

Site Specific Proposals Coastal Service Villages Preferred Options

MUNDESLEY



Public Consultation
9 June to 21 July 2008

Foreword

All of us, as residents of, and visitors to, North Norfolk will know that coastal erosion is a major issue, and the Council is working in a number of ways to ensure, where possible, a long-term future for these communities. The villages of Bacton, Happisburgh, Mundesley, Overstrand and Weybourne are important local centres, providing day to day services for the surrounding areas and are included in the list of Service Villages in the LDF Core Strategy for North Norfolk.

The Core Strategy includes policies that prevent certain types of development in areas at risk and also allows for replacement of development affected by coastal erosion. Another element of the approach to ensure that these communities remain vibrant, is to identify new housing allocations in areas outside the Coastal Erosion Constraint Area, where new private and affordable homes will be built. This consultation document seeks your opinions on the possibility of individual sites being identified by the Council as suitable for future housing development.

In preparing the document we have had discussions with a range of organisations and this has helped to identify initial **'preferred options'**. Before making any final decisions we would like to hear what you think. We will then consider what you say and produce a draft plan which will be subject to further consultation before it is submitted to Government for independent examination.

The document explains why the Council considers that some areas are more suitable for development than others and compares the Council's preferred development sites with other sites that have been suggested. It is important now for anyone who is affected by these proposals or has an interest in the future of our local area, to have their say. We need to understand fully the likely effects of these options so that we can take the opportunity to reconsider them before the document is submitted to Government for independent examination. Please let us know what aspects you support, what you object to and what changes you would like to see made.

I would like to thank all those who have already contributed at earlier stages and to follow that with a 'Thank you' in advance for all the contributions which I am sure we will receive, and which will help us to deliver the Site Specific Proposals for North Norfolk, including those for our coastal centres.



Councillor Clive Stockton

Deputy Leader of the Council

Cabinet Portfolio holder with responsibility for Planning Policy, Coastal Services and Economic & Tourism Development

Member of North Norfolk District Council for Waterside Ward



Site Specific Proposals Coastal Service Villages Preferred Options (Individual Settlements)

1 Introduction

Introduction

- 1.1** The Site Specific Proposals Development Plan Document will be a key part of North Norfolk's Local Development Framework. It will identify specific areas of land for development for particular land-uses, such as housing, based on the policies and overall strategy set out in the North Norfolk Core Strategy⁽ⁱ⁾.
- 1.2** This document relates to Bacton, Happisburgh, Mundesley, Overstrand and Weybourne which collectively, along with Blakeney, are defined in the Core Strategy as Coastal Service Villages. In each of these settlements the Core Strategy allows for a small amount of additional development, mainly as a way of increasing the supply of affordable housing in the rural part of the District. New allocations of land for housing for about 26 dwellings (50 in Mundesley reflecting the size of the settlement) are required in the villages.
- 1.3** New housing development may occur in four main ways:
 - on small sites within the village boundary (the boundary is defined on maps published by the Council). These are usually referred to as 'infill' or 'windfall' developments and their location is not known until a planning application is submitted;
 - on sites which the Council formally 'allocates' for development in advance of planning applications being made. These sites are shown on maps published by the Council and a range of possible future options are presented in this document;
 - the development of rural exception schemes for affordable housing by a Registered Social Landlord. The location of these sites is not known until planning applications are made; and
 - the replacement of dwellings which are threatened by possible coastal erosion.
- 1.4** The sites identified in this document comprise the second of these.
- 1.5** The Shoreline Management Plan identifies land that may be at risk from coastal erosion and the Core Strategy includes policies that aim to limit development in such areas. These are designated as a Coastal Erosion Constraint Area in the Core Strategy.
- 1.6** Core Strategy policies also allow for the relocation of dwellings, community facilities and commercial premises that are at risk from possible coastal erosion to be redeveloped on unidentified 'exception' sites. Such development can come forward at any time through the submission of planning applications and, thus while the relocation of key facilities will be encouraged, specific sites for future relocation of property at risk are not generally identified (with one non-preferred exception in Overstrand) in this document.

