

Local Development Framework

Update Bulletin – Spring 2008

This newsletter is published each quarter to provide an update on the North Norfolk Local Development Framework.

Core Strategy

The Core Strategy examination hearings finished on 18 January and the Council is now awaiting the Inspectors binding report which is due to be received by the end of May. This will confirm whether the Core Strategy is sound and able to be adopted and will set out any changes to the document that are required by the Inspector. The report will be published as soon as possible on the LDF website and, if found sound, the Core Strategy is scheduled for adoption by the Council on 30 July. Further details concerning the Core Strategy will be given in the Summer newsletter.

New Timetable for preparing plans

The Government's new guidance regarding the changes to the preparation of Local Development Frameworks is expected soon. This will influence the timing of future document production and the consultation required. When we have received the Inspector's report on the Core Strategy, the Council intends to publish a revised timetable proposing publication of the Site Specific Proposals Draft Plan in Spring 2009.

Site Specific Proposals

Following the examination of the Core Strategy, the Planning Policy team are now preparing the Site Specific Proposals (SSP) Draft Plan document that will allocate land for housing and employment uses. This will take into account all comments made during the 'Preferred Options' public consultation that took place in September 2006.



The previous 'Preferred Options' SSP document did not include allocations in the Coastal Service Villages of Bacton, Happisburgh, Overstrand, Mundesley and Weybourne as, at the time, it was intended to prepare a separate development plan document (Area Action Plan) for this area of the coast. Subsequently, the Council decided to prepare a non-statutory 'Coastal Management Plan' to consider a wider range of issues relating to coastal management and the longer term implications of coastal change. The Council is now preparing to consult on 'options' for development sites in the five Coastal Service Villages. Further information on this consultation is given overleaf.

The Planning Policy Team are also carrying out further investigation and review of the sites (including newly suggested sites) in the other settlements in the District in order to ascertain whether there are any changes to those sites consulted on during the 'preferred options' stage. Consultation with organisations (such as Town and Parish Councils, Local Area Partnerships, landowners and statutory organisations e.g. Highways Authority) will take place from April 2008 onwards with reports on each site being discussed at the LDF Working Party in September, October and December.

Following this a Draft Plan will be prepared for public consultation in May/June 2009. The table overleaf outlines the likely timetable. Further details, including agendas for the Working Party meetings, are available on the Council's LDF website: www.northnorfolk.org/ldf

Event	Date	Detail
LDF Working Party meeting	19 May	Agree Coastal Service Village preferred option sites as a basis for consultation & confirm consultation details.
Public Consultation	9 June – 21 July	Preferred Options Consultation on CSV sites
LDF Working Party Meeting	16 June	Inspector's Binding Report on the Core Strategy
Public Consultation	Summer 2008	Design Guide Public Consultation
LDF Working Party Meeting	23 July	Report results of Coastal Service Village Consultation
Full Council	30 July	Adopt Core Strategy (if found sound by Inspector)
LDF Working Party Meeting	15 Sept	Agree Draft Plan sites for: BLAKENEY, FAKENHAM, LITTLE SNORING, WALSINGHAM, WELLS.
LDF Working Party Meeting	13 Oct	Agree Draft Plan sites for: ALDBOROUGH, BRISTON/MELTON CONSTABLE, CORPUSTY/SAXTHORPE, CROMER, HOLT, OVERSTRAND, ROUGHTON, SHERINGHAM, SOUTHREPPS, WEYBOURNE
LDF Working Party Meeting	15 Dec	Agree Draft Plan sites for: BACTON, CATFIELD, HAPPISBURGH, HORNING, HOVETON, LUDHAM, MUNDESLEY, NORTH WALSHAM, STALHAM
Full Council	March 2009	Approve Site Specific Proposals Draft Plan for Consultation
Public Consultation	May – June	Consultation on Site Specific Proposals Draft Plan

Coastal Service Villages Consultation

BACTON HAPPISBURGH MUNDESLEY OVERSTRAND WEYBOURNE

Workshops were held in Bacton, Happisburgh, Overstrand, Mundesley, and Weybourne last autumn to consider the issues facing these communities and look at how best to plan for development in the future. Members of the LDF Working Party will be assessing all possible sites before deciding which of them are selected as 'preferred options' for public consultation. The public 'Preferred Options' consultation on sites in the above villages will take place for six weeks from midday 9 June to midday 21 July 2008. There will be a series of small exhibitions in each of the five coastal service villages with a similar exhibition being held at the Council Offices in Cromer (during office hours) throughout the six weeks.

