

North Norfolk District Council Local Development Framework Core Strategy Consultation

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20th September 2007

Dear,

Notice of North Norfolk District Council Core Strategy Pre-Examination Meeting

Further to my letter of 21st August 2007 I write to confirm that the Pre-Examination Meeting (PEM) will be held at **10:00 am on Tuesday 9th October 2007** by the Inspector Mr Philip Goodman at the Council Chamber in the District Council offices, Holt Road, Cromer, Norfolk, NR27 9EN. Public parking is available to the rear of the Council's Offices. (see attached map)

On arrival at the Council's offices you should initially report to reception where you will be directed to the Council Chamber.

The agenda for the meeting is set out on the attached Annex 1. I have received confirmation from the following representors that they wish to attend the PEM:

Name	Representor No.	Attending
Anglia Co-op	1700	Y
Anstruthers (Mr Flowerdew)	888	Y
Coltishall Grp (Barton Mills)	1325	Y
David Thompson (Anglia Malt) (Max Saffell attending)	283	Y
Griffon Area P'ship	1298	Y
M Dalton	1629	Y
Mr Barker (Joanne Pears and Geoffrey Lane)	1666	Y
Mr Read	1410	Y
N Morgan (E. Watson P'shp)	1454	Y
North Walsham Town Council (Mr B Wexler)	1409	Y
Southrepps (Mr Morgan - E. Watson P'ship)	1452	Y
Sutherland Homes (Barton Mills)	1045	Y
Taylor Woodrow (dtp planning)	1003	Y
TC Duffy	1596	Y
Stalham TC (Mr Ross Banham & Mrs Grove Jones)	585	Y
Caroline Seed (Mike Terry representing)	1054	Y
J Rowling	284	Y
Mr Hedley	328	Y
Sheringham Preservation (Mr Grimes)	1060	Y
Stephen Faulkner NCC	614	Y
Aldborough & Thurgarton PC (Brian Metcalf)	1064	Y
N Morgan - NN Business Forum	1582	Y
Blue Sky Leisure (G. Davies)	1149	Y

The purpose of the PEM is to allow the Inspector to explain procedural matters before and during the Examination. Please note that the merits of your representation **will not** be considered at this meeting. The Planning Inspectorate have produced a brief guide to examining Development Plan Documents and copies are available at the Council's Core Strategy website (Examination Stage pages) at www.northnorfolk.org/ldf/1267_2068.asp or from the Programme Officer. This advice note will answer many of the routine questions you may have, and will enable the Inspector to concentrate on any other issues that are raised.

The latest draft Examination programme is attached at Annex 2. The programme has been designed to ensure that all parties who have expressed a wish to appear and state their case before the Inspector have the opportunity to do so. However, the discussion is intended to be tightly focussed on the relevant tests of soundness and the Matters and Issues set out by the Inspector in the attached draft Annex 3. The Inspector will clarify how the examination will proceed at the Meeting. Following the PEM a note of the meeting and advice material issued will be sent to attendees and to any other representors who have requested a copy. In addition, a copy will be included in the Examination Library and will be posted, along with this letter and annexes, on the Authority's Web site.

As soon as the Examination Programme has been finalised representors will be sent a copy and will be asked to confirm with the Programme Officer which sessions they are attending. If you wish to confirm attendance before this please contact me by telephone or email.

I look forward to meeting you on 9th October.