The purpose of this document

- 1.7** This is a consultation document. The Council is seeking views on a range of possible development sites so that it can take these views into account when making final decisions about which sites may be suitable to 'allocate' for development and which are not. The Council wants to hear your opinions

ⁱ The Core Strategy sets out a 'settlement hierarchy' that establishes which settlements in the District are suitable for varying amounts of new development. It identifies 16 Villages where a limited amount of new development may be permitted.

on the suitability of the identified sites and whether or not you agree that these sites represent the most appropriate locations for new development. We are also inviting you to suggest other pieces of land in the Coastal Service Villages that may not have been considered.

- 1.8** This document includes details of all the sites that have been considered and explains how each site has been appraised against a set of criteria to measure the social, economic and environmental impacts of possible development. Only a small number of these sites will be required for development and therefore at this stage the Council has identified a number of 'Preferred Options'. These are the sites that the Council considers to be the most appropriate at this stage, but these may change as a result of this and future consultation exercises. In some cases these 'preferred sites' would accommodate more dwellings than will finally be required but the Council is seeking your opinions on the merits of each, so that it can take your opinions into account in making its selection.
- 1.9** At this stage the Council is only considering if a site is suitable, in principle, for development. Where possible the document includes an indication of the approximate number of dwellings that may be built and highlights any specific requirements that any development would need to comply with in the event that a site is finally allocated for development. It is not possible to provide precise details of the possible number of dwellings or what they may look like, as these details will only be available if and when a planning application is made. It is however the Council's intention to require that, where it is viable to do so, at least half of any houses that are built are affordable⁽ⁱⁱ⁾ and that a greater proportion than may have been the case in the past are smaller starter homes and homes suitable for occupation by the elderly. Where new development is proposed the Council has considered the adequacy of roads, play areas, school place provision and other facilities and where necessary development will be required to contribute to improving these facilities as a 'condition' of any development.

What happens next?

- 1.10** Following this consultation exercise, the Council will consider all duly-made⁽ⁱⁱⁱ⁾ representations and these will be reported to the Council's Local Development Framework Working Party. All representations and the name of the person making the comment are available for public viewing. All other information supplied is used for internal and communication purposes only and will not be made public. In the light of the views expressed, the Council will prepare a draft Site Specific Proposals document which will be the subject of further consultation before it is submitted to an independent government inspector for examination. If a site is allocated as being suitable for development, it would still need to secure planning permission in the normal way.

How you can have your say

- 1.11** The preferred options do not represent the Council's final view on the contents of the Site Specific Proposals. Before that position is reached, we would like as many people as possible to take advantage of this public participation exercise and send us their comments on this document. In particular we are keen to hear about other sites that you think may be better sites than those put forward.
- 1.12** You can comment on any part of the document. Let us know what you think about the sites, do you agree with the preferred options or are there other sites / considerations which you think the Council has failed to take into account? It is important to make clear which part of the document or site your

ii Housing which is made available to those who are unable to afford to buy or rent suitable property in the area. This usually comprises rented or shared ownership properties managed by a registered social landlord such as a Housing Association

iii Comments / representations made and accepted in accordance with criteria specified. see [Could not find 756](#)



Site Specific Proposals Coastal Service Villages Preferred Options (Individual Settlements)

comments relate to. Each site has been given a unique reference which should be quoted in all correspondence. If you would like to make comments (representations) on this document you need to do so by completing a **comments form** which is attached the end of this document. If you would like to suggest a new site you should use the **Alternative Development Site form** also located at the end of this document.

1.13 A series of 'drop-in' exhibitions has been arranged to help explain the proposals and the process for making representations. These will be staffed by officers from the District Councils' Planning Policy team who will be able to answer any questions.

