in a way that enables them to be adapted to meet the changing needs of their occupants over their lifetime. Planning permission will be granted for new dwellings subject to all new dwellings meeting the Building Regulations M4(2) standard: Category 2 - Accessible and Adaptable Dwellings¹.

All residential development proposals should demonstrate that dementia-friendly design principles are incorporated in the design.

If it is considered there is a case to not comply with these requirements on practical or viability grounds developers must submit appropriate supporting evidence of sufficient detail including a viability appraisal, when necessary, to enable these exclusions to be considered.

- 2) Proposals for specialist residential accommodation for older people will be supported provided they are within the built form of the settlement or updated settlement boundary, whichever is applicable, and are suitably located in terms of their amenity and proximity to local services.

5.14 This policy addresses accessibility, adaptability and specialist new homes. Its first clause supplements the provisions of Policy HOU8 of the emerging Local Plan in respect of new housing schemes being accessible and adaptable to meet the changing needs of occupants over their lifetime, including a focus on dementia-friendly homes.

5.15 Nationally it is recognised that there is a rapidly ageing population. Locally the picture is more dramatic with the age structure of the population of Holt significantly older than comparatives for Norfolk as a whole, with 38% of the population aged 65 and over compared with 24% in Norfolk and only 19% for England. This has significant implications for planning and plan-making.

5.16 Baseline data collected for the evidence base indicates that by 2030 there is predicted to be an increase of over 86% - c26,937 people - across Norfolk suffering from dementia. Holt has been designated as a dementia friendly town, for any new development that comes to Holt this is an opportunity for those developments to lead the way by incorporating simple but effective principles into their designs to deliver dementia friendly communities.

¹ Or any subsequent national equivalent standard should the Building Regulations and or national policy be reviewed in the future.



- 5.17 The **'At a Glance: a Checklist for Developing Dementia Friendly Communities'** is a document that offers useful checks and guidance on designing dementia friendly communities. It summarises some of the key design points set out in the Housing LIN Viewpoint *Breaking New Ground: The Quest for Dementia Friendly Communities*, by Dr Lynne Mitchell at the University of Warwick (Viewpoint No.25, Housing LIN, 2012). Recognising how people and their lifestyles change over time, including the need for their homes to be able to adapt with them, it is felt that implementing this simple principle could have a significant impact on health and wellbeing of residents. The policy requires applicants for relevant proposals to be familiar with this document and to show how they have responded to its principles.
- 5.18 The second clause complements Policy HOU2 of the emerging Local Plan by encouraging the provision of new specialist accommodation for older households in its own right, not just as part of large housing development schemes. Local authorities across Norfolk are working hard to try to reduce pressure on the social care and hospital budgets through a range of measures, called 'early help', and key amongst them is a desire to help keep people at home for as long as possible before moving into residential care accommodation. There is also increasing demand for specialist retirement-type accommodation, sometimes called 'extra-care'. This accommodation includes an element of care that helps people to 'down-size' more easily to more appropriate and desired accommodation. With such an ageing population there is going to be need for more housing with care or sheltered accommodation to be provided in the future. Support will be given to residential care accommodation (Use Class C2), which is normally best placed where it is well related to local services, particularly a doctor's surgery, shops and public transport to enable staff, residents and visitors to have good access.
- 5.19 The provision of affordable housing to meet local needs is a requirement under national and Local Plan policies and this does not require repetition in this Plan. It is however, important for the overall context of housing needs in the Plan area that the Local Plan policies are explained here. In respect of meeting the town's housing needs, affordability of local houses is a significant issue. With the median salary for North Norfolk, £18,008 and the average house price in Holt at £401,137. This results in an average house price to income ratio of 1:22. Significantly higher than the ratio for Norfolk North and for England at 1:9 and 1:7 respectfully. [Source: Annual Survey of Hours and Earnings Office for National Statistics].
- 5.20 The amount of affordable housing secured on a market-housing site is determined by NNDC through the application of local plan policies and is secured through Section 106 agreements. There is a requirement within the Core Strategy to provide 45% (proposed to be revised to 35% in the emerging Local Plan) affordable houses within any new development. The Town Council encourages the NNDC's 'local lettings policy' to support individuals in housing need with a local connection to have priority in accessing some of these

dwellings.

5.21 As of June 2022 there were 1091 applicants on the housing list requiring housing in Holt of which 161 were on the Housing Register (high level of need and meet the reasonable preference criteria), 91 were on the Transfer Register* (specifically wish to transfer to the Holt area) and 839 were on the Housing Options Register** (lower levels of need and may not meet one or more of the reasonable preference criteria).

** This register contains those qualifying applicants who are an existing tenant of a housing association or registered provider and live in North Norfolk and do not qualify for the housing register as they do not have an urgent housing need.*

*** The housing Option Register is the register that contains those qualifying applicants who do not meet the qualification criteria for the Housing Register or Transfer Register*

5.22 The demographics of Holt support action to be taken to enable younger people to be able to remain within the community they have grown up in. When a property is allocated to a household under the NNDC's 'Local Lettings' policy the cascade is used so that someone on the housing list who has a local connection would be prioritised above someone who does not have a local connection for these homes even if their identified need is higher on the housing register list.

5.23 For affordable housing on allocated sites and sites within the development boundary the North Norfolk District Council's policy is to give priority to those in greatest housing need from applicants on the Council's housing list. The District Council does not have the right to 'nominate' to shared ownership properties, but Housing Associations will advertise on the Council's Your Choice Your Home website alongside their other marketing activity. For affordable housing on exceptions sites, (these are sites outside of the development boundary), the Council's local allocation criteria applies, including to shared ownership. Applicants with a local connection to Holt and the adjoining parishes will get priority. In addition, Holt and Neighbourhood Housing Society, a local community-led housing group, has its own local allocation policy for the properties it owns and lets.

5.24 The settlement boundary, shown in the Core Strategy, at the time of the preparation of this Plan is outdated and does not equate fully to the built form of the settlement. This should be remedied by the emerging Local Plan but is recognised in this policy.

Policy HOLT3 - Green Infrastructure

The Neighbourhood Plan identifies a Green Infrastructure Network comprising a wide range of existing assets: open spaces, woodlands, water bodies, sustainable drainage land, amenity land, allotments, significant and clusters of mature trees, hedgerows.

- 1) Development proposals that lie within or adjoin the Network will not harm the habitat connectivity present in that part of the Network.
- 2) Proposals within or adjoining the Network shall identify and pursue opportunities for securing measurable net gains for biodiversity, including habitat connectivity, proportionate to their scale and impact.

5.25 This policy embellishes green infrastructure policies contained in the national advice, the Core Strategy² and potentially emerging policies into a mapped network within the town and throughout the rest of the Parish, as illustrated on **Plan F**.