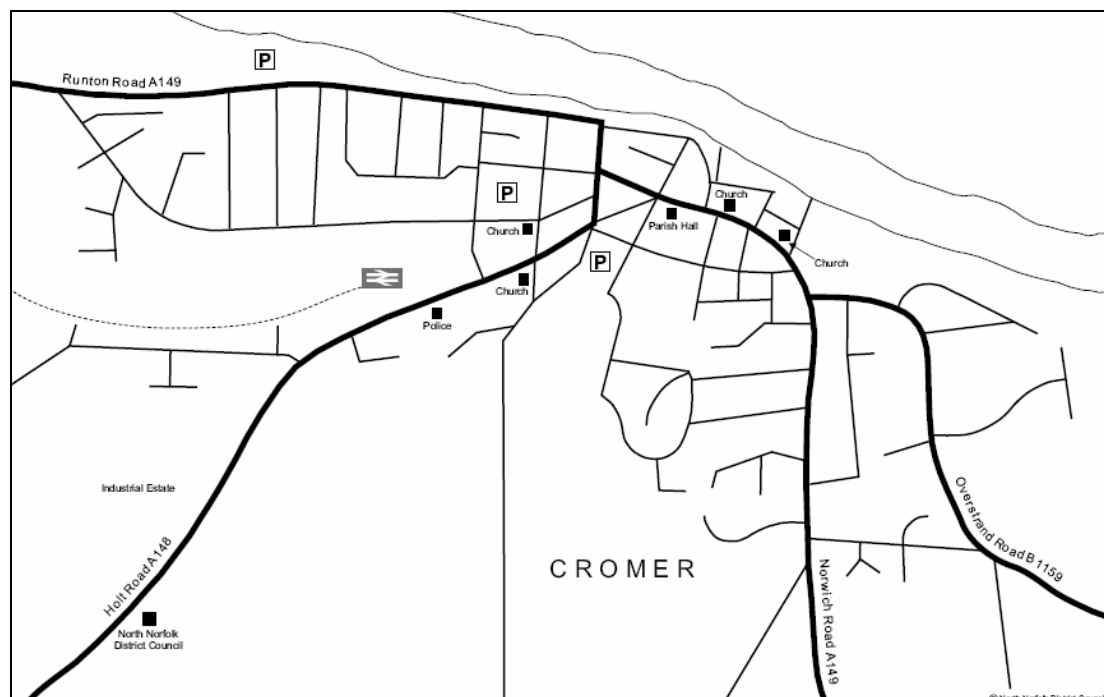
Yours sincerely,

Beverly Hart
Programme Officer

PEM AGENDA

1. Opening and Introductions
2. Inspector Briefing:
 - o Purpose of the Pre-Examination Meeting
 - o Scope of Examination and Role of The Inspector
 - o Role of the Programme Officer
 - o Number and scope of representations
 - o The Examination Programme
 - o Progressing your representations
 - o Reference (core) documents
 - o Submission of any further statements
 - o Site visits
3. Submission of Inspector's Report
4. Procedural Questions for the Council
5. Any further questions
6. Closing

Location Map



North Norfolk Core Strategy DPD
(Incorporating development control policies & Proposals Map)
Programme of Public Examination sessions

Annex 2

Week No	Day No	Date	Topic	Policy ref
			PART ONE	
Week 1	1	Tuesday 4 Dec 07	AM Opening Remarks Core Aims & Key Issues in document Procedural Matters – tests 1-3 PM DPD process, where the CS fits in Proposals Map – how does it work - Detailed queries	Sections 1 & 2 (LDS)
	2	Wednesday 5 Dec 07	AM <u>Spatial Vision & Strategy</u> Objectives, Approach RSS and national guidance Settlement hierarchy approach PM Settlement hierarchy definitions Principal Settlements identification, role & function	SS1 SS1, SS3
		Thursday 6 Dec 07	AM Secondary Settlements Development in the Countryside PM Service Villages Coastal Service Villages	SS1 SS2 SS1
	4	Friday 7 Dec 07	AM <u>Town Strategies</u> General approach Cromer, Sheringham, Holt Wells-next-the-Sea PM Fakenham North Walsham Hoveton & Stalham	Spatial strategy SS7, SS12, SS9 SS14 SS8 SS10 SS11, SS13
Week 2	5	Tuesday 11 Dec 07	AM <u>Housing</u> RSS requirements Needs Assessment Quantum nos Distribution PM Land-5,10,(15?) yr supply Dwelling Mix & type Brownfield/Greenfield mix Affordable Housing strategy Density/efficient use of land	SS3 HO1 HO2 HO7
	6	Wednesday 12 Dec 07	AM <u>Affordable Housing:</u> Needs Assessment Provision policy Area/site thresholds and % targets Tenure mix PM AH in the countryside AH Control measures and deliverability Including development viability	HO2 HO3
	7	Thursday 13 Dec 07	AM <u>Housing – other policies:</u> Sites for Gypsies, Travellers & Showpeople Agricultural and key worker dwellings Removal of AWD occupancy conds PM House extensions & replacement dwellings Re-use of rural buildings as dwellings	HO4 HO5 HO6 HO8 HO9
			CHRISTMAS/NEW YEAR BREAK	