Exhibitions will be held at;

Mundesley	Coronation hall	3.00 pm – 7.00 pm	Tuesday 10 June
Happisburgh	Wenn Evans 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

You can obtain additional comments forms or alternative development site forms in the following ways:

- We have an on-line consultation system where you can view all documents and submit your comments. Follow the consultation links at www.northnorfolk.org/ldf
- If you prefer, you can download a comments form to complete by hand.
- If you are unable to access the website you can request a comments form by telephoning 01263 516318.
- You can also pick up a form at any one of our exhibitions promoting the Preferred Options document or at the Council Offices at Cromer or Fakenham. Telephone 01263 516318 for further details.

You can submit your comments in the following ways:

- POST: Planning Policy Manager, FREEPOST RRAY-JSLS-TZTE, North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN
- FAX: 01263 516309
- ONLINE: www.northnorfolk.org/ldf (using the consultation system)
- E MAIL: planningpolicy@north-norfolk.gov.uk

Please be aware that comments made cannot be treated as confidential and will be made available for public inspection.

Please also note that we are not able to accept any comments received outside of the formal six-week period between noon on Monday 9th June and noon on Monday 21st July.

The relevant comments forms can be found at the end of this document.

Site Selection Methodology and Sustainability Appraisal

- 1.14** Several sites have been suggested as being possibly suitable for development in each settlement. These are shown on a map at the start of each section and have come from a variety of sources including sites put forward for consideration by landowners, agents and developers, sites identified by stakeholders at workshops or other events, and sites that appear to council officers to merit consideration.
- 1.15** The Council has considered the suitability, availability and deliverability of each of these sites and assessed them through a process called sustainability appraisal. Sustainability appraisal looks at the social, economic and environmental impacts of possible development.
- 1.16** A separate Sustainability Appraisal report has been published which describes this process in more detail, however the main findings, and how they informed site selection, are repeated in this document. The appraisal looks at a site's suitability for development, the deliverability of the proposal and an assessment of the impacts in three stages.
- Stage 1: Absolute constraints. Sites which contain absolute constraints such as being within a non-selected settlement (villages which are identified in the Core Strategy as not being suitable for further development), the designated coastal erosion constraint area^{iv} or a site designated for nature conservation are excluded from further consideration.
 - Stage 2: Measurable criteria. Sites are scored against measurable social, economic and environmental criteria such as impacts on biodiversity, landscape, highways, water quality, drainage, existing uses and proximity to key services and facilities.
 - Stage 3: More detailed analysis of issues such as landscape, townscape and highways impact and investigation of issues arising in stage 2.
- 1.17** The scoring process in Stage 2 helped to shortlist sites and identify the Councils' preferred sites included in this document, however it is not the sole determining factor in the site selection process. Stage 3 considerations were also important. The main findings are summarised in this report and for more details see the Coastal Service Village Sustainability Appraisal Report which has also been published for consultation. A further process, referred to as Appropriate Assessment, considers the potential impacts of development on designated European Wildlife Sites. This has also been published and is available to inform your response.
- 1.18** This 'Preferred Options' document has been produced in two formats: the full document provides information on all five villages, but we have also produced versions with information about individual settlements for those only interested in one village. The introduction, monitoring section and appendices are common to all versions. What follows is an overview of the village, outlining the key considerations taken into account in relation to the choice of site(s). This is followed by a map showing all the sites that have been assessed, identifying the Council's preferred options. More detail is then given on the preferred option(s) site(s) in terms of the site description, size and location, etc and any planning requirements expected if the site(s) were to come forward as a planning application. The last section is a summary of the sustainability appraisal of all sites considered.

iv *The North Norfolk Core Strategy defines a Coastal Erosion Constraint Area and includes a policy which seeks to limit new development and the intensification of uses within the defined area which may increase the risk to life and property resulting from possible future coastal erosion.*

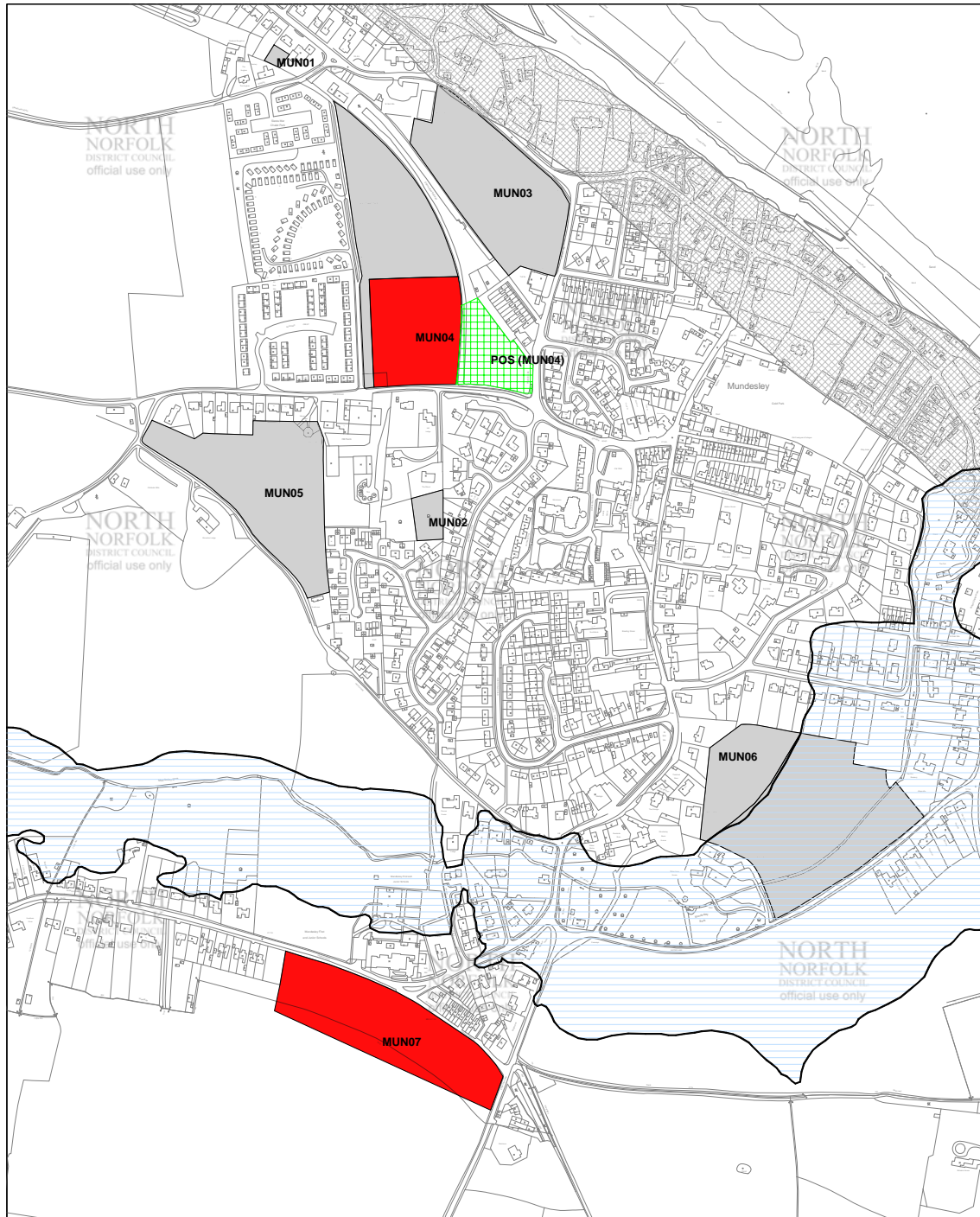


Site Specific Proposals Coastal Service Villages Preferred Options (Individual Settlements)

C Mundesley

- C.1** Mundesley is a large village with a good range of services and facilities including a doctor's surgery and library. The village has grown over recent years with several new housing developments. The Core Strategy identifies Mundesley as a Coastal Service Village being suitable for an allocation of up to 50 dwellings.
- C.2** Most of the village facilities, including the shops, post office and doctor's surgery are centrally located, and the school is on the southern edge of the village. The church, village hall, library, and a number of other properties are within the Coastal Erosion Constraint Area in the Core Strategy.
- C.3** New development should help to maintain local facilities, and while much housing in recent years has been some distance from the village centre, it is considered desirable to ensure that any allocation is well related to village facilities. New development can also facilitate other community benefits such as improved children's play provision.
- C.4** Mundesley is situated on high cliffs over a wide sandy beach, and the beach and seafront are major assets for the economy and local environment. Parts of the village are on high ground and are visible from the wider surrounding countryside. The centre of the village is designated as a Conservation Area and the quality of the built environment is an important asset. New development should be sympathetic to the character of the area and respect the setting of the village.
- C.5** Developments of more than 10 dwellings will be required to contribute towards public open space, and this could be a mix of on-site provision and off-site improvements to other existing provision. For example, the North Norfolk Open Space and Recreation Strategy identified that pitch provision and facilities at Gold Park could be improved.
- C.6** Several sites were considered by the Council and sites MUN04 and MUN07 are identified as being the most suitable, for approximately 20 to 30 dwellings on each. All sites are shown on the plan below and the preferred sites are discussed in more detail overleaf.
- C.7** Mundesley medical practice may need to expand and relocate in the future, however there is no certainty on this and therefore a specific site has not been identified for such a purpose. If this is required in the future it would be desirable for this to be in a central, accessible location in the village, and sites MUN03 & 04 offer such an opportunity. Development in this area should therefore not preclude possible future relocation of the medical practice and if at the time of application the Primary Care Trust has determined that a new site is required then this may be incorporated within a scheme..
- C.8** What do you think of the sites proposed? How many dwellings do you think should be on each site? Are there any particular requirements that should apply to the sites? Are there any other sites that we should consider? Please let us know your views.

Site Specific Proposals Coastal Service Villages Preferred Options (Individual Settlements)



Key

- Areas which have been appraised by the Council and are considered suitable for development
- Areas which have been appraised by the Council but are not considered suitable for development at this stage (see Sustainability Appraisal Results)

MUNDESLEY

- Environment Agency Flood Risk Zone 2 and/or 3
- Coastal Erosion Constraint Area
- Public Open Space

NOT TO SCALE

Based upon the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office.
 © Crown Copyright.
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 O.S. LICENCE No. 100018623



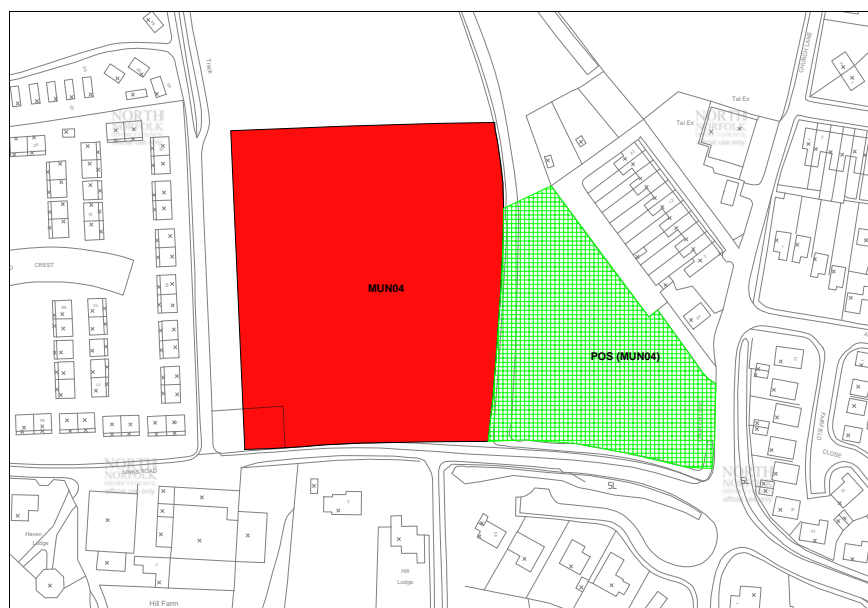


Site Specific Proposals Coastal Service Villages Preferred Options (Individual Settlements)

C.1 Residential sites

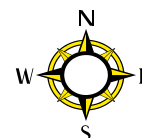
Mundesley preferred option 1

Land off Links Road. Residential development and public open space (MUN 04)



Based on the Ordnance Survey Map with permission of the Controller of HM Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

O.S. LICENCE No 100018623



APPROX. SCALE: 1: 1250

Summary

Area (ha)	1.4	Possible number of dwellings	25	Possible number of affordable dwellings	12.5
-----------	-----	------------------------------	----	---	------

This grassland and scrub field site is centrally located and comprises two distinct levels separated by the old railway line. The eastern portion of the site is highly visible when approaching from Station Road and Church Lane and is designated as Open Land Area on the Core Strategy Proposals Map. There is currently no public access to the area and development on the rear portion of the site would be subject to provision of publicly accessible open space on the frontage. This should comprise a mix of the different types of open space, including children's play provision.

The rear portion of the site is on high ground, although the surrounding topography shields views from the south. Development should, however, have regard to the potential impact on long views and pay careful attention to roof heights on the western edge of the site.

The site would be accessed from Links Road, which does not have pedestrian facilities and has limited visibility at the junction with Church Lane. Development of the site would therefore depend on various improvements, such as improvements to the visibility at the junction of Links Road/Church Lane/Station



Site Specific Proposals Coastal Service Villages Preferred Options (Individual Settlements)

Summary

Road and some possible carriage way widening of Links Road along with provision of pedestrian facilities through the site serving part of Links Road and Church Lane. These off-site improvements would be required in order to provide safe access, however should be possible as the land required is in the same ownership.

If selected the Council considers that development should be subject to the following requirements:

Well designed development of approximately 25 dwellings, paying careful attention to roof heights and impact on long views.

Provision of publicly accessible open space as shown on the map and contributions towards improved pitch provision and facilities at Gold Park.

Provision of safe access and highway improvements including possible carriageway widening on Links Road and provision of acceptable visibility at site access and the Links Road / Church Lane junction. Provision of pedestrian routes through the site to Church Lane.

Provision of landscaping around the site and retention of the trees, shrubs and bushes along the old railway line.

The site is a locally important archaeological site and Norfolk Landscape Archaeology should be contacted at an early stage to discuss any particular requirements.

Full site investigation of possible land contamination on the eastern portion in association with the dismantled railway and suitable remediation if necessary.

The site is within an area identified in the EA North Norfolk Catchment Abstraction Management Strategy as having 'no water available' for further water abstraction licencing. Therefore any scheme should include proposals to minimise water use, such as rainwater harvesting, water efficient fixtures and fittings and grey water recycling.

Standard requirements for residential development including on-site provision of affordable housing at 50%, contributions to education (including high school provision) and other services via Council planning obligations standards and contributions towards other infrastructure and community needs as required.



Site Specific Proposals Coastal Service Villages Preferred Options (Individual Settlements)

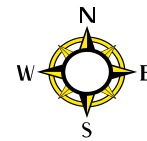
Mundesley preferred option 2

Land south of Gordon Terrace (opposite school) (MUN07)



Based on the Ordnance Survey Map with permission of the Controller of HM Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

O.S. LICENCE No 100018623



APPROX. