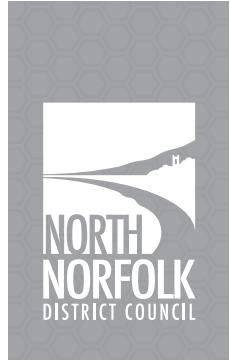


North Norfolk Local Plan

2016 - 2036



REGULATION 18 CONSULTATION

Fakenham Local Plan Workshop **FEEDBACK SUMMARY**

June 2016

**North Norfolk District Council
Planning Policy Team**

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



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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⁽¹⁾ 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 manor.
- 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
Holt	Monday 23 May, 6-9pm
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 Fakenham 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 Fakenham, 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 Fakenham was likely to be a focus for further growth. No decision had been taken on the overall numbers but the reserve allocation to the north of the town had the potential to deliver a further 400 dwellings of any target set. Overall numbers and distribution decisions had not been made and the overall distribution in other towns and villages including the approach to the former air bases would influence the final figure. The Town Council were asked to think about the level of appropriate growth and locations. It was agreed with members present that the town council welcomed appropriate growth, which if planned and in the right

1 Overview

locations was seen as positive. The view expressed was that growth should be plan led and balanced in relation to the market i.e jobs and homes along with the delivery of appropriate infrastructure and positives improvements to the town.

- 1.13** 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.
- 1.14** High level issues raised included the Councils approach to the Community Infrastructure levy and the differences in terms of infrastructure funding between CIL and S106 agreements and the amount/use of monies that would potentially come to a town council. The requirements for a 5 year housing land supply were also debated and questions answered around the Council's Housing Incentive Scheme, delivery of affordable housing along with an explanation on the different types of affordable housing.

Other issues identified included:

- Duty to Cooperate requirements around housing need and targets
- 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 - including allocation in Fakenham;
 - Impacts on affordable housing delivery;
 - Brownfield sites and current employment allocations;
 - Potential for receipts to be spent on corporate priorities / different locations rather than in locations generating the CIL receipt.
- 123 lists and the restrictions on who and what CIL monies could be spent on and the mechanisms that would need to be in place both at district level and town level.
- It was noted that the Town Council thought that there should be more local input and feedback to the Town Council around s106 discussions which would aid understanding of how this process worked and enhance transparency.

Workshop Session 1: Setting the Scene 2

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 Local Plan. Should the Town Council wish to undertake a Neighbourhood Plan it would be beneficial to reach a definite position by end of 2016 to inform further work on the Local Plan. It was suggested that the aspirations of the District Council and the Town Council appeared broadly aligned in matters regarding growth and the best vehicle to take forward large scale allocations was though the Local Plan. If the Town Council wanted to undertake this they could but the process would require an early indication and the approach would have to be agreed.
- 2.7** No final opinion on the undertaking of a Neighbourhood Plan was offered however a number of high level issues raised included the Councils approach to the Community Infrastructure levy and the differences in terms of infrastructure funding between CIL and S106 agreements and the amount/use of monies that would potentially come to a town council were discussed.

2 Workshop Session 1: Setting the Scene

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.

2.8 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 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

2.9 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. We have deliberately adopted 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, but final numbers and distributions are yet to be determined.

Considerations for Fakenham

- Fakenham is the main town where employment land continues to be developed;
- The Industrial Estate is growing;
- The town offers a range of employment opportunities;
- Potential for growth – landscape is relatively unconstrained in comparison with many other areas in the District;
- There remain opportunities for Town Centre development.

Workshop Session 1: Setting the Scene 2

- 2.10** It was noted that the workshops would focus on high level principles. 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.