5.26 Holt is sited three miles (five kilometers) from the North Norfolk coast. It is at the western end of the Cromer Ridge, a glacial moraine of sandy soil running parallel to the sea, a region that is recognised today as an Area of Outstanding Natural Beauty (AONB). The AONB stretches into the northern part of the Plan area. The NPPF stresses in paragraph 176 that *'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife add cultural heritage are also important consideration in these areas'*. It is particularly important that the merits of the parts of the green infrastructure designated for their ecological importance, such as the Norfolk Fens (Holt Lowes SSSI) shown on **Plan F** in **Appendix 1**, are specifically recognised as part of any assessment of impacts on the green infrastructure and its ecology.

5.27 In the North Norfolk Landscape Character Assessment (LCA) 2021 Supplementary Planning Document) Holt lies within the Wooded Glacial Ridge Landscape Type, and the town is noted both as a key characteristic and as a valued feature of this type. The LCA and its highlight of special landscape qualities can be a material consideration in the determination of proposals.

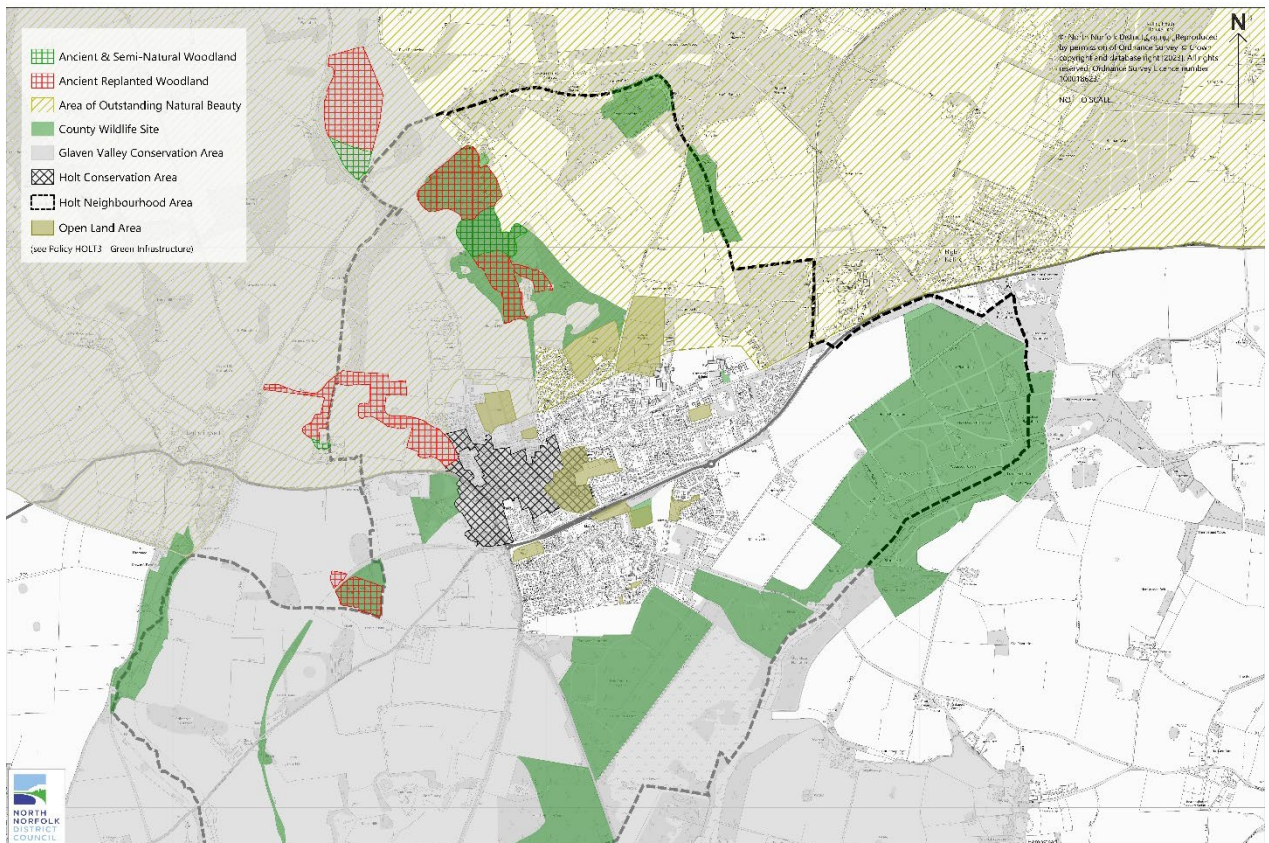
5.28 There is a good deal of woodland around Holt, particularly on the south side. This includes areas of older woodland and more recent plantations of pine trees, which make use of

² Core Strategy policy EN9 Biodiversity and Geology

areas of poor acidic soil. The plantations on the east side are broken up by Gresham's School and Kelling Hospital; both of which have large grounds.



5.29 The south side of Holt is separated from the town centre by the A148 road, which separates Holt from the woods to the south and an important local amenity, Holt Country Park. Holt Country Park is a short walk from the town. It has had a chequered history, including a horseracing course, heath, farmland, forestry and woodland garden. It has now been established as tranquil woodland dominated with Scots pine and native broadleaves. Its rich ground flora supports an abundant display of wildlife including deer. The Park has achieved a Green Flag Award every year since 2005 and is very popular with school and families where they join in environmental and arts events throughout the year, with 'way-marked' routes suitable for walkers, wheelchairs and pushchair users. There are also orienteering posts in the park for groups to use. The Park is free to the public with a small charge for parking.



Plan F: Holt Green Infrastructure Map, April 2023 (Source: NNDC)
(a larger scale version can be viewed at Appendix A)

