



North Norfolk Local Plan Examination Hearing Statement – Matter 2

Boyer

Report Control

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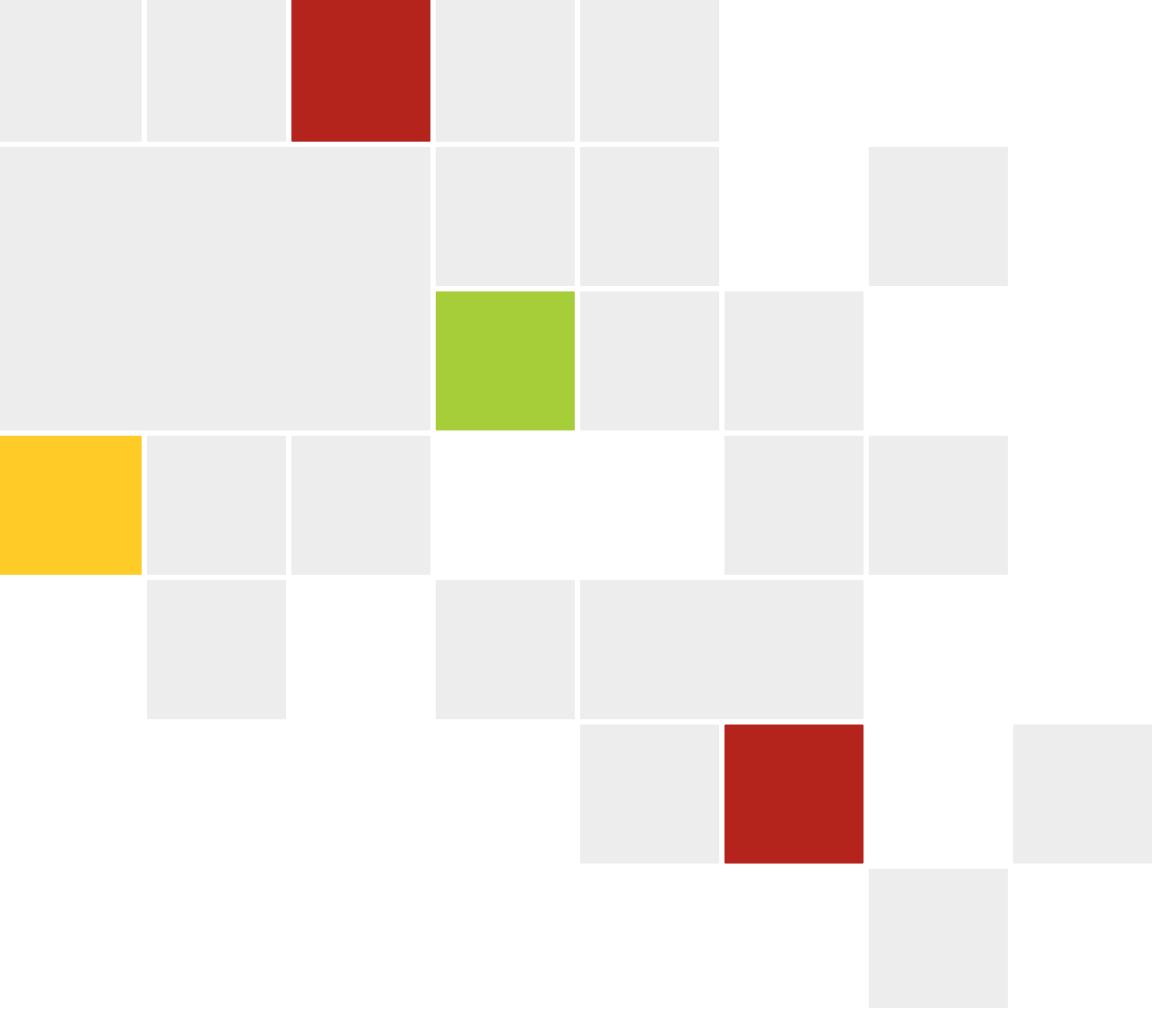
1. INTRODUCTION

- 1.1 This Hearing Statement has been prepared by Boyer on behalf of Richborough in response to the Inspectors' Matters, Issues and Questions in relation to Matter 2 (Spatial Strategy (SS Policies)) of the North Norfolk Local Plan Examination.
- 1.2 Boyer have been appointed by Richborough to act on their behalf in respect of promoting land interests at Land End of Mundesley / Land at Paston Gateway (HELAA ref: NW16/1) for residential development.
- 1.3 Boyer have previously made representations to the Regulation 19 Local Plan consultation (March 2022) and our Hearing Statement should be read in conjunction with those representations.

2. QUESTION 2.4 – PROPORTIONATE DEVELOPMENT

2.4 How has the proportion of new development in Large Growth Towns (about 50% of the total) been derived? Is this a ‘top down’ policy decision or the consequence of assessing site opportunities? How have the lower proportions of development in Small Growth Towns and Large Growth Villages been derived, and do these proportions suitably reflect the relative sustainability of the settlements?

- 2.1 We consider that the proportion of new development in Large Growth Towns has been derived from a ‘top down’ policy that does not reflect the constraints and opportunity areas within the district. It is not clear what evidence the Council has used to divide up the split between Large Growth Towns and other categories within the Settlement Hierarchy.
- 2.2 Whilst we accept the Council’s approach that North Walsham does not have the significant landscape/environmental constraints that there present elsewhere within the district, we do question the merit of this settlement receiving such a large allocation of growth when there are other smaller, but relatively sustainable, settlements within the district that could accommodate some further growth without significant constraint.
- 2.3 The approach to the allocation of nearly all of that proposed growth within North Walsham to one site as part of the SUE, results in a situation where the Council are effectively ‘putting all their eggs in one basket’, with a settlement hierarchy that does not provide for a more balanced dispersion of growth that would lead, in our view, to a more sustainable approach to the delivery of housing, particularly in the short to medium term.
- 2.4 We suggest the Council either justify their approach further or review the approach to the distribution of housing through the settlement hierarchy to explore whether further deliverable sites could be allocated to support housing delivery.



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