

# North Norfolk Local Plan

2016 - 2036



REGULATION 18 CONSULTATION

## Holt Local Plan Workshop **FEEDBACK SUMMARY**

June 2016

**North Norfolk District Council  
Planning Policy Team**

Telephone: 01263 516318

E-Mail: [planningpolicy@north-norfolk.gov.uk](mailto:planningpolicy@north-norfolk.gov.uk)

Write to: Planning Policy Manager,  
North Norfolk District Council,  
Holt Road, Cromer, NR27 9EN

[www.north-norfolk.gov.uk/localplan](http://www.north-norfolk.gov.uk/localplan)

**All documents can be made available in  
Braille, audio, large print or in other languages.  
Please contact 01263 516318 to discuss your requirements.**



# Contents

<b>1 Overview</b> .....	<b>2</b>
Introduction & Background .....	2
Purpose of This Document .....	3
Workshop Structure .....	3
Summary Headlines .....	3
<b>2 Workshop Session 1: Setting the Scene</b> .....	<b>6</b>
What will the Local Plan include? .....	6
What is your current thinking on Neighbourhood Planning? .....	6
What do we already know? .....	6
Options for Growth Distribution .....	7
Considerations for Holt .....	7
<b>3 Workshop Session 2: SWOT Analysis</b> .....	<b>9</b>
<b>4 Workshop Session 3: Mapping Exercise</b> .....	<b>11</b>

# Appendices

<b>1 SWOT Analysis</b> .....	<b>15</b>
<b>2 Mapping Exercise</b> .....	<b>18</b>
<b>3 Workshop Invitation Letter</b> .....	<b>21</b>
<b>4 Workshop Agenda</b> .....	<b>23</b>
<b>5 Attendance List</b> .....	<b>25</b>

# 1 Overview

## 1 Overview

### Introduction & Background

- 1.1** North Norfolk District Council commenced a review of the existing Local Development Framework (LDF) for North Norfolk in early summer 2015. The current adopted Development Plan consists of the adopted Core Strategy and Development Management Policies (2008) and the Site Allocations Plan (2011) and covers the period up to 2021. A new Single Local Plan will cover the period 2016 – 2036 and is a key document that will guide development in the District over the next 20 years.
- 1.2** There have been a number of key changes to the planning system since the previous suite of planning documents was prepared. Key changes have included the revocation of Regional Spatial Strategies and the publication of the National Planning Policy Framework and new national Planning Policy Guidance.
- 1.3** The Council consulted under Regulation 18<sup>(1)</sup> in August 2015 on the topic areas that the new single Local Plan will consider. These topics included a review of the housing target for the District and how this housing growth will be spatially distributed. The Local Plan will, amongst other topics, set the strategic approach to development in relation to the level and distribution of employment, retail, the protection and management of the natural and historic environment, and how to approach development in the countryside.
- 1.4** Key to setting the scope of the Local Plan is the identification of issues and opportunities and translating these into a vision for the district and for each of the larger settlements. National guidance promotes a Local Plan which reflects a collective vision incorporating priorities from neighbourhoods, business and communities which should reflect the strategic priorities for the area.
- 1.5** It is the aim of the Council that the Vision(s) for the Local Plan is grounded in these locally identified priorities and aligned with key strategies and plans, produced by the Council, its key partners and the wider community. In this way the plan should be locally specific and sustainable.
- 1.6** In continuing with the Regulation 18 stage of plan production a series of workshops were held throughout May and June 2016 with Town Councils and District Councillors. The results of the workshops will be used to inform the future town visions, which in turn will help to inform the emerging Local Plan Vision from which the planning policies and site allocations will be developed.
- 1.7** Through a variety of interactive means each session was designed to aid discussion and seek areas of consensus. By the end of each session the aim was that groups would:
- Have clarity on the process for preparing a Local Plan, the work undertaken so far, and what will happen next.
  - Have an understanding of the scale of growth which might be required in the town and have the opportunity to identify suitable locations.
  - Have listed the planning issues that they feel are important to address, and, understood if and how the Local Plan can address those issues.
  - Have described the places that give rise to issues, present opportunities, or that should change.



# Overview 1

- Have described the positives and negatives about the town and identified the key opportunities for growth in a collaborative manner.
- Have heard other's points of view about matters that affect the area.

## Workshop Programme

North Walsham	Tuesday 10 May, 6-9pm
Wells-next-the-Sea	Monday 16 May, 2-5pm
Stalham	Tuesday 17 May, 7-10pm
Fakenham	Thursday 19 May, 6-9pm
<b>Holt</b>	<b>Monday 23 May, 6-9pm</b>
Sheringham	Tuesday 24 May, 6-9pm
Cromer	Thursday 2 June, 6-9pm
Hoveton	Thursday 30 June, 6-9pm

### Programme of Town Council Workshops, May - June 2016

## Purpose of This Document

- 1.8** This document provides a record and summary of a Local Plan Workshop held with Holt Town Council - it was prepared immediately following the workshop and returned to the Town Council with an opportunity to make further comment. The feedback will help the Council to prepare broad visions and develop options for the delivery of the required growth in the District.
- 1.9** The agenda and outline for the workshop is included as Appendix 4.