Consultation documents and representation forms will be available from;

- Each exhibition
- The Council's offices at Cromer or Fakenham
- The Council's LDF website - documents can be downloaded and viewed and comments can also be submitted on-line.

(Documents can also be viewed in North Norfolk libraries)

Exhibitions will be held at;

Mundesley	Coronation Hall	3.00 pm – 7.00 pm	Tuesday 10 June
Happisburgh	Wenn Evens Centre	3.00 pm – 7.00 pm	Wednesday 11 June
Overstrand	Parish Hall	3.00 pm – 7.00 pm	Tuesday 17 June
Weybourne	Village Hall	3.00 pm – 7.00 pm	Wednesday 18 June
Bacton	Village Hall	3.00 pm – 7.00 pm	Thursday 19 June
Cromer	Council Offices	9.30 am to 4.00 pm	Mon – Fri 09/06/08 – 21/07/08

Further information will be advertised in the local press, the Council's Outlook magazine, the LDF website and the summer edition of this newsletter.



Strategic Flood Risk Assessment

As required by Government, the Council has commissioned consultants to prepare a Strategic Flood Risk Assessment (SFRA). This is being carried out in partnership with Broadland, South Norfolk, the Broads Authority and Norwich Councils to provide a more accurate picture of flood risk in the area.



Tidal surge flooding Nov 2007 – courtesy of Mike Page

Parts of North Norfolk are at risk from fluvial (river) flooding, while others are at risk from tidal inundation. Some areas are at risk from a combination of the two. In those areas only affected by river flooding, the SFRA will define which areas are at highest risk (Environment Agency flood zone 3b) and also indicate how that risk may increase in the future taking account of climate change predications. Areas at risk from tidal flooding are more widespread and the Environment Agency flood risk zones show the effect of a complete failure of tidal flood defences. The Strategic Flood Risk Assessment has modelled the impact of tidal breaches in three locations to give a more detailed illustration of the risk in those places.

Planning policies require that new development is directed to areas at lowest risk and the Strategic Flood Risk Assessment will be used alongside the Environment Agency flood risk zones to help inform planning decisions, along with site specific flood risk assessments that are required to be submitted with individual planning applications. It is expected that the SFRA will be available from May 2008.

For further information on the SFRA please contact Polly Wake on 01263 516233 or email polly.wake@north-norfolk.gov.uk

Updating our records

If you receive this newsletter via post or email you are listed on our LDF database. Periodically we review the database to ensure details are up to date. Information held on the LDF database and consultation software is solely for use by the Planning Policy Team for the purpose of informing those held on it of news concerning Planning Policy and related matters. This information is not shared with other Council departments or organisations. Please take the time to inform us of any changes or notify us if you wish to be removed from the database by completing and returning the enclosed form.

...and improving our service.

Whilst reviewing the database we would also like to take this opportunity of reviewing the way we provide information, in particular the Council's LDF website and consultation software.

We welcome any comments or suggestions on how we could improve this service.

Please complete the enclosed form and send it **FREEPOST** to;

FREEPOST RRAY-JSLS-TZTE

Planning Policy, North Norfolk District Council,
Holt Road, Cromer, Norfolk, NR27 9EN



Finding out more...

☎ 01263 516321 or 01263 516318

☰ Planning Policy, North Norfolk District Council,
Holt Road, Cromer, NR27 9EN

🖱 www.northernorfolk.org/ldf or

e-mail: planningpolicy@north-norfolk.gov.uk