- 5.30 The Holt Lowes is an area of heathland to the south of Holt that is open to the public and has long been recognised as an area for wildlife. It was designated as a Site of Special Scientific Interest (SSSI) in 1954 and for a while managed as a nature reserve by Norfolk Wildlife Trust, which continues to act as managing agents for the trustees. It is also designated as a Special Area of Conservation (SAC), a component unit of the Norfolk Valley Fens SAC and is therefore of international importance for its biodiversity value. Spout Hills is a large area of open green space, which historically provided the town of Holt with all its water needs, enabling it to grow and flourish. An old reservoir still exists but the pumping station was dismantled in the 1950's. Work has been undertaken in more recent years to restore and conserve the hills for future generations by removing scrub, keeping the pastures clear and maintaining the woodlands which have grown up.
- 5.31 In the Parish there are a number of areas of Registered Common Land with Open Access under the CRoW Act, several areas of registered Ancient Woodland on the Natural England Ancient Woodland database, and a significant number of trees identified as 'veteran trees' in recognition of their age and their landscape and biodiversity value.
- 5.32 County Wildlife Sites (CWS) designation is non-statutory but is recognition of a site's high value for wildlife, with many sites being of county and often regional or national importance. They often support characteristic or threatened species and habitats that are local and national priorities for conservation. The Parish of Holt has a large number of County Wildlife Sites (CWS), more than most Norfolk Parishes, including Cat's Pit Wood, the Disused Railway, Glaven Farm Meadow, Edgefield Heath, Spout Hills, Old Pollard Wood and Fairfield Lawn. Spout Hills is especially important as a large area of trees, bushes, grassland, a pond and streams, which is close to the town centre. Formerly known as 'The Pleasure Grounds' from Victorian times, the area is well looked after and has won many awards.
- 5.33 The Norfolk-wide Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS) is a joint local planning authority and Natural England approach which aims to deliver strategic mitigation to offset recreational impacts on European designated sites (i.e. the north Norfolk Coast SAC /SPA etc.) from qualifying development (residential and tourism) and ensure compliance with the Conservation of Habitats and Species Regulations (2017) as amended.

Policy HOLT4 - Employment Growth in Holt

- 1) Proposals to intensify designated employment areas and on land allocated for employment development will be supported provided they comprise only uses falling within Use Class B2, B8, E(g)³. An exception is land at Old Station Way (see **Plan G**), which may also be used as a primarily convenience food retail class E(a) or hotel use (C1) provided it is of a scale which does not harm the vitality and viability of the town centre or neighbouring centres, satisfies the sequential test and conforms to other development plan policies.
- 2) Proposals for a C1 hotel use will be supported not only in the designated town centre area but also in other locations within the built form of the settlement or updated settlement boundary, whichever is applicable, provided they satisfy the requirements of the sequential test and are suitably located in respect of the amenity of any adjoining, residential properties and in having a site frontage to either the A148, Norwich Road (B1149), Cromer Road, Kelling Road, Thornage Road (B1110), Nightjar Road or Old Station Way.

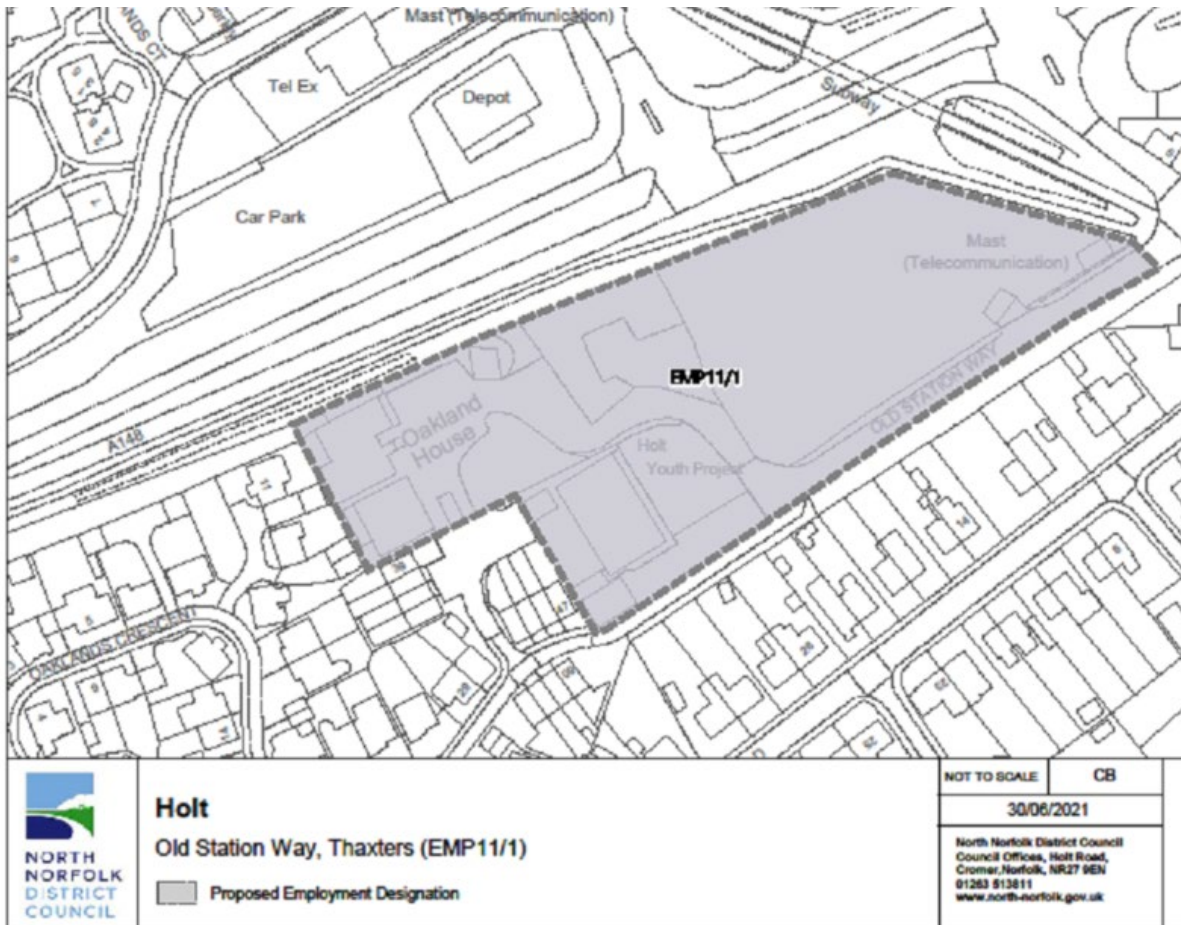


5.34 Local Plan policies seek to protect employment sites for uses that maintain the functional integrity of land supporting businesses. There is a need to ensure that the employment needs of Holt are addressed by restricting uses that are not suitable to the unique location for employment and protect the viability and vitality of the town centre as a retail and service hub. This policy restricts the potential for retail and service industry uses on these sites but allows general and light industry and offices. This helps to maintain a critical mass of this type of employment in the town.

5.35 Flexibility is introduced in the case of the employment site at Old Station Way (see **Plan G**) where there is potential for a retail or hotel use. Permission was granted in 2014 ref: for retail ref: PF/14/1373 subject to conditions including limits on convenience and non-convenience sales in order to protect the vitality and viability of the town centre. The North Norfolk Retail & Main Town Centre Uses Study, Final Report (2017), Lichfields

³ As defined by the Town and Country Planning Use Classes Order 1987 (as amended) or subsequent re-enactment.

supports the continuation of this retail permission in the interests of the sustainability of the retail function of the town serving a growing population and complementing other town centre uses. This site is particularly well-related to the town centre and there is no clear prospect of town centre sites becoming available.