3 Workshop Session 2: SWOT Analysis

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 Overall there were similarities between the groups in the identification of Strengths, Weakness, Opportunities and Threats for Fakenham. There was consensus that the town offered good employment opportunities and land availability, good local core facilities such as sports clubs, health provision and retail services e.g. banking. There was also the agreement that the location of the town offered good access to the surrounding countryside, which offered opportunities for the town to capitalise on. Over all the weaknesses identified included those around the poor retail offer, lack of affordable housing, public transport to surrounding villages and the negative perception of the town.
- 3.3 In terms of opportunities through the Local Plan the key priorities identified included the opportunity to deliver more employment both in relation to land and high profile investment. Tourism growth was identified as a mechanism for increasing footfall into the town centre. Through residential growth it was recognised that there was the potential to improve the mix of dwellings size and address the perceived shortage of larger family homes as well as the opportunity to deliver affordable homes. Addressing the housing balance was seen as a way of attracting more investment and foot fall into the town. The reliance on a limited number of large employers was seen as a threat along with impacts of relatively low wages and increasing house prices.
- 3.4 Overall there was an appetite for balanced and plan led growth to increase the employment base and residential mix of the town.
- 3.5 The following were identified through discussion as the key items
- **Strengths:** Job opportunities, land availability, the range of sports facilities and club provision, along with accessibility and access to quality countryside and nearby tourist attractions including the North Norfolk Coast.
 - **Weakness:** lack of comparison retail choice, local public transport to surrounding villages, lack of rail link, reliance on low paid employment and risks of there being only 3 large employers in town, high shop rates and rents. Environmental constraints to the south of town (River Wensum).
 - **Opportunities:** Increased local employment facilitation through land allocation, development of brownfield sites / redevelopment and the availability of suitable land for appropriate growth in residential market and employment. North Norfolk Railway extension, tourism growth, car parking improvements including the facilitation of a coach park, provision of swimming pool, Increased supply of affordable housing for local people as well as high end homes and increased connectivity to local green corridors and tourist attraction such as Pensthorpe Natural Park.
 - **Threats:** There was some concern expressed around the reliance on a small number of larger employers and how external business decisions could impact on the town, and its attempts to grow. The negative perception of the town.

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 opinion on appropriate levels of growth was offered there was an acceptance that there was the potential for significant employment and residential growth and investment into the town. There was general consensus between the groups on the potential site options for growth.

Open Space

- 4.4** Sites that were identified as important and should be protected included the continuation of many of the existing designations such as, sports fields and allotments. Open space provision in allocations was seen as essential. In terms of Green Infrastructure one group identified the importance of connecting the town up to the walkways along the Wensum Valley.

Employment Opportunities

- 4.5** The preservation and expansion of existing employment designations were identified as important along with the opportunities for new employment land to the east of town adjacent to the A1067 / Clipbush Lane. Two smaller sites to the west of the town on either side of Wells Road and adjacent to the A1065 were also identified for employment and or residential growth opportunities, including potentially a hotel use. Redevelopment opportunities included the retail/industrial area adjacent to White Horse Street.

Residential Development

- 4.6** There was consensus that the broad direction of growth should be to the north through the extension to the existing allocation. This offered good opportunities for road improvements and a variety of schemes to improve the provision of open space and education facilities. Two sites to the west of the town on either side of Wells Road and adjacent to the A1065 were also identified residential use. A number of smaller sites were identified in both groups and included: the potential for some residential development around/near the vacant parts of Fakenham Industrial estate; land off Oxborough Lane; and land off Barber's Lane. One group identified the land to the east of town off Clipbush Lane / A1067 as potential for residential as well as employment.

4 Workshop Session 3: Mapping Exercise

Opportunities for road network improvements

- 4.7** Specific transport improvement schemes identified included the potential for a coach park and general improvements to car parking.