			PART TWO		
Week 3	Day 8	Tuesday 8 Jan 08	AM	<u>Access & Infrastructure</u> <u>Transport & Community</u> Open Space inc designations Leisure Facilities & Services Developer Contributions	SS6 CT1, APP A CT3 CT2 CT5 CT7 CT6 APP C
	9	Wednesday 9 Jan 08	AM	<u>Environment I</u> Landscape, Settlement & Coastal Protection Bio-diversity & Geology Historic Environment, Design, Public Realm	SS4, EN1 EN2 EN3 SS4, EN9, APP B EN8, EN4, EN5 Core Aim 2 EN7, EN6
	10	Thursday 10 Jan 08	AM	<u>Environment II</u> Flood Risk background & approach inclg SFRA, SMP, & PPS25 Intended operation of policy	EN10 EN11 EN12
Week 4	Day 11	Tuesday 15 Jan 08	AM	<u>Economy I:</u> Strategic Aims & Economic Strategy Employment Land need, supply & locations Employment protection	Core Aims 5 & 6 SS5
			PM	Rural economy: Farm diversification Re-use of rural buildings Extensions to existing businesses	EC1 EC2 EC3
	12	Wednesday 16 Jan 08	AM	<u>Economy II:</u> <u>Redundant defence establishments:</u> Sculthorpe Airbase Neatishead Airbase Coltishall Airbase West Raynham Airbase	EC4 Proposals Maps
			PM	<u>Tourism Development:</u> Location of new development Retaining supply & mix of accommn Holiday+Seasonal Occup'y Conds Caravan+Camping Sites	EC8 EC9 EC10 EC11
	13	Thursday 17 Jan 08	AM	<u>Retail & Town Centres:</u> Retail hierarchy Identification & definition of large & small town centres	SS1 SS5
		PM	Retail & leisure development location Public Car parking provision Amusement Arcades	EC5 EC6 EC7	
14	Friday 18 Jan 08	AM	<u>Delivery</u> Infrastructure Constraints Phasing of Development Implementation & Monitoring Proposals Map clarifications	Section 4.1 Section 4.2	
		PM	Any other Matters, "washing up" session		

North Norfolk Core Strategy incorporating development control policies

INSPECTOR'S SCHEDULE OF MATTERS AND ISSUES FOR EXAMINATION

Day 1 – Tues 4 December 2007

AM CORE AIMS AND KEY ISSUES

Key issues:

- i. How have document's Strategic Aims and Key Issues been identified?
- ii. How have community interests been engaged in their identification?
- iii. How were the priorities evolved?

PROCEDURAL MATTERS

[Soundness Tests 1; 2A/B; 3;]

Key issues:

- iv. Has the Strategy been prepared in accordance with the current Local Development Scheme and have the relevant details in the LDS been met?
- v. Has the Strategy been prepared in compliance with the adopted Statement of Community Involvement, including explaining how community involvement has been undertaken and how views have been taken into account?
- vi. Has the Strategy been subject to Sustainability Appraisal, which has properly identified the process carried out, the baseline information used and the outcomes of the process?
- vii. Has the Strategy preparation included an Appropriate Assessment on the impact on European sites having regard to the Conservation (Natural Habitats etc) Regulations 2006? Is any clarification or update needed?
- viii. Is there a complete Strategic Flood Risk Assessment which has informed the preparation of the Core Strategy and related DC policy?

Attendance at session

NNDC *Who else?*

PM PROPOSALS MAP AND KEY DIAGRAM

Key issues:

- i. Does the Proposals Map link with the Core Strategy and its Key Diagram?
- ii. How does it relate to the Site Specific Proposals DPD?
- iii. What is the position in relation to extant Mineral and Waste designations and allocations?
- iv. What policies are saved from the SP and LP and have they been shown on the Proposals Map where they have a specific spatial dimension?
- v. What is the status of the Cromer, Sheringham, Holt "Cluster" on the Key Diagram, and is it reflected in any policies shown on the Proposals Map?
- vi. Detailed Proposals Map queries raised by representors?

Attendance at session

NNDC *Who else?*

Day 2 – Wed 5 December 2007

SPATIAL VISION & STRATEGY

[Soundness Tests: 4A/B/C; 5, 6: 7 & 9

Key issues:

- i. How has the Council approached the Vision, Objectives and generation of the Strategy?
- ii. Is the Spatial Strategy soundly based and appropriate for this area, consistent with RSS & national policy, reflecting community views, and providing a sound basis for the strategic spatial policies, including local justification for variance with higher policy?
- iii. Are areas for development and restraint clearly identified and related to the Key Diagram?
- iv. Does the spatial strategy properly reflect the objectives and policies of the emerging RSS, and does it provide sufficient flexibility to deal with changing circumstances?

- v. Has the Council considered all reasonable options in terms of the development strategy?
- vi. Does the Strategy clearly relate to other relevant plans and strategies which influence the delivery of its proposals?
- vii. Does the Strategy integrate effectively with plans prepared by other local planning authorities in the area (eg the County Council and adjoining local planning authorities)?
- viii. Are cross-boundary issues properly and sufficiently addressed?
- ix. How was the settlement hierarchy identified, including the categorising of Towns and the selection of Service Villages and is there a need to define it more clearly?
- x. Is the role, function and choice of Principal Settlements based in sound evidence?

Attendance at session

NNDC Others ?

Day 3 – Thurs 6 December 2007

AM SPATIAL VISION & STRATEGY (cont'd) [Soundness Tests: 4A/B/C; 5, 6: 7 & 9]

- i. Is the role and function of Secondary settlements clear? Have the right settlements been chosen
- ii. Is the approach to development in the countryside and non-selected settlements sound and are the tensions between development needs and conservation fairly balanced?
- iii. Should the smaller rural settlements be allowed some development to assist their longer term sustainability?

PM

- iv. Is the role and function of Service Villages clear? Have the right settlements been chosen?
- v. Is the role and function of Coastal Service Villages clear? Have the right settlements been chosen?
- vi. Other settlement specific queries

Attendance at session

NNDC Others ?

Day 4 – Fri 7 December 2007

AM Town Strategies [Soundness Tests: 4A/B/C; 5, 6: 7 & 9]

Key issues:

- i. Are the individual Town Strategies consistent with the CS's overall approach?
- ii. Do the proposed town strategy policies adequately reflect the issue and needs of each place and the opportunities and constraints affecting development in:
 - a. Cromer (SS7); Sheringham (SS12); Holt (SS9);
 - b. Wells-next-the-Sea (SS14);

PM

- c. Fakenham; (SS8);
- d. North Walsham (SS10);
- e. Hoveton (SS11) & Stalham (SS13);
- iii. Are the Town Strategies consistent with the rest of the CS policies?
- iv. Are adequate monitoring mechanisms in place to adapt to changing circumstances?
- v. Any other relevant points raised by representors?

Attendance at session

NNDC Others?

Day 5 – Tues 11 December 2007

AM HOUSING_(Strategic) [Soundness Tests: 4A/B/C; 5, 6: 7 & 9]

Key issues:

- i. What housing numbers does extant and emerging RSS expect the area to deliver?

- ii. Are there outstanding queries re this?
- iii. How does the strategy aim to ensure sufficient dwellings are provided?
- iv. Will there be sufficient land to provide a 5, 10 (and 15) year supply?
- v. Is the distribution of new dwellings consistent with the Spatial Strategy?

PM

- vi. Have the risks of overshoot and undershoot of housing delivery been considered and how will this be managed?
- vii. Is the intended delivery of housing over-reliant on windfall sites and what assumptions underlie this approach? Would it harm the ability to deliver affordable housing?*
- viii. How has the distribution of the housing yet to be delivered (ie uncommitted) been done?
- ix. How were distributional options considered in arriving at the final proposals?
- x. How was the housing mix between different sectors/user groups (eg Affordable housing*, elderly) arrived at and is it too prescriptive?
- xi. Is there sufficient focus on the housing needs of the elderly?
- xii. What does the Affordable Housing strategy aim to achieve and does it fit with the overall strategy?
- xiii. Is the proposed density figure of 40 dwelling per hectare for main settlements (HO7) too rigid and inflexible, and if so, what implications are there for the estimated land supply?

Attendance at session

NNDC Others

Day 6 – Wed 12 December 2007

AFFORDABLE HOUSING (Policies HO2 &3)[Soundness Tests: 4A/B/C; 5, 6: 7, 9]

Key issues:

- i. What local factors led to the definition of Core Aim 1 and policies HO2 & 3?
- ii. What is the thrust of national policy & advice in PPS3 and elsewhere and what does extant and emerging RSS say about this topic?
- iii. What is the evidence base for Policy HO2 and how robust and up to date is it, including the analysis in Core Document H3? Should the up-to-date evidence have been part of the CS Sustainability Appraisal?
- iv. Is Policy HO2's site size threshold and the 45% target for AH dwellings underpinned and fully justified by the evidence having regard to emerging RSS policy?
- v. Will the allocated sites be large enough to enable provision of AH at this level; should site development viability be factored in, and if so, how?
- vi. Is Policy HO2 sufficiently flexible to take account of changing circumstances?
- vii. How realistic and deliverable is the application of the 50% target in Service Villages?
- viii. Is the overall policy likely to be deliverable if market conditions change materially?
- ix. Are resources likely to be available to RSLs to help meet the 80% social rented target?
- x. Is there a local role for intermediate affordable housing and if so where does it fit into the policy framework?
- xi. Is there a need for SPD on "in lieu" contributions and control mechanisms?
- xii. Are the control mechanisms spelt out and fit for purpose?
- xiii. Would HO3 permit AH in unsustainable locations poorly related to key services?
- xiv. Should the need for AH override other planning considerations in smaller villages?

Attendance at session

NNDC Others?

Day 7 – Thurs 13 December 2007

AM HOUSING – OTHER POLICIES

[Soundness Tests: 4A/B/C; 5,

6: 7, 9]

Key issues:

- i. Are the following policies consistent with national policy and RSS and where not is the case for departing from such policy based on sound and credible evidence?
Sites for Gypsies, Travellers & Showpeople HO4

Agricultural and key worker dwellings	HO5
Removal of AWD occupancy conditions	HO6
PM House extensions & replacement dwellings	HO8
Re-use of rural buildings as dwellings	HO9

Attendance at session

NNDC *Others?*

Day 8 – Tues 8 January 2008

**AM ACCESS & INFRASTRUCTURE
TRANSPORT & COMMUNITY**

[Soundness Tests: 4A/B/C; 5, 6: 7 & 9]

Key issues:

- i. Is there a potential shortage of infrastructure in the area likely to prevent delivery of the plan, and if so what options are available to address identifiable constraints?
- ii. Does the CS need to be more proactive in this regard?
- iii. How committed are infrastructure providers/stakeholders to the Strategy, and does more need to be done to influence their plans?
- iv. How are timing and phasing of development to be linked to infrastructure provision?
- v. Are the monitoring measures adequate?
- vi. Is the Strategy consistent with the Local Transport Plan?
- vii. Does strategy do enough to foster sustainable transport and choice of travel modes?
- viii. Open space designations Policy CT1 – Does the policy comply with national guidance in PPG17? How were the areas chosen? Would it safeguard natural village greens and play areas in the countryside, parks in towns, and open space in new developments? Is Church House, Wells correctly included? Are open spaces in Cromer properly protected including North Lodge Park? Open land in Aldborough? Open Space Standards: – are they too onerous?
- ix. Provision & retention of local facilities & services Policy CT3 – Does plan properly reflect role of voluntary sector and the need to consult local organisations? Need for a Community Resource Centre for Fakenham? Should the plan include a criteria based policy to deal with a firm prison proposal should it arise during the plan period? Should there be an assessment of need in relation to a community facility before its loss is agreed?
- x. Developer Contributions Policy CT2 – Is the approach to developer contributions consistent with national advice in Circular 05/2005 and its practice guidance volume? (Core Documents?) and otherwise generally sound? How much can be delegated to the proposed SPD? Contributions for additional Police resources required as a result of new development? Subsequent protection of open space set aside as part of new development? Appropriate timing of development contributions in relation to scheme economics? Appropriate balance of funding between developer contributions and public purse? Maintenance and pump priming payments? Would the policy harm deliverability of new development (especially housing) by reducing scheme viability? Need for more detail on education, open space and sports facilities contributions? Any other detailed sub-issues?
- xi. Telecommunications Policy CT4 – Should policy preclude sites only accessible by footpath or bridleway? Should policy address need for improved broadband and digital TV signals in Cromer? Should there be a presumption against telecommunications masts close to housing unless there is no demonstrable alternative?

PM

- xii. Transport impact of new development – Policy CT5 – Should the policy commit to preserving the Cromer to Happisburgh coast road linking the service villages? Can the A1151 accommodate traffic arising from new housing in Hoveton, Stalham, Ludham and Catfield without capacity improvements and if not should the housing allocations be reduced to avoid increased congestion in Hoveton and Wroxham villages?
- xiii. Parking provision – Policy CT6 and Appendix C – Are the policy's parking provision standards consistent with the thrust of national guidance to reduce reliance on car usage and the need to balance other environmental objectives in new development? Should the parking standards be more flexible in relation to car parking provision in town centre and edge of centre sites? Does the policy adequately address the need for improved station

parking to encourage modal shift onto the Bittern railway line at all stations along the line and at North Walsham in particular?

Xiv Safeguarding land for sustainable transport uses – Policy CT7 – Is safeguarding of land at Great Ryburgh for potential rail freight use realistic? Should the former rail route from High Kelling to Fakenham be protected from development under the policy? Should the policy be more pro-active in promoting greater passenger and freight use of the Bittern railway line including usage monitoring targets? Is the Proposals Map clear in relation to CT7 proposals?

Attendance at session

Day 9 – Wed 9 January 2008

AM ENVIRONMENT

[Soundness Tests: 4A/B/C;5, 6: 7 & 9]

Key issues:

- i. How were the Core Aims for the Environment generated and how were they related to nationally designated areas (eg AONB, The Broads)?
- ii. What evidence underpins the landscape and coastal protection policies, and is further work to be done, and if so how will that feed into the development plan LDF?
- iii. Are the policies to protect the historic environment sound and flexible?
- iv. Are the policies to safeguard biodiversity and geological interests sound and flexible?
- v. Design Policy EN4 – Is the policy consistent with national policy and how will local distinctiveness and other matters raised by representors be factored in?
- vi. Public Realm Policy EN5 – Can the policy be operated while also accommodating the needs of traditional enterprise such as fishing? Are car parking measures and improvement of the public realm policy mutually exclusive?

PM

- vii. How are climate change issues addressed and how is this linked to more detailed policy such as the spatial strategy, sustainable construction and renewable energy?
- viii. Sustainable construction & energy efficiency Policy EN6 – Where is government policy & RSS on this issue. Should EN6 encourage or require energy efficient buildings/renewable energy beyond Code for Sustainable Homes standards? Can the policy avoid overlap with Building Regulations and if so how?
- ix. Renewable Energy Policy EN7 – Is the policy consistent with the thrust of national guidance (PPS22)? What are the RSS targets in this regard and how will the policy deliver them locally? Are the delivery targets meaningful? How is the need for greater renewable energy to be reconciled with local environmental protection?

Attendance at session

Day 10 – Thurs 10 January 2008

AM ENVIRONMENT II

[Soundness Tests: 4A/B/C;5, 6: 7 & 9]

Key issues:

- i. What evidence underpins the approach to Flood Risk and is it consistent with the policy expectations in PPS25? Is the SFRA sufficient for its purpose?
- ii. Is the general approach to Flood Risk sound, and if not, what changes would make it so?
- iii. Flood Risk Policy EN10 – Is the policy consistent with PPS25; should other uses be permitted in flood risk zones; is the policy flexible enough? Is the SFRA complete and has it properly informed the policy? How does the SMP fit into the picture? Is Catfield rightly identified as a Service Village?

PM

- iv. Is the Coastal Erosion policy EN11 sound and able to adapt to changing circumstances? How consistent is it with other plan policies? How does the SMP fit into the picture?
- v. Is the replacement of affected development policy EN12 sound? Are there viable alternatives to it? Is the policy too restrictive? How would EN12's criteria work in practice? How will the policies be reviewed?
- vi. Any other Environmental policy issues not covered by above

Attendance at session

NNDC Others?

Day 11 – Tuesday 15 January 2008

AM ECONOMY I

[Soundness Tests: 4A/B/C; 5, 6: 7 & 9]

Key issues:

- i. What are the Strategic Aims in Core Aims 5 and 6 and elsewhere, and are they consistent with the extant & emerging RSS?
- ii. What evidence underpins the Economy strategy and how have stakeholders been engaged and tensions resolved?
- iii. What is the likely demand for & supply of new employment land required to support the Core Aims?
- iv. Is it deliverable in line with the anticipated population growth and locations?
- v. Should existing employment areas outside settlements be protected?
- vi. How will the “bad neighbour land” be identified, delivered and controlled?
- vii. Are monitoring mechanisms appropriate and able to adapt to changed circumstances?
- viii. Would the employment land be in the right places to provide a Sustainable mix of job opportunities?

PM

- ix. Farm Diversification Policy EC1 – Is the policy consistent with PPS7 and RSS? Is it over-restrictive given the need to encourage rural diversification? How would the various criteria, including the floor space limit on new build, work in practice?
- x. Re-use of rural buildings Policy EC2 – Is the policy consistent with PPS7 and RSS? Is it over-restrictive given the need to encourage rural diversification? Should residential conversion of rural buildings be permitted?
- xi. Extensions to existing businesses in the countryside Policy EC3 - Is the policy consistent with PPS7 and RSS? How would the question of appropriate scale of expansion be addressed in a consistent way? Does this require clarification?
Is the Bacton Gas Terminal (BGT) likely to need to expand beyond its present defined boundary? If BGT contracted in its geographical extent how should the surplus land be regarded?

Attendance at session

NNDC Others

Day 12 – Wednesday 16 January 2008

AM ECONOMY II

[Soundness Tests: 4A/B/C; 5, 6: 7 & 9]

Key issues:

- i. Redundant Defence Establishments Policy EC4 – What does national policy and emerging RSS have to say on this topic? How does the policy fit within the plan’s Core Aims? Is there a role for mixed use (including housing) development? Is it realistic to confine development to the designated ‘technical areas’? Have the individual constraints and opportunities of each of the four ex airfields been properly addressed:
 - a) Coltishall
 - b) Neatishead (part)
 - c) Sculthorpe (part) (including need to preserve R Wensum SAC) NB Where is “X” on Proposals Map 53?
 - d) West Raynham

PM

Tourism Development

- ii. Location of new tourism development Policy EC8 – How robust is the evidence base for the policy? Does the policy comply with national guidance? Is the sequential order compatible

with other local material considerations such as climate change and flood risk? Is it right to restrict new build unserviced accommodation in the countryside in all cases?

- iii. Retaining supply and mix of tourist accommodation Policy EC9 – Does the policy comply with national guidance? Does new serviced accommodation in suitable locations need more encouragement? Does the policy complement policy EC8?
- iv. EC10 & EC11 – Occupancy Conditions and Caravan and Camping sites_- any key issues here? Too restrictive? Clarification of areas in EC11?

Attendance at session

Day 13 – Thursday 17 January 2008

AM RETAIL & TOWN CENTRES

- i. Is the overall strategy (SS1, SS5) consistent with national policy in PPS6 and emerging RSS? Is the retail hierarchy based on sound evidence? What was the approach to the identification and definition of large and small town centres and how have retail and other commercial and service interests been taken into account in this process?
- ii. Are the catchment areas, floorspace thresholds and exception criteria based on robust evidence and reasonable in the local circumstances?
- iii. How were the Primary Shopping Frontages defined? Is the 30% non A1 use criterion flexible enough in all cases? Is the Service Village space limit for shops of 250sq m evidence based and reasonable?

PM

- iv. Retail and commercial leisure development Policy EC5 – Are the control criteria appropriate in all cases?
- v. Public Car Parking provision EC6 – Should public use of private car parking areas at the weekends be encouraged?
- vi. Amusement Arcades Policy EC7 – Is the policy consistent with PPS6 and otherwise sound? Might it be over-restrictive and unworkable by concentrating rather than dispersing such uses? Is the text clear? How would Sheringham fare under the policy?

Attendance at session

Day 14 – Friday 18 January 2008

AM IMPLEMENTATION & MONITORING

[Soundness Tests: 8 & 9]

Key issues:

- i. Does the Strategy give sufficient/appropriate guidance in respect of Implementation, Monitoring and Performance Indicators so that it can be properly focussed and flexible to changing circumstances?
- ii. Does the Strategy need to go further in respect of an implementation framework for policies including in relation to infrastructure constraints? Should it be more pro-active in securing infrastructure earlier so as to deliver new development in line with the strategy and the housing trajectory?
- iii. Are implementation timing/phasing issues sufficiently clearly addressed?
- iv. Are appropriate Performance Indicators identified and are there any outstanding queries?
- v. If changes to the Implementation and Monitoring section are proposed do they need to be the subject of further public consultation and Sustainability Appraisal?
- vi. Any other relevant points of a general nature raised by representors?

Attendance at session

NNDC *Environment Agency? Others?*

PM ANY OTHER MATTERS

A Washing Up session *PAG/NNCS/M&I Sch Working Draft 19 Sept 07*