Plan G - An extract from the Policies Map for the Emerging Local Plan, Jan 2022

- 5.36 The policy allows this exception, in principle, but there will be a need to reconsider the scale, retail impact, the availability of any preferred sites under the sequential test and any site-specific issues at the time of any planning application. Similar conditions apply to the consideration of a hotel proposal. The second part of the policy is not confining hotel proposals to the town centre but recognising there are other suitable locations within the town's Settlement Boundary (as defined by the Local Plan). They include the Old Station Way site identified in the first clause, should proposals for a retail use not come forward.
- 5.37 Tourism is a key element of the local economy with many tourists being drawn to Holt, the fine 18th century Georgian buildings make the town, with its small market town character, one of the most attractive in North Norfolk. This character is derived not only from the historic town centre, with many period buildings, but also from the attractive countryside, which surrounds the town and its proximity to the North Norfolk coast.
- 5.38 Tourism is seen as a growth sector both for day and overnight visits. Promoting tourism is one of the HNP Objectives and links to achieving part of the Mission Statement of ... "As the gateway to the North Norfolk coast..." The community is keen to see Holt make the most of its advantages.
- 5.39 The town is relatively compact and easy to navigate on foot, even more so with the promotion of the Holt Green Wheel of Policy HOLT7. There is therefore not the same need as may be necessary in larger settlements to require prospective hotel investors in

Holt to compete against other town centre businesses in acquiring scarce land by requiring them to prove there are no available sites in the town centre boundary. However, hotel uses can generate car movements from occupiers and so the policy requires that proposals should be located on a main road frontage and show that they would be 'good neighbours' with surrounding residential areas.

Policy HOLT5 - Community Facilities

1) The Neighbourhood Plan identifies the following, on Plan H, as Community Facilities:

- A. The Venue (Community Centre)
- B. Holt Playing Fields (Woodfield Road)
- C. Holt Youth Project (Station Way)
- D. The Treehouse (Charles Road)
- E. Scout Hut (Permanent) (Cley Road)
- F. Owl Playgroup Building (Valley Lane)
- G. Little Lambs (St Andrew's Church Hall, Church Street)

2) Development proposals that would result in the loss of buildings and land currently, or last used for a Community Facility will not be permitted unless:

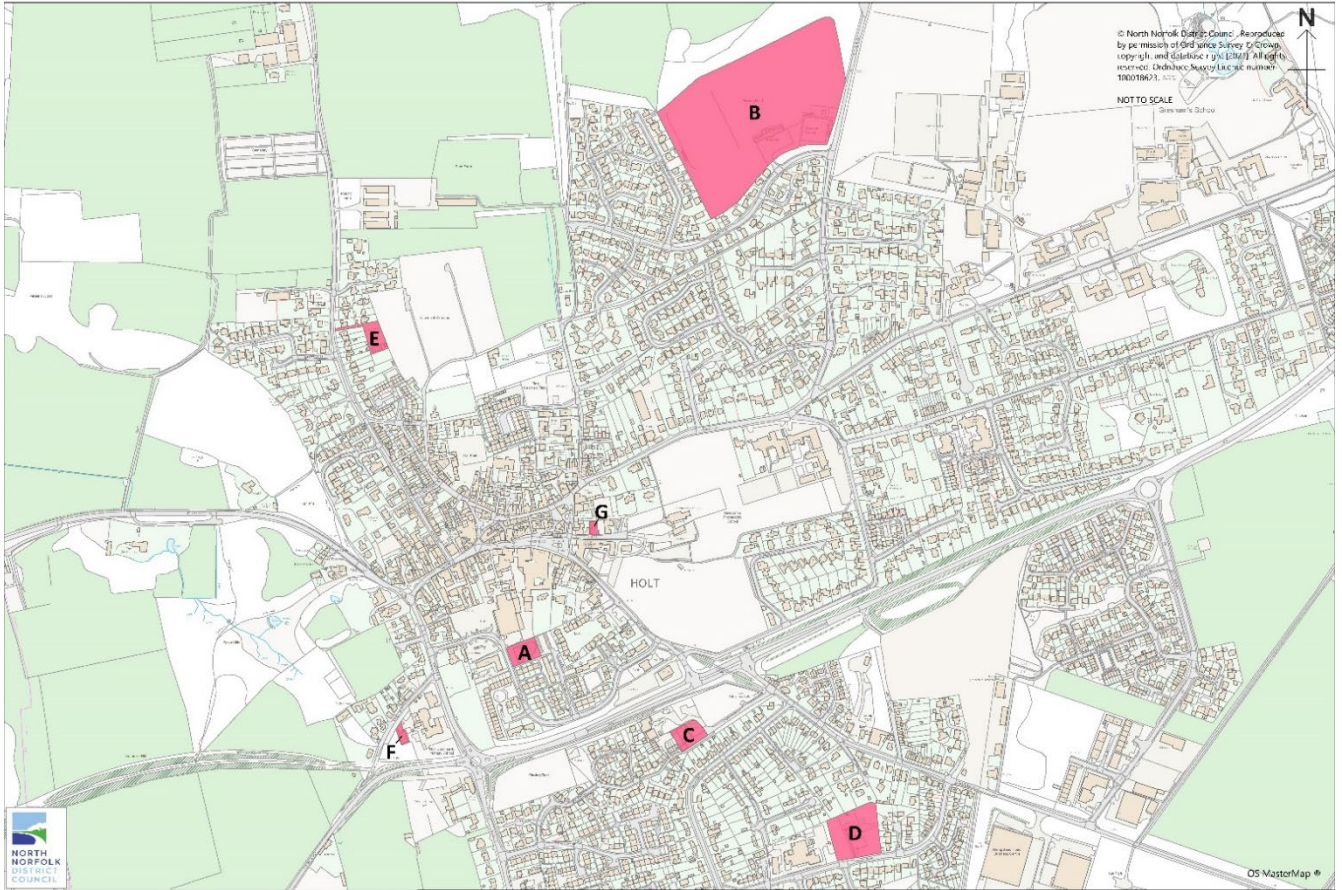
- alternative provision of an equivalent, or better quality, facility is available in Holt; or,
- it meets the tests of the development plan to justify that loss.

5.40 In its first clause, this policy identifies those community facilities in Holt to which Policy HC 3 of the emerging Local Plan will apply. Its second clause makes some minor changes to refine the wording of HC 3 in respect of alternative provision.

5.41 Community facilities are an important focus for the town to encourage social cohesion and wellbeing. There are a large number of well-supported clubs and societies running across Holt, although it is expected that existing facilities will come under increasing pressure to meet the increasing demands from a growing and ageing population. Proposals for high quality community facilities that encourage daily social interaction or community-based events will be supported.