Broad locations which should not be developed

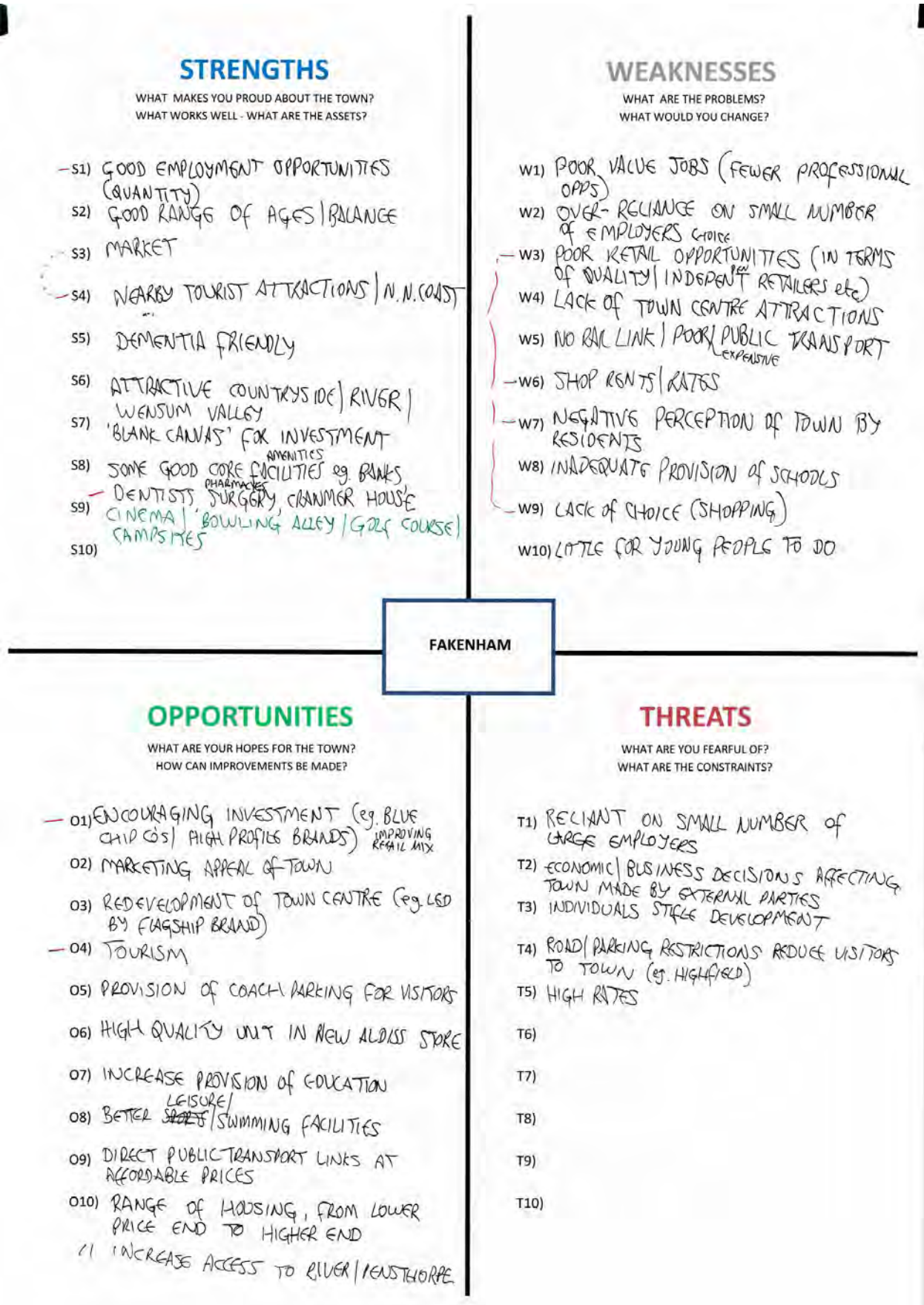
- 4.8** Areas outside the town to the south were seen as areas which should not be developed and offered important landscape value.

Appendices

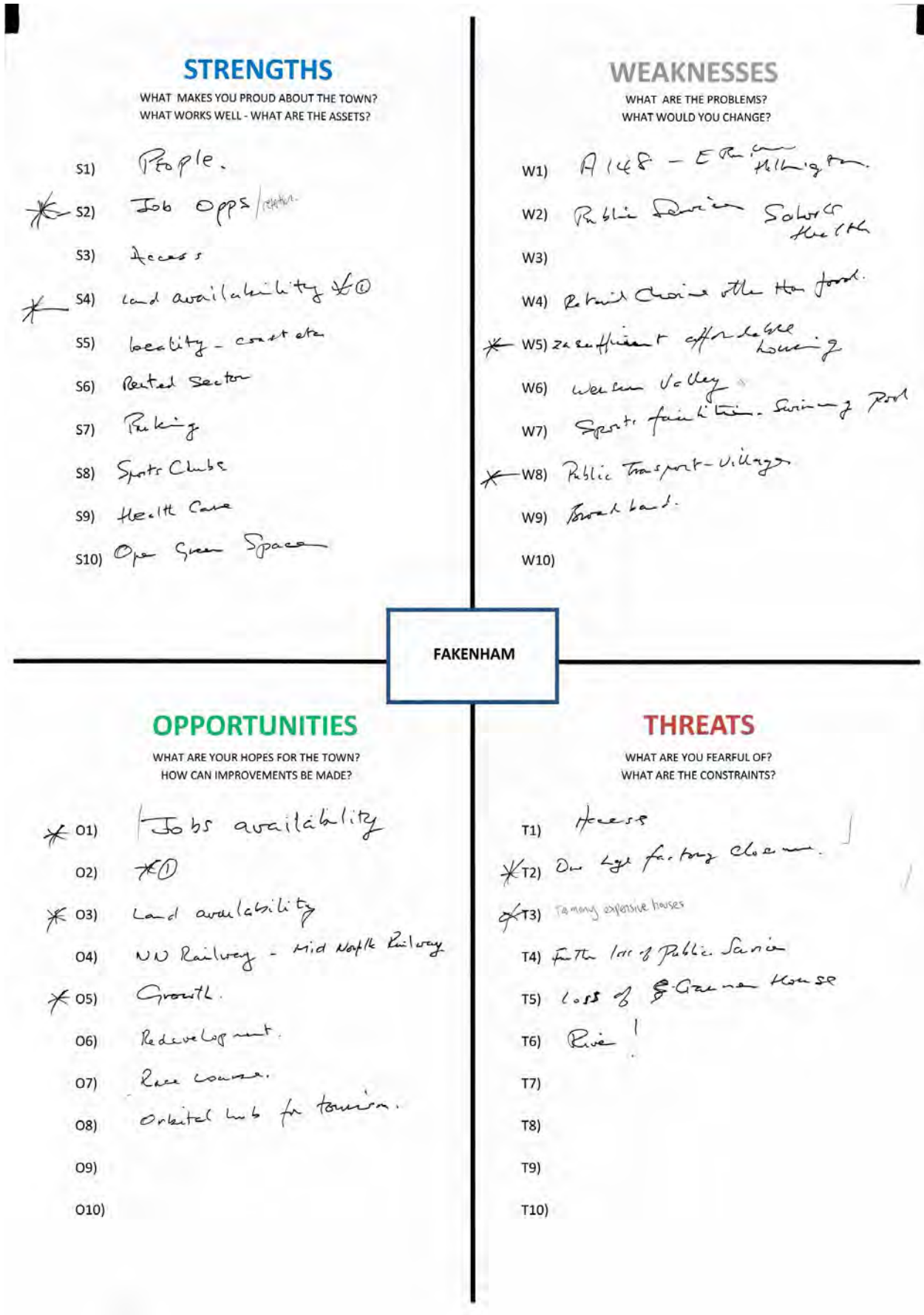
SWOT Analysis 1

SWOT Analysis 1

Appendix 1 SWOT Analysis



1 SWOT Analysis

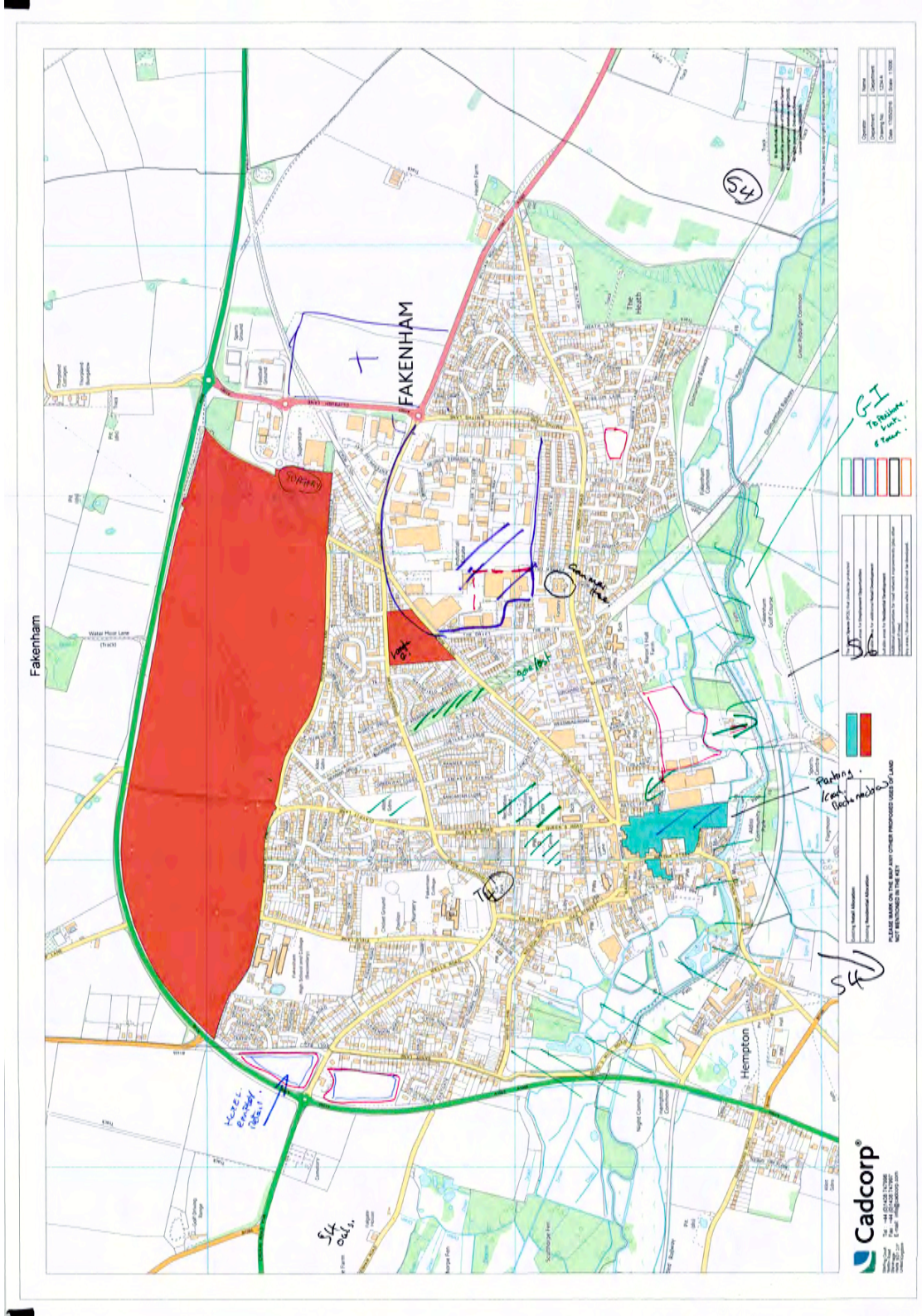


Group 2 SWOT Analysis

Mapping Exercise 2

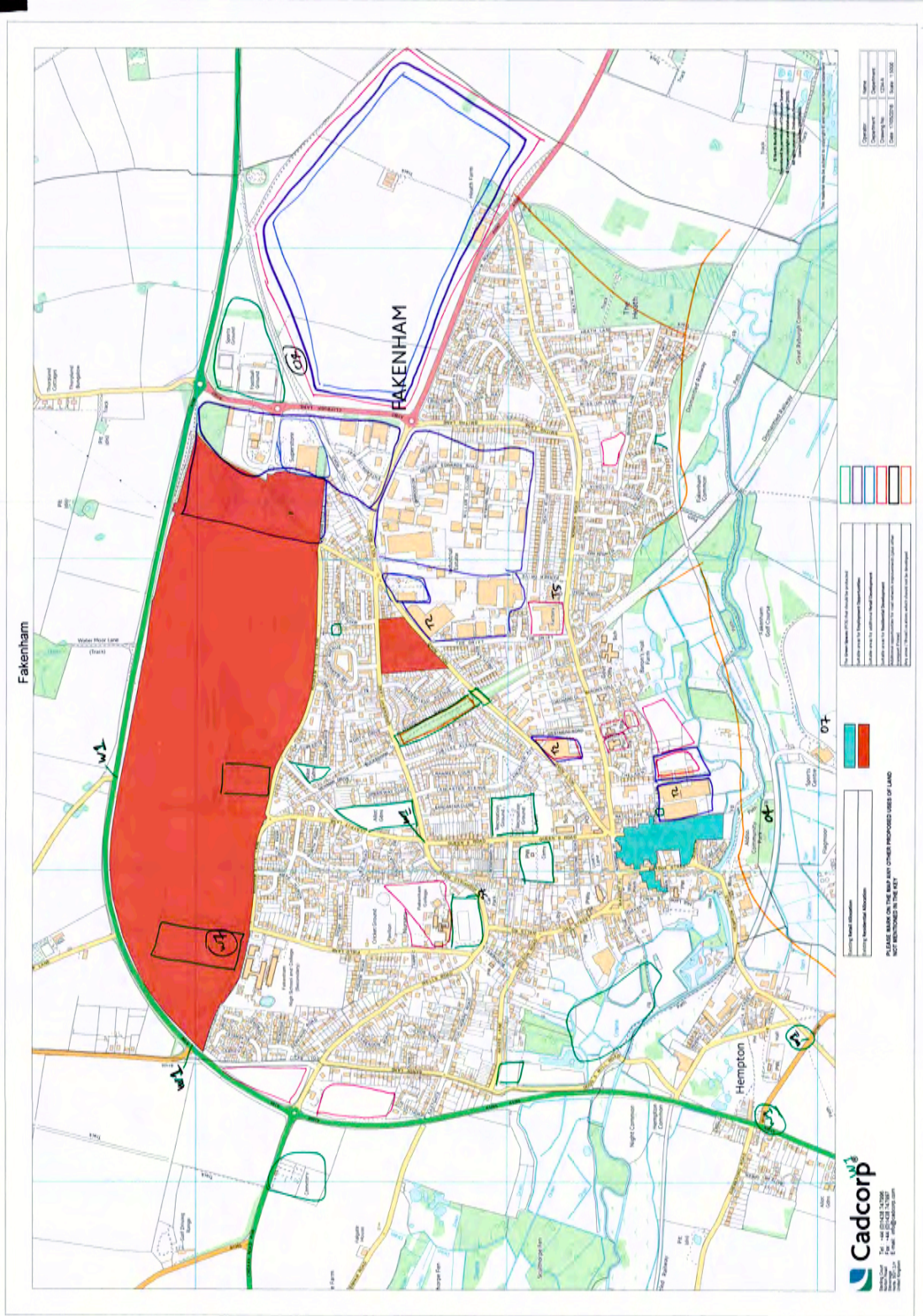
2 Mapping Exercise

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



Linda Jennings
Fakenham Town Council
Fakenham Connect
Oak Street, Fakenham
NR21 9DY

Dear Linda,

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, by Friday 4th 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

Workshop Agenda 4

Appendix 4 Workshop Agenda



Fakenham Town Council Workshop

Thursday 19 May, 2016, 6pm @ Fakenham Connect

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	Activity 1 - Looking at the Issues
	a. SWOT Analysis: Collating the positives and negatives about Fakenham as a place, identifying any threats, or opportunities that can bring about improvements.
	b. Prioritising the issues
	c. Group discussion on the top issues
7.45 pm	<i>Break for refreshments</i>
8.00 pm	Activity 2 - Mapping Issues & Identifying Sites
	a. Map based exercise to record issues relating to specific areas.
	b. Map based exercise to identify suitable areas for growth or preservation.
	c. Group discussion on the top sites
9.15 pm	Summary, Questions & Close

Planning Policy Team

01263 516318 / planningpolicy@north-norfolk.gov.uk

www.north-norfolk.gov.uk/localplan

Attendance List 5

Attendance List 5

Appendix 5 Attendance List

Fakenham Town Council Workshop

Thursday 19 May, 2016, 6pm @ Fakenham Connect


 North Norfolk
Local Plan
2016 - 2036

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.	J. S. DOUGALL	FAKENHAM TOWN COUNCILOR
5.	J. PUNCHARD	NNDC - Lancaster Suite
6.	George Adheson	Fakenham TC.
7.	MIVE COATES	" "
8.	L. JENNINGS	" "
9.	JULIA SANDFORD-COKE	" "
10.	Roy Reynolds	Chairman NNDC
11.	Annie Claxson Reynolds	Chairman NNDC
12.	Geofflyn	Magis Projects Manager
13.	Ciccy Thorne	FAKENHAM TOWN COUNCIL
14.	R. SMITH	FTZ
15.		
16.		
17.		
18.		
19.		