## Workshop Structure

- 1.10** Three related sessions were delivered each with opportunity for question and answers, feedback and group discussion:
- **Setting the Scene** - explaining the context for the workshops, what type of Plan is being prepared, what time period will it cover, how much growth is likely to be required in the District and in Holt, and how might this relate to any proposals for a Neighbourhood Plan.
  - **SWOT Analysis** - to identify the main 'Issues' which need to be considered and might shape future development.
  - **Mapping Exercise** - to spatially record issues identified in SWOT and OPPORTUNITIES for, and CONSTRAINTS that might impact on development.
- 1.11** The outputs from the SWOT analysis and Mapping Exercise are included as Appendix 1 & 2.

## Summary Headlines

- 1.12** Participants recognised that Holt has a number of existing allocations and permissions which combined have consented permission to deliver approximately 450 dwellings. In terms of future growth levels and allocations for the town in the emerging new single Local Plan no decision has yet been made on the overall numbers and distribution. It is likely that decisions around the level of growth in Holt will be dependent on the overall distribution in other towns and villages and in particular the amount of development at North Walsham and Fakenham.

# 1 Overview

The approach taken to the former air bases also has the potential to influence the final figure and options for Holt. The Town Council were asked to think about the level of appropriate growth and locations having regard to the number of dwellings already committed.

- 1.13** Notwithstanding the high level of committed development yet to be built participants were broadly supportive of some additional growth and recognised that development would be necessary to address a number of needs including affordable homes, homes for an aging population, the delivery of local job opportunities and enhanced car parking provision. The potential impacts of further growth would require careful consideration and there was specific concern about the adequacy of Primary School provision and a range of views on the role of the town centre in terms of breadth of the retail offer and opportunities and risks associated with out of centre retailing. In discussion no consistent or collective views emerged other than that residential growth should help in the facilitation of suitable employment land and address the needs of the aging population emerged. It was felt there was some imbalance with the type of housing stock and the provision of family homes between north/south of the A148. There were similar sites identified but no collective consensus on additional locations. There was much discussion on the provision of care homes, petrol station and hotels on appropriate employment land providing job suitable opportunities.
- 1.14** It was noted that the opportunities discussed offered only a high level principle. The intention was that any potential sites being identified through the consultation process and the call for sites would feed into the Council's sites assessment process. One of the purposes of the Local Plan is to work with other service providers in order to identify the infrastructure required to facilitate growth, allowing other service providers to forward plan.

High level issues raised /discussions included:

- The Councils approach to the Community Infrastructure levy and the differences in terms of infrastructure funding and delivery between CIL and S106 agreements and the amount/use of monies that would potentially come to a town council including the mechanism/what the town council could theoretically spend the monies on if a CIL was in place;
- Delivery of appropriate affordable housing including the opportunities/size requirements around downsizing for the elderly was discussed;
- Viability issues and policy flexibility around affordable housing requirements and provision including the practice of cross subsidy;
- Employment land facilitation particularly what further support could be given to ensure the release/delivery of existing employment land and address delivery issues associated with land ownership.

Other issues identified included:

- CIL and reasons why the Council relies solely on S106 agreements:
  - Viability issues / impacts around delivery of strategic infrastructure and strategic sites;
  - Potential impacts on smaller builders though up front levy requirements;
  - Potential nil rate for strategic sites;
  - Impacts on affordable housing delivery;
  - Brownfield sites and current employment allocations;
  - Potential for receipts to be spent on corporate priorities / different locations rather than on specific infrastructure requirements in locations generating the CIL receipt.

# Overview 1

- It was noted that Holt Town Council had in recent years become more specific in responses to planning applications through detailed specific s106 requirements and agreed that the town had benefited from this proactive input which had helped the District Council receive appropriate contributions and mitigation;
- Car parking provision, number of spaces in logical / connected places;
- Additional school provision;
- Changes in national planning policy, in particular the potential impacts / concerns around a brownfield register and permission in principle;
- Approach to growth in surrounding villages and the opportunity to review the current flexible approach through the Local Plan process.

## 2 Workshop Session 1: Setting the Scene

### 2 Workshop Session 1: Setting the Scene

Presentation by the Planning Policy Manager followed by Q&As based on following:

#### What will the Local Plan include?

**2.1** The Council is undertaking a wholesale review of the current Core Strategy and the Site Allocations Plan and intends to produce a new single Local Plan document which will cover the period 2016 to 2036. It will contain:

- A refreshed set of planning policies to apply to planning applications.
- New allocations of development land sufficient to meet identified needs for different sorts of development for the whole of the plan period.

**2.2** This workshop is an early part in the process and is part of the initial vision setting stage. We are trying to establish:

- What is it which needs to be planned for?
- What are the options which could be considered?
- What general approach should be adopted?

**2.3** In order to establish this overall vision the Council will:

- Gather a range of evidence such as a Strategic Housing Market Assessment (SHMA), employment land studies, Infrastructure and viability reports.
- Seek community views (this workshop is part of that process).
- Consult with a range of interest groups (providers of services etc).
- Start to develop and test a number of options.

**2.4** At the end of this phase in plan preparation (about a year) there will be one or more periods of public consultation to explain the options considered and which of the options the Council prefers. The final Plan must be submitted for independent examination to test if it is 'legally compliant and sound'. The aim is to have the new plan in place in 2018 or earlier if at all possible.

**2.5** This workshop is about considering the future Vision through a number of exercises. We will not be considering individual policies – It's really about **what** development and **where**?

#### What is your current thinking on Neighbourhood Planning?

**2.6** There was a short discussion around Neighbourhood Planning and the requirement to be in general conformity with the new single Local Plan. The Town Council confirmed that the emerging Neighbourhood Plan was progressing with the aim of compilation towards the end of 2017 and that it is not focussing on growth or allocations, preferring to leave this strategic content to the local Planning Authority. The content of the neighbourhood plan is still at this stage emerging. There is currently a funding application pending with NNDC which is intended to bring a sharper focus on the content and timetable for Neighbourhood Plan production.

#### What do we already know?

1. The Plan will cover the period 2016 - 2036.
2. We will need to deliver approximately 8,500 homes over this period across North Norfolk.

**2.7** This figure is derived from a document called the Strategic Housing Market Assessment (SHMA) which calculates the requirement for homes (objectively assessed need) based on



## Workshop Session 1: Setting the Scene 2

natural population change, inward migration, average household sizes, vacant and second homes (continued assumption of 15% vacancy rate, to account for second homes, holiday homes & vacant properties), need for affordable homes and to ensure there is a sufficient workforce to fill likely jobs forecasts. 8,500 homes over this Plan period equates to around 420 dwellings per year across the North Norfolk administrative area. In comparison to the historical position, we have been delivering between 300-500 per year for the last decade. The revised target is yet to be set but early indications are that it will not be radically different from the figure concluded in the SHMA.

- Up to half of the new dwellings are likely to be required on sites which are specifically allocated for development. Some of which can be carried forward from our current Plan. The remainder of the estimated 8,500 requirement already has planning permission or could be delivered as windfall developments;
- Identified through the Strategic Housing Market Assessment, the Council needs to deliver in the region of 2,500 affordable dwellings i.e. about 20%;
- Around half the population will be over 65 years old by the end of the period. The workforce will age and might shrink, although it is expected that people will work for longer;
- There is not enough brownfield land in the district to accommodate what is required;
- New greenfield allocations will be necessary;
- A mix of small and large sites may be desirable to improve the prospects of delivery. It has proved to be difficult to deliver large scale development proposals (in part due to issues around land assembly, master planning, development viability and market conditions). Some smaller and medium sized sites which can be developed by a single developer are likely to be desirable;
- The role of town centres is changing;
- Jobs growth might be relatively modest and based on growth of existing business;
- Norwich will continue to act as a draw for jobs, services, recreation etc.

### Options for Growth Distribution

**2.8** In the current Plan around 75% of all new development is taking place in the eight towns in the district and about half of the total is in North Walsham, Fakenham, Holt and Cromer. The current Core Strategy deliberately adopts a strategy of limiting growth in the smaller villages because they don't have day to day services and there is a desire to protect the rural character of the district. We will be considering the distribution again as part of this Plan and there may be to some scope for a bit more development in some villages and possibly the former airbases. Nevertheless towns like North Walsham and Fakenham are likely to be strong candidates for further growth. The approach to be taken in these settlements will impact on the final distribution and the numbers required for Holt. Given the existing level of provision coming forward (approximately 450 dwellings), at the moment it is not expected that significant growth should be directed to Holt however final numbers and distributions are yet to be determined.

### Considerations for Holt

- The town is perceived to offer a strong independent retail offer and is a tourist destination;
- The town has a strong local character;
- The town offers a limited range of employment opportunities;
- Potential for growth in comparison with many other areas in the District;
- Opportunities through growth to relocate the existing primary school;
- Parking remains a local issue;
- Population is ageing.

**2.9** It was noted that the workshops would focus on high level principles and were the start of a

## 2 Workshop Session 1: Setting the Scene

process. The potential sites along with others being identified through the consultation process along with the feedback from this event would all feed into the Council's sites assessment process and emerging work on the Local Plan.

## Workshop Session 2: SWOT Analysis 3

### 3 Workshop Session 2: SWOT Analysis

- 3.1** The participants were split into two groups, supported by an Officer to identify the Strengths, Weakness, Opportunities and Threats. The SWOT analysis is attached as Appendix 1. Following this, a group discussion was held to seek consensus around the top three issues in each category.
- 3.2** There was broad consensus between the groups in the identification of the key strengths with the identification that the town through its Georgian character and independent shops offered a wide range of retail services and was a strong tourist destination. There was consensus that the town benefitted from open spaces such as Spout Hills and the nearby Country Park and that the location of the town offered good access to the surrounding countryside, which offered opportunities for the town to capitalise on.
- 3.3** Overall the weaknesses identified in both groups centred on the lack of employment opportunities, both in terms of career progression and the availability/facilitation of land/premises and the lack of specific accommodation for the elderly. There was a perception that employment facilitation was being held back by lack of choice in terms of land availability and the high and unreasonable commercial conditions being placed on those who wish locate to Holt. In terms of retail it was identified that the existing independent nature and mix catered better for the tourist trade than for local weekly provision. The poor offer (declining) in terms of public transport was identified in both groups in association with connectivity to surrounding settlements and the coastal tourist areas, along with the lack of availability and reasonable priced tourist accommodation. Although no consensus, other identified weakness' included local issues around the provision of play facilities across the town, the limitations of one petrol station and the threats associated with inadequate car parking provision ( in logical and connected places) for those employed in the town as well as tourist trade.
- 3.4** In terms of future opportunities through the Local Plan the key priorities identified included the opportunity to deliver more employment land in order to introduce competition between land owners and to provide the opportunity for inward investment with the potential to provide for tourist accommodation in the form of a budget hotel and increased specialist housing for the elderly. It was also recognised that there were opportunities emerging around the potential relocation of the school. It is expected that the Education Authority would soon be starting a review of potential site options and the District Council understood that Gladman Developments Ltd were likely to suggest a potential site in a revised proposal which had previously been refused planning permission. It would be important that a full range of options including the opportunity on the allocated H09 site were considered. If a new school site could be identified this would probably release the existing site for re-development.
- 3.5** Tourism growth was identified as a mechanism for increasing footfall into the town centre, though the issue of appropriate locations for car parking remained inconclusive. Through residential growth it was recognised that there was the potential to improve the mix of dwellings size and address the perceived shortage of smaller homes suitable for those elderly wishing to down size and or relocate from the surrounding hinterland to the town and to satisfy affordable housing requirements of the younger families.
- 3.6** The threats identified through discussion as the key threats to the continued success of Holt included the unresolved car parking provision, inadequate provision of expanded services in line with residential growth and the lack of employment opportunities in terms of land availability/costs. In relation to retail development it was recognised that increased footfall was required however no clear strategy/priorities were established around how land use policies could assist the town with increasing the provision of retail mix and broader appeal eg potential policy approaches around frontages, flexible approach to unit size and amalgamation and connectivity priorities (walkways, public realm improvements, cycleway etc). There was no

## 3 Workshop Session 2: SWOT Analysis

clear opinion expressed around appropriate out of town retail growth other than its perceived potential to impact on smaller convenience retail providers such as the butchers and that the aspiration would be for the existing garage to relocate on the approach to the town on the new allocation H09.

**3.7** Concern was raised over changes to national policy with regard the presumption in favour of brownfield redevelopment, brownfield registers and the potential for permission in principle. These concerns focussed around the potential for sites that are in perceived inappropriate locations to come forward under permitted development especially for uses contrary to the Development Plan and or Neighbourhood Plan. It was advised that NNDC shared many of these concerns however until the qualifying criteria around the register were published by the government it remained unclear how this would work.

**3.8** The following were identified through discussion as the key items

- **Strengths:** High quality, accessible town scape and character, strong independent retail mix, tourist economy, low crime, access to open space surrounding country parks, bus service, primary school provision and sheltered housing.
- **Weakness:** lack of retail choice/mix to cater for all needs, lack of employment opportunities (land and career), single land ownership (employment), lack of secondary school and capacity issues at primary school, high house prices, poor bus services, monopoly in terms of petrol provision, poor distribution of children's play facilities and lack of adult/older children facilities, in adequate and poor connected car parking for those employed as well as visitors.
- **Opportunities:** relocation and larger primary school, budget hotel provision and relocation of the petrol station to allocated land on the edge of the town and main link road. Increased local employment facilitation through land allocation, and the availability of suitable land for appropriate growth in residential market.
- **Threats:** There was some concern expressed around the potential for increased out of town retailing, the retention ability of the town with regards younger, economically active workforce and the growing trends for business decisions / investments to be made by others who had no connection to the town along with the perceived threat of a lack of employment opportunities. The potential for increased congestion and the lack of car parking combined with poor public realm, narrow/restrictive public footpaths and the continued growth in second homes and holiday lets were put forward as impacting on the town centre trade now and in the future.

## Workshop Session 3: Mapping Exercise 4

### 4 Workshop Session 3: Mapping Exercise

- 4.1 Groups were asked to identify any spatial issues identified through the SWOT and mark on the map using the key:
- The green spaces (POS) that should be protected and or opportunities for new Green Infrastructure;
  - Suitable areas for employment opportunities;
  - Suitable areas for additional retail;
  - Suitable areas for residential development;
  - Any additional opportunities for road network improvements (plus other transport if time);
  - Any areas / broad locations which should not be developed;
  - Any other proposed uses of land.
- 4.2 There then followed the opportunity to discuss these with the aim of seeking consensus.

#### **Group discussion on the potential options identified through the mapping exercise**

- 4.3 There was general recognition and understanding from Members of the Town Council and District Councillors that a positive approach to growth was required in developing a new single Local Plan. Although no collected consensus on appropriate levels of growth was offered there was an acceptance that there was the potential for small scale employment and residential growth and investment into the town. Though some concern was expressed around the desire to phase appropriate growth given that the existing allocations were still to be started.
- 4.4 Overall a number of sites were suggested for future growth; although there were overlaps between the groups the priorities differed between groups. In general, opportunities for employment provisions were identified adjacent to the existing employment site on Hempstead Road and fronting the current H09 allocation / A148. In discussion it was identified as important to retain the existing employment allocation but to introduce additional employment land for growth and competition. H09, adjacent to the A148 was identified as offering opportunities for relocation of the petrol station and provision of a budget hotel. H09 along with the Lodge Farm site were thought to offer opportunities for school re-location. Although support for both, access issues were identified as a constraint for the Lodge Farm site. Neither group identified the Lodge Farm site to the south of town as suitable for solely residential growth, in part due to its importance retaining the countryside feel to the approach to the town and in part due to the poor connectivity and access restrictions (relating to the existing development at lodge farm / and residential dwellings at the end of Elizabeth Crescent).
- 4.5 There was some consensus on the identification of small sites for residential growth, namely around Valley Lane and Valley Farm however strong disagreement over the suggested use of the town playing fields for growth provision and the replacement of the sports facilities in various locations to the west and east of the town. The extension of the existing allocation H01 into Stud Farm was also suggested as offering potential for residential growth however there was no agreement or consensus that it was in an appropriate location. Car parking provision remained a consistent topic in discussion with the desire for coach parking, local employment parking and easily accessible tourist parking continually being identified as requiring a solution in order for the town to prosper.

#### **Open Space**

- 4.6 Sites that were identified as important and should be protected included the continuation of many of the existing designations such as, sports fields including those on Gresham School land and allotments. A number of smaller sites were identified across the town including a



## 4 Workshop Session 3: Mapping Exercise

small strip to the east of the current primary school playing fields. The importance of open space provision in the existing allocation H09 was reaffirmed by one group along with the opportunity to link this to the small strip of land running parallel to the A148 and adjacent to Swann Grove and create a pedestrian access. Spout Hills and Holt Country Park were identified as important open space provision.

### Employment Opportunities

- 4.7** The preservation and expansion of existing employment designations on Hempstead Road were identified as important along with adjacent opportunities for new employment. Land to the west of the existing allocation H09, (towards Heath Farm was identified by one group for longer term employment growth. There was some consensus that H09 allocation offered the opportunity for employment provision along the A148 frontage. Specifically suggested uses included care home, hotel and the relocation of the petrol filling station. The Lodge Farm site was identified by one group as a suitable school site however in the following discussion access difficulties were highlighted (constrained at Lode Farm/ Norwich Road, and Coronation Road) along with poor connections to the rest of the town and the need to retain countryside as highlighted by the recent dismissed appeal on that site. It was thought H09 also offered the opportunity for a school site, especially when combined with appropriate improvements to the green infrastructure and connectivity to the town. The existing school and playing field site coupled with a small section of the Valley Farm Site was identified as a potential site for residential growth (subject to school relocation) with some agreement that the existing school buildings offered the opportunity for care home provision.

### Residential Development

- 4.8** There was recognition that significant levels of growth will be provided across the two existing allocations and the additional permissions at Gresham School. Additional small sites identified for residential growth, included land around Valley Lane, Valley Farm and the school site (subject to relocation) as well as the scrape yard off Hempstead Road. There was some consensus that the existing school buildings (subject to school relation) could be used for specialist elderly accommodation and that the playing fields offered the opportunity for market and affordable housing. One group identified the town playing fields as an opportunity for residential growth provided that the sports facilities were relocated at the various suggested locations to the west and east of the town. The extension of the existing allocation H01 into Stud Farm however was suggested as an alternative. The existing garage on Cromer Road was also seen as a potential small scale residential site.

### Opportunities for road network improvements

- 4.9** Improved Green infrastructure links were identified to potentially linking H09 allocation site to Hempstead Road. There were aspirations of improved public transport through the regular links with the Coastal Hopper. A potential car parking site was identified opposite the existing petrol station site on Gresham School site close to the Church however there was no agreement on this as an approach with many opposing such an idea.

### Broad locations which should not be developed

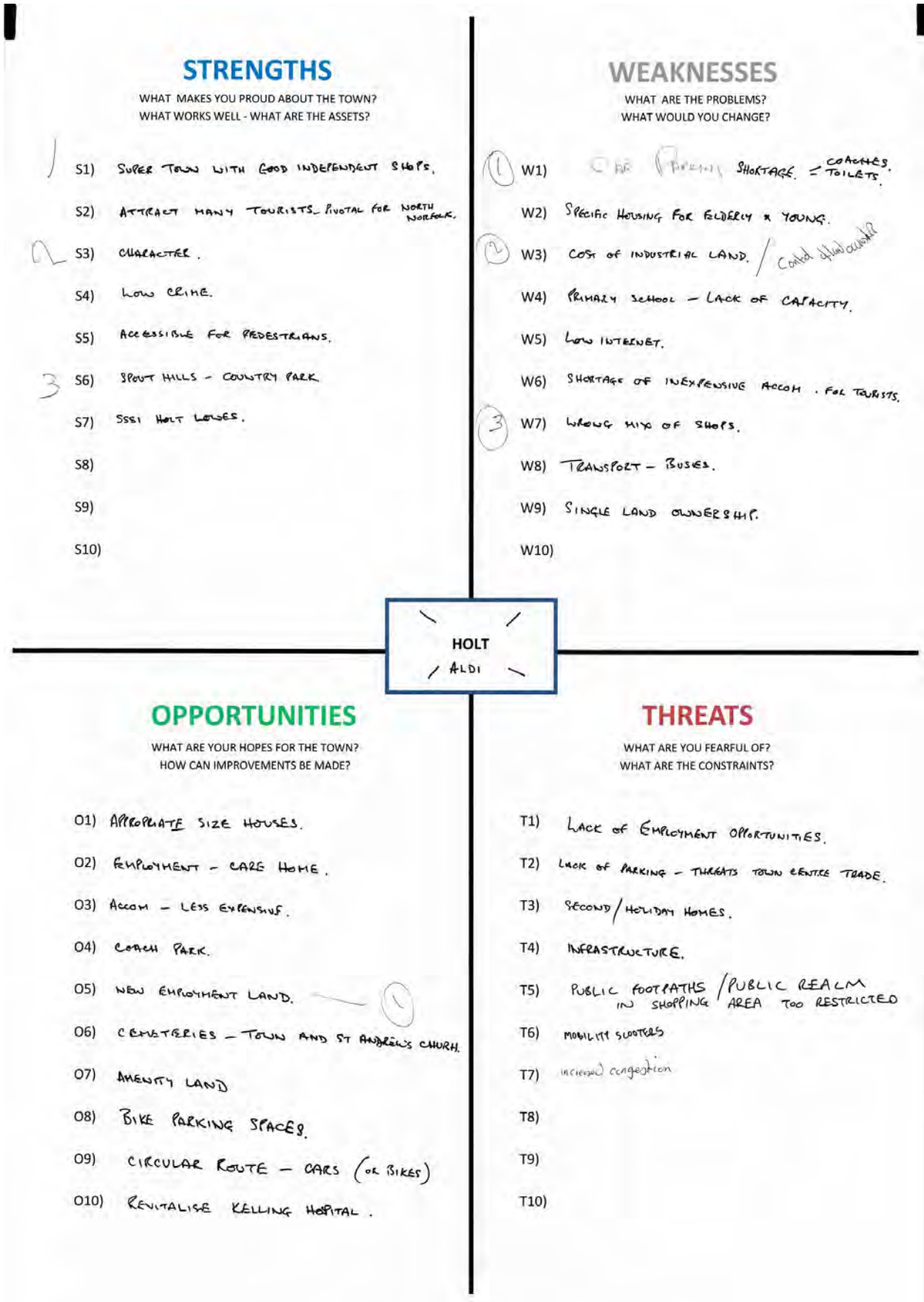
- 4.10** There were no broad areas highlighted in which development should be avoided, other than those areas identified for open space.

# Appendices

# SWOT Analysis 1

# SWOT Analysis 1

## Appendix 1 SWOT Analysis



# 1 SWOT Analysis

## STRENGTHS

WHAT MAKES YOU PROUD ABOUT THE TOWN?  
WHAT WORKS WELL - WHAT ARE THE ASSETS?

- S1) Wide range of shopping - tourism
- S2) Schools, Bakers + Lanners, Sanders employees
- S3)
- S4)
- S5) Primary School
- S6)
- S7) Sheltered housing (Hokes Ct, Casella Sutton Ct.)  
Lloyd Court for greater need.
- S8) Bus Service
- S9) Quality of Georgian architecture! / character
- S10) Playgrounds & open spaces  
Country Park, Spout Hills & Peacock Playground

## WEAKNESSES

WHAT ARE THE PROBLEMS?  
WHAT WOULD YOU CHANGE?

- W1) Still need for wider range - to cater for all needs.
- W2) Lack of employment opportunity. Further career opportunities
- W3) Lack of parking is holding back possible extra employment.
- W4) Employment land - single owner - uncooperative.
- W5) Getting too small. Children have to be bussed for secondary education. Some primary children have to be bussed to Kelling Village & Briston.
- W6) Excessive housing cost!
- W7) Little provision for elderly needing some care.
- W8) Need for hopped bus.
- W9) Only one petrol station.
- W10) Lack of older play equipment & adult facilities  
Lack of play equipment on South side of bypass.

HOLT

## OPPORTUNITIES

WHAT ARE YOUR HOPES FOR THE TOWN?  
HOW CAN IMPROVEMENTS BE MADE?

- O1)
- O2)
- O3)
- O4) Compulsory purchase of employment land.  
Allocate more employment land, under different ownership.
- O5) Rebuild a larger primary school.
- O6) Petrol hub (or more)
- O7) More employment (Nursing etc.)
- O8) More petrol station to H09
- O9) Architecturally creative building styles on out new developments.
- O10)

## THREATS

WHAT ARE YOU FEARFUL OF?  
WHAT ARE THE CONSTRAINTS?

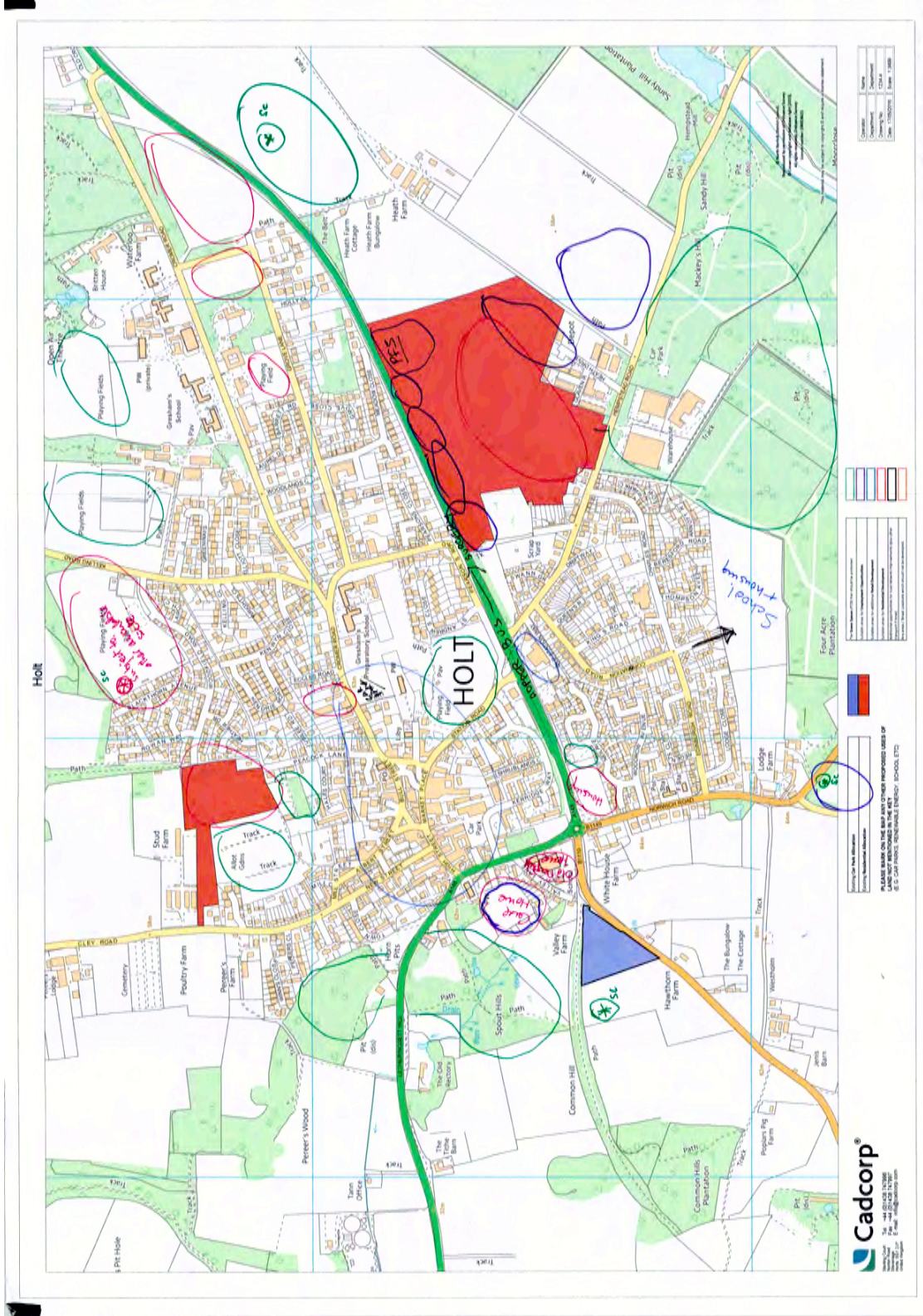
- T1) Potentially out of town excess shopping -
- T2) Housing young people.
- T3)
- T4)
- T5)
- T6) Employees live out of town.
- T7)
- T8)
- T9)
- T10)



# Mapping Exercise 2

# 2 Mapping Exercise

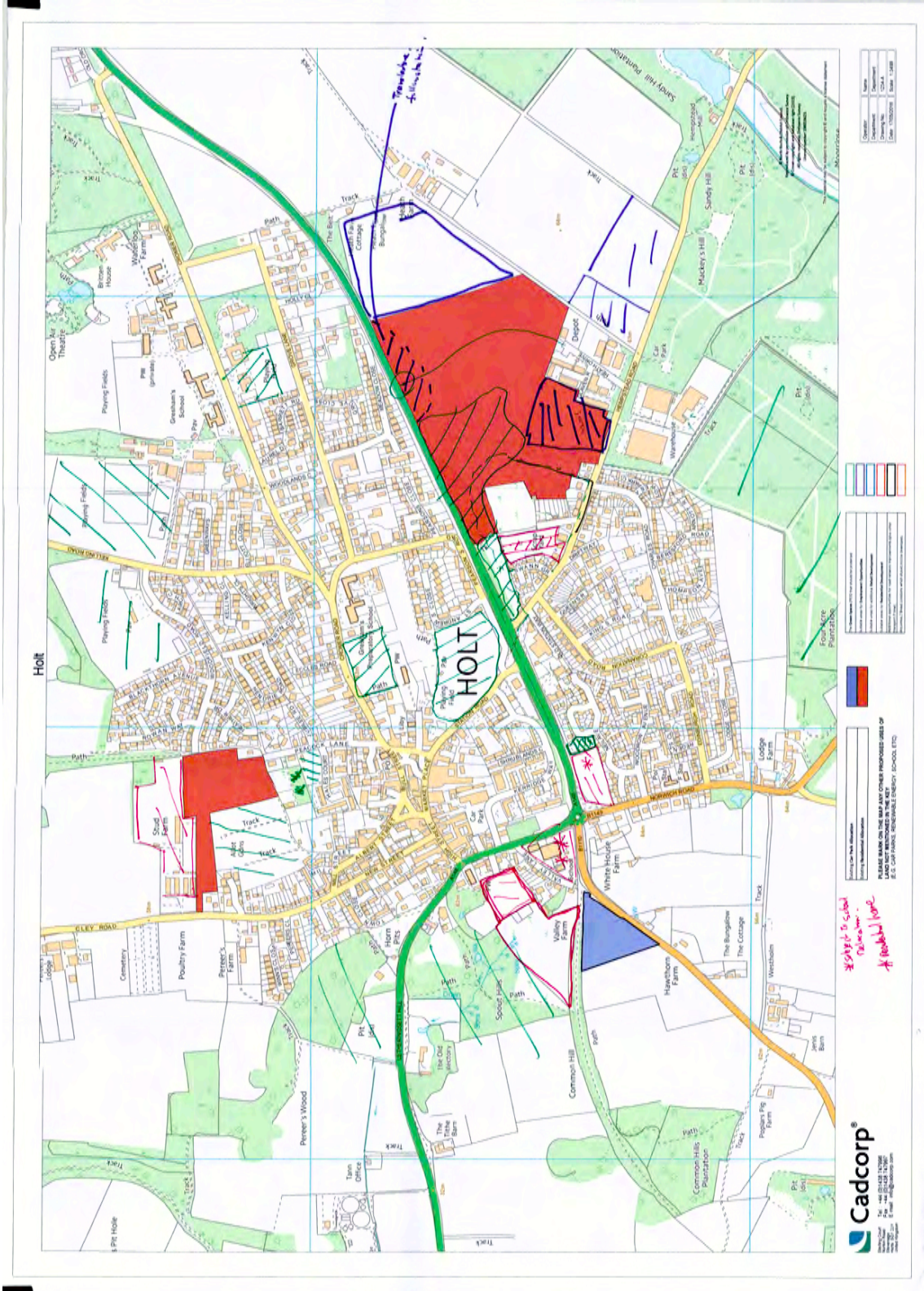
## Appendix 2 Mapping Exercise



Group 1 Map Exercise



# Mapping Exercise 2



Group 2 Map Exercise

# Workshop Invitation Letter 3

## Workshop Invitation Letter 3

## Appendix 3 Workshop Invitation Letter



25 February 2016

Elaine Oliver  
Holt Town Council  
Holt Community Centre  
Kerridge Way  
Holt  
NR25 6DN

Dear Elaine,

### North Norfolk Local Plan – Town Council Workshops

As part of our preparation of the new Local Plan we are proposing to hold workshops in April / early May with each of the seven Town Councils in the District.

We think the workshops will be helpful as a way of:

1. Outlining the process for preparing a new Local Plan, the work we have undertaken so far, and what will happen next.
2. Discussing the planning issues which affect your town, and documenting them.
3. Talking about the potential scale of growth that might be required and identifying potential development sites on large-scale maps.
4. Discussing the relationship between the Local Plan and Neighbourhood Planning.

We expect the workshop to take between 3-4 hours and to take place at a venue in the town. Attendance will be limited to Town Council members together with the District and County Council elected Members.

Our purpose in writing is to ask if you would find such a workshop helpful and, if you would, whether there is anything else related to the Local Plan that you would like to add to the Agenda? We are also seeking your view as to potential dates and venues.

Please could you complete the following table and return to: [planningpolicy@north-norfolk.gov.uk](mailto:planningpolicy@north-norfolk.gov.uk), by Friday 4<sup>th</sup> March if possible. Once we have collected potential dates from all of the Town Councils I will write again to finalise the details.

If you have any questions please feel free to get in touch.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Brown'.

**Chris Brown**  
Project Support Officer (Planning Policy)  
01263 516318  
[chris.brown@north-norfolk.gov.uk](mailto:chris.brown@north-norfolk.gov.uk)



# Workshop Agenda 4

## Appendix 4 Workshop Agenda



### Holt Town Council Workshop

Monday 23 May, 2016, 6pm @ Holt Community Centre

---

#### Aim of the workshop

To provide an opportunity for town council members to highlight the issues they feel are important, and to identify the places that need to be improved or protected through planning. The results of this workshop will inform the future town vision, upon which planning policies and site allocations will be developed.

By the end of this session we hope you will:

- Have clarity on the process for preparing a Local Plan, the work undertaken so far, and what will happen next.
- Have an understanding of the scale of growth which might be required in your town and have the opportunity to identify suitable locations.
- Have listed the planning issues that you feel are important to address, and, understand if and how the Local Plan can address those issues.
- Have described the places that give rise to issues, present opportunities, or that you think should change.
- Have described what it is that you are most proud of about your town.
- Have heard other's points of view about matters that affect the area.

#### Programme

6pm	Welcome & Overview by Mark Ashwell, Planning Policy Manager (NNDC)
6.30 pm	<b>Activity 1 - Looking at the Issues</b> <ol style="list-style-type: none"> <li>a. SWOT Analysis: Collating the positives and negatives about Holt as a place, identifying any threats, or opportunities that can bring about improvements.</li> <li>b. Prioritising the issues</li> <li>c. Group discussion on the top issues</li> </ol>
7.45 pm	<i>Break for refreshments</i>
8.00 pm	<b>Activity 2 - Mapping Issues &amp; Identifying Sites</b> <ol style="list-style-type: none"> <li>a. Map based exercise to record issues relating to specific areas.</li> <li>b. Map based exercise to identify suitable areas for growth or preservation.</li> <li>c. Group discussion on the top sites</li> </ol>
9.15 pm	<b>Summary, Questions &amp; Close</b>

---

Planning Policy Team

01263 516318 / [planningpolicy@north-norfolk.gov.uk](mailto:planningpolicy@north-norfolk.gov.uk)

[www.north-norfolk.gov.uk/localplan](http://www.north-norfolk.gov.uk/localplan)

# Attendance List 5

## Attendance List 5

## Appendix 5 Attendance List

## Holt Town Council Workshop

Monday 23 May, 2016, 6pm @ Holt Community Centre



## Please sign in:

Name	Role / Organisation
1. Mark Ashwell	Planning Policy Manager, NNDC
2. Iain Withington	Planning Officer (Policy), NNDC
3. Jodie Young	Planning Officer (Policy), NNDC
4. Geoff Lyon	Major Projects Manager, NNDC
5. Rob Parkinson	Major Projects Team Leader, NNDC
6. Chris Brown	Project Support Officer (Planning Policy), NNDC
7. Duncan Bates	Mayor
8. Liz Traynier	Councillor
9. Elaine Chier	Town Clerk
10. RAY MOORE	TOWN COUNCILLOR
11. COLIN HIPPERSON	HOLT TOWN COUNCIL
12. ROGER PERCIVAL	TOWN COUNCILLOR.
13. PHILIP HIGH	NNDC
14. G H CHAPMAN	H T C
15. PAUL REED	H T C
16.	
17.	
18.	
19.	