5.42 The Town Council has therefore reviewed the role played by each facility to understand its continued importance and to ascertain if it has capacity problems as the local population grows. Although any loss would be concerning, the policy requires that loss is made up for with the provision of better facilities that are conveniently located to serve the town.





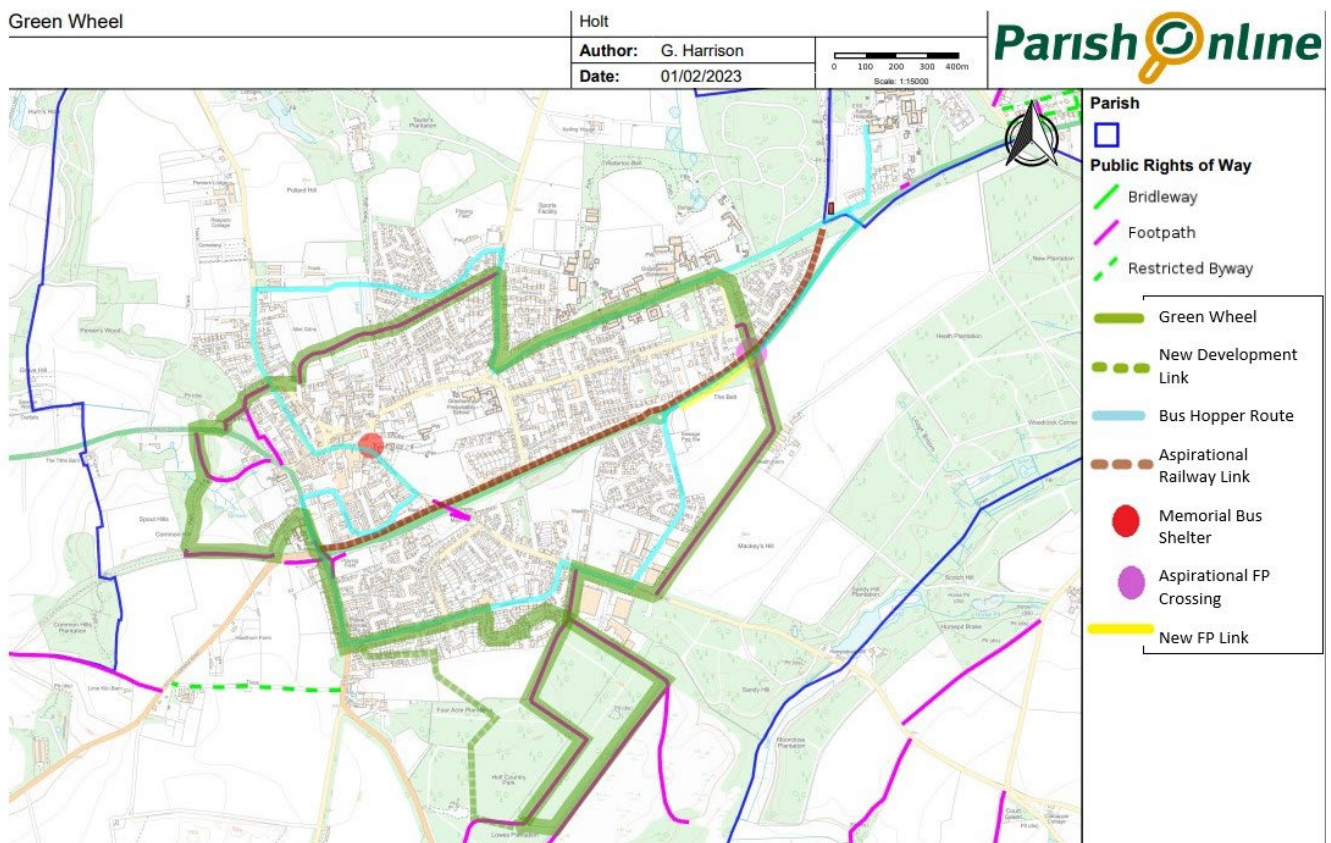
Plan H: Community Facilities in Holt (Source: NNDC)

Policy HOLT6 - Connectivity In And Around Holt

The Neighbourhood Plan identifies a Green Wheel comprising public footpaths, cycle routes, bridleways, quiet streets/lanes and public transport assets and routes.

- 1) Proposals for major development, as defined by national planning policy, should include proposals to allow people to access the Green Wheel in safe and convenient ways, both within the site through its layout, access arrangements and permeability and beyond the site boundary.
- 2) Where proposals require mitigation measures to address their effects on the quality or extent of the Green Wheel, they will be required to make financial contributions in accordance with national guidance.

5.43 This policy introduces the Holt Green Wheel concept as illustrated on **Plan I**. Its first clause translates the green infrastructure principles of Policy CC11 of the emerging Local Plan into a specific, mapped and broader network of walking, cycling etc. routes. Its second and third clauses refine the wording of Policy CC 9 on sustainable transport, as well as of CC11 to fit with the Wheel concept.



Plan I: Holt Green Wheel (Source: Holt Town Council)

5.44 The Green Wheel brings together public access, and open green spaces and forms a circuit around the town of Holt to connect people and their environment. It will also seek to provide and promote connections into and out of the town including to businesses and tourist attractions in the surrounding area. In addition, it will promote themes of

biodiversity, heritage, and landscape and it will benefit the whole community, improving the health and increasing the enjoyment of the countryside around the town by people of all ages.

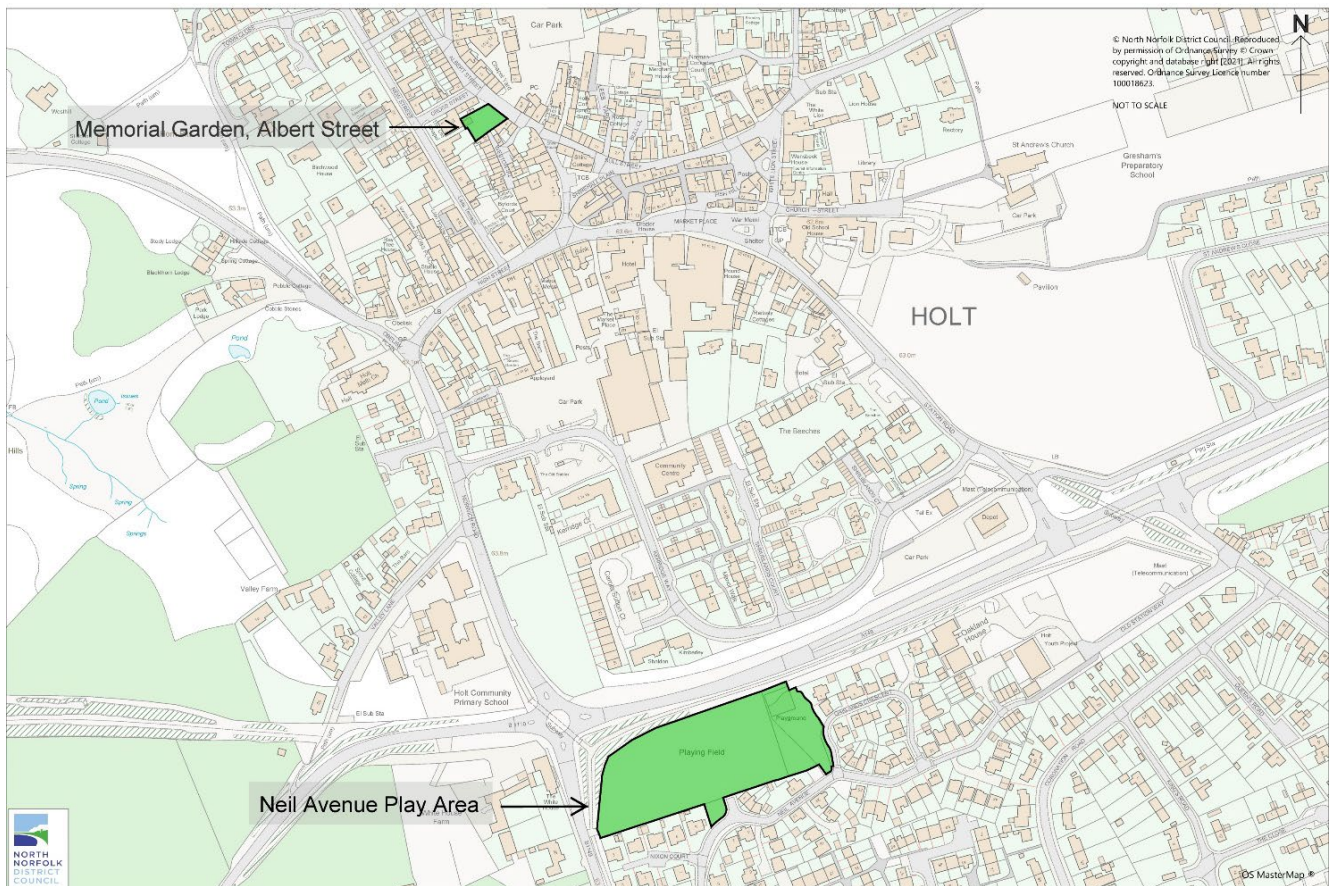
- 5.45 The Holt Green Wheel is a long-term vision for linking of publicly accessible green spaces and routes around the town to create a circular route, which is supported by 'spokes' of linear paths and corridors, leading from the settlement, out to the settlement boundary and the wider surrounding countryside. The Wheel is considered 'green' due to the natural and historic environment. The Green Wheel will also seek to provide and promote connections into and out of the town including to businesses and tourist attractions in the surrounding area by integrating with public transport services, notably the Hopper Bus and potential new station for the proposed Norfolk Orbital Railway (see Section 6).
- 5.46 The existing Public Rights of Way network and connectivity in Holt is poor. Holt has no Public Bridleways or Byways open to all traffic, only 2 restricted byways and 16 Public Footpaths. Connectivity between public rights of way and public green spaces is poor with the main public open space in the town, Holt Country Park, accessed primarily by car. The second largest public open space in Holt is Spout Hills and Little Hills which is dissected by the busy A148. NNDC's Open Space Assessment in 2020 actively encourages towns to seek to provide further open space provision.
- 5.47 The Holt Green Wheel will cater for a wide range of users, meeting recreation, commuting and other service needs. Green spaces and associated features forming the Green Wheel may both be trip destinations in their own right; or may be corridors to other attractions along the wheel. The Wheel looks to deliver enhanced public access, improving connectivity between popular public open spaces in the town, as well as protecting, managing, and promoting other green infrastructure assets, including biodiversity, landscape, and heritage. Where possible, new habitats, landscape features and accessible greenspaces and corridors should be created.
- 5.48 Greenspaces forming the Green Wheel will range from linear paths and corridors, through amenity greenspaces to natural and semi-natural open spaces in the wider countryside. Where aspirational routes or uses have been identified then landowner consent will be sought to agree access. Where necessary, Holt Town Council will seek to ensure that the appropriate legal process, (whether through permissive agreements or legal orders), is carried out in parallel with any physical construction works needed.
- 5.49 The entire Green Wheel will be freely available to walkers and eventually cyclists. In the short term, some sections may only cater for walkers, but the long-term aim is to create a complete circuit available to cyclists, including the provision of links to the National Cycle Route (NCR) 1 which runs 14 miles west of the town and links nearby towns such as Wells-next-the-Sea in the northwest and Reepham in the south. NCR 1 is a long-distance route from Dover to Scotland, it is an aspiration for Holt to connect to this popular well publicised cycle route. Sites forming the Green Wheel will be clearly signposted to and from the Green Wheel and the wider network; will be welcoming and clean and safe; will provide informal and engaging activities for people of all ages; and will seek to maximise ecological value and opportunities
- 5.50 The Green Wheel is adjacent to the Holt Lowes SSSI and the North Valley Fens SAC which are important designations on account of their value for biodiversity. In accordance with national and Local Plan policies these areas are protected from any extra pressure brought about by the increased opportunities for access.

Policy HOLT7 - Open Spaces

The Neighbourhood Plan identifies Memorial Garden and Neil Avenue Play Area as open spaces, as shown on the Policies Map. Development on the following open spaces will not be permitted unless:

- 1) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and local accessibility and the alternative provision is made available for use prior to the loss of the area of open space to be built upon; or,
- 2) It can be demonstrated that the recreational use is surplus to requirements within Holt and that any loss would not result in a current or likely shortfall during the plan period, taking into account alternative forms of open space and recreation in Holt.

5.51 This policy complements Local Plan policies concerned to protect areas of open space valued for their recreational and visual amenity qualities. The assessment of the impact of any loss of open space will be done in relation to the most recent audit of such space in the area.⁴



Plan J: Memorial Garden (top) and Neil Avenue Play Area (bottom) Open Spaces (Sources: NNDC)

⁴ The North Norfolk Open Space Assessment, Part of the Open Space, Sport and Recreation study 2019, North Norfolk District Council, Final version February 2020, Ethos Environmental Planning.

6. IMPLEMENTATION

- 6.1 The Neighbourhood Plan policies will be implemented through the determination of planning applications for development in the Parish by NNDC as the local planning authority.

Development Management

- 6.2 NNDC will use a combination of the Local Plan and Neighbourhood Plan policies to inform and determine its planning application decisions. The Town Council is a statutory consultee on planning applications made in its area and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in reaching their decision.

7. COMMUNITY ASPIRATIONS

7.1 The following are the Town Council's aspirations and community initiatives which are related to planning matters but which cannot be directly controlled by planning legislation or cast with real certainty.

Local Infrastructure Improvements

7.2 National policy advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Where opportunities arise through Section 106 agreements to secure financial contributions to invest in improving local infrastructure, the Town Council propose that the priorities for investment of future contributions are:

- Improve disabled access in round Holt Town Centre.
- Footpath to Country Park along the Norwich Road.
- Support introduction of the Holt Green Wheel.
- Support introduction of the Norfolk Orbital Railway.
- Develop and improve public transport links (bus and train).
- Facilitate the creation of a 'Farmers Market or Street Market' to promote local produce.
- Enhance Holt's three retail loops.
- Shop front improvements.
- Making small improvements to replace red paving, improve A148 roundabout.
- Remove unnecessary street furniture.
- New pedestrian crossing on High Street.
- Improve bus stops.
- Provide more cycle parking in town centre.
- Establish new commercial space/employment land.
- Seek additional residential care facilities.

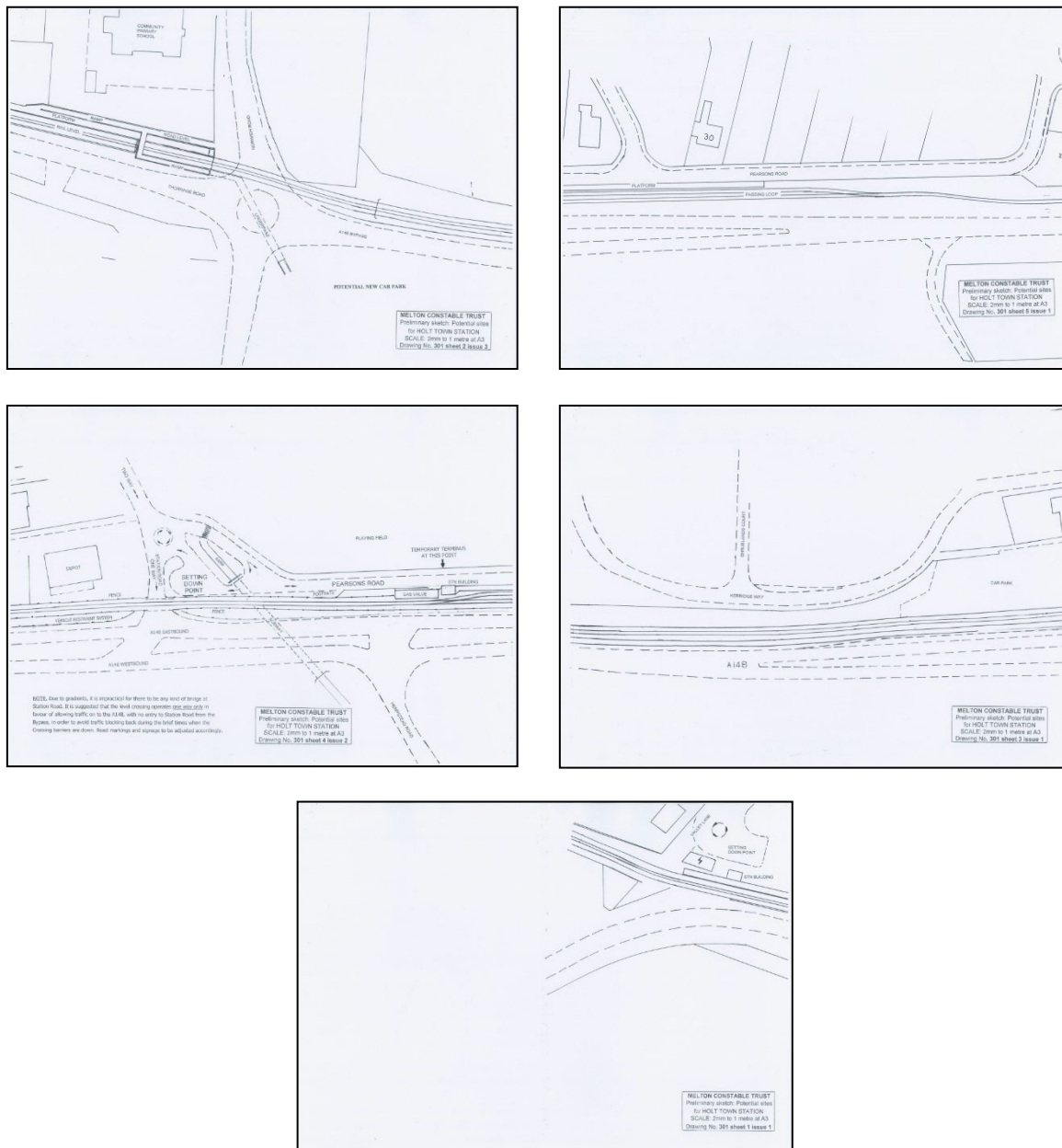
The Future of Rail Travel for Holt

7.3 The aspirational plans to return train travel to Holt, via the Norfolk Orbital Railway (NOR), via the reinstatement of the North Norfolk Railing Line have always been borne in mind in the Neighbourhood Plan and is supported by Holt Town Council. It will bring positive support to car-free travel, tourism and sustainable travel.

7.4 The NOR is a project, promoted by a small group of volunteers, that aspires to reinstate a public transport service using modern trains to parts of Norfolk which suffered badly from railway closures in the 1960's. Its principal goal is to provide the very thing for which railways were created: to transport people safely and efficiently for work and leisure purposes. This new railway could also be used by heritage services; further, opportunities for transporting freight by rail are also being pursued. The environmental benefits of rail travel are of major importance, in line with modern thinking about global warming.

7.5 The aim of the NOR will link the North Norfolk Railway (NNR) at High Kelling to Fakenham, where it will join the Mid Norfolk Railway (MNR), which is extending its railway between Wymondham and Dereham through to Fakenham. This, combined with the existing Bittern Line between Norwich and Sheringham, will create a modern rail transport system which will link many of the towns and villages in North Norfolk. These objectives are in line with government policy (reversing Beeching) and the Parliamentary Group's report

titled 'Public transport on heritage railways'. The reconstruction of the railway will be subject to the legal process of a Transport and Works Order. The aim is for the new railway to host services operated by the Train Operating Company which has the franchise for the operation of The Bittern Line between Norwich and Sheringham. The construction of the full orbital route is a long-term project which will proceed by achievable stages, thus phasing expenditure. The next, and critically important, stage is to extend the railway into Holt.











Plan K: Indicative Plans for new Holt Railway Station on the Norfolk Orbital Railway (Source: Melton Constable Trust)

- 7.6 An indicative scale plan of the potential route to Holt for the railway has been produced. Following investigations by NOR, site visits and surveys, two possible locations for Holt railway station (the Station) have been identified (see Plan K). These have been discussed with representatives of the Town Council, who have guided the choice of the optimum site options, which takes into account local needs. The aspirational site will be on the southern edge of the land currently occupied by Holt Community Primary School (the school), which is scheduled for redevelopment following the relocation of the school to a new site in Holt. Only a narrow strip of land, approximately 7 meters wide, will be

required, as illustrated on the preliminary sketch of the potential site for the station and the immediate surrounding area. Consequently, a substantial majority of the current site of the school will be available for other developments.

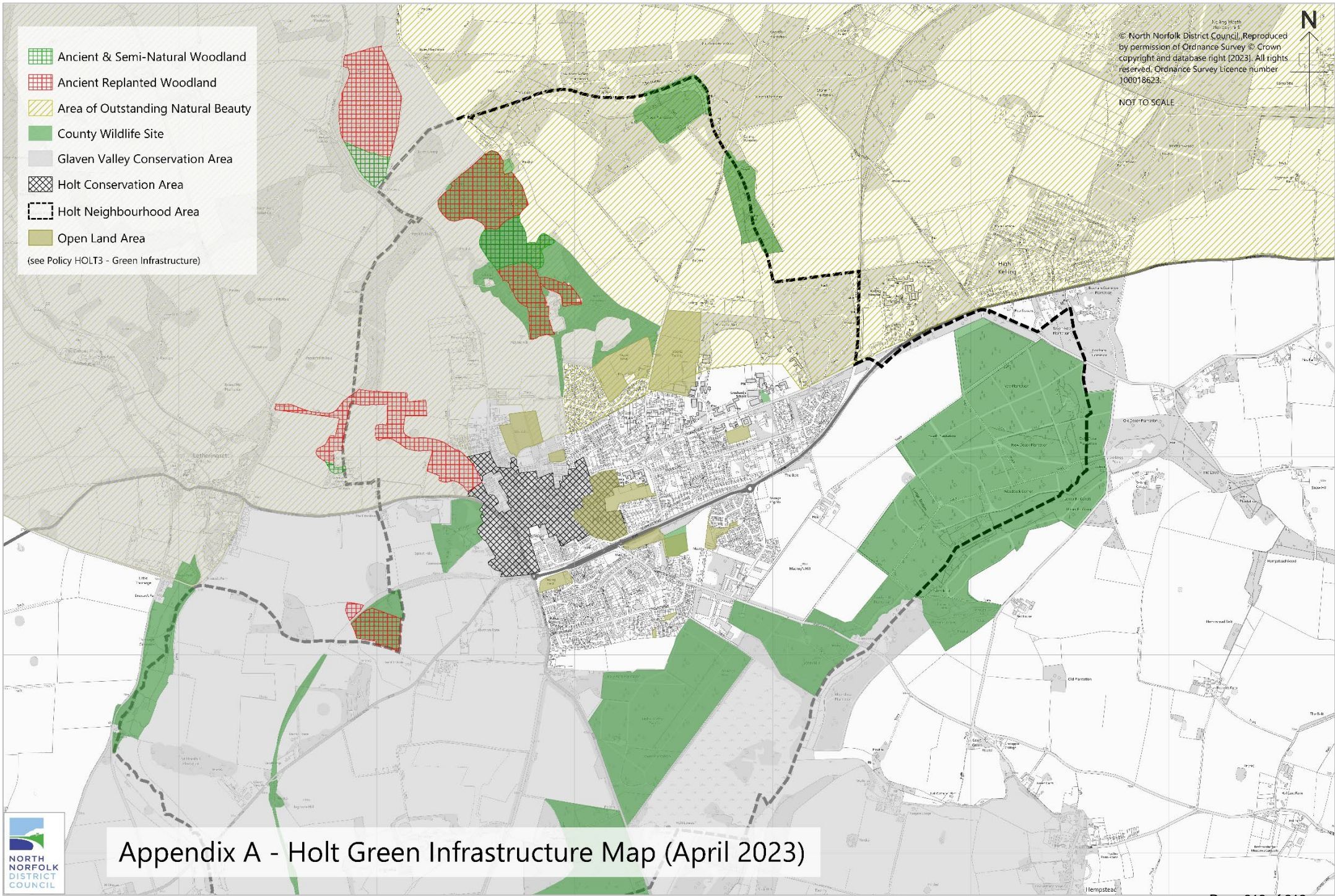
- 7.7 The next priorities are to acquire land needed for the route into Holt, to obtain the necessary official permissions and then to begin the construction of the railway over this first part of the NOR route. This has been done before and is being done again. The NNR extended its line from Weybourne to High Kelling in the 1980's, and the MNR is currently making good progress in extending its line from Dereham to County School on the way to Fakenham. There is a margin of land on the North side of the Holt by-pass belonging to Norfolk County Council (NCC) which can accommodate the railway. Some years ago NCC offered this land for the construction of this part of the NOR at little or no cost, although this decision would need to be ratified. An expert railway engineer has demonstrated that there are adequate clearances to accommodate the railway. The Holt by-pass is an existing transport corridor, therefore occasional trains will be hardly noticeable among the existing constant traffic.
- 7.8 Holt Town Council supports the aspiration to build a railway into Holt as it could establish a link with the Bittern Line, thus enabling people who live in and around Holt to travel by train to locations including Sheringham, Cromer and Norwich. This extended rail link will assist members of the public to travel to and from new, as well as existing, places of work, will attract more visitors to Holt, reduce the acute pressure for additional car parking and enhance local business opportunities. Further, it will enable the NNR to take its heritage trains into Holt, which will further raise its importance as the major tourist attraction in North Norfolk. Consequently, the above could result in a reduction in social exclusion, increased economic activity and fewer road accidents. The use of modern trains will bring significant environmental benefits, including taking traffic off the roads and a reduction in greenhouse gases.



-  Ancient & Semi-Natural Woodland
 -  Ancient Replanted Woodland
 -  Area of Outstanding Natural Beauty
 -  County Wildlife Site
 -  Glaven Valley Conservation Area
 -  Holt Conservation Area
 -  Holt Neighbourhood Area
 -  Open Land Area
- (see Policy HOLT3 - Green Infrastructure)

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NOT TO SCALE



Appendix A - Holt Green Infrastructure Map (April 2023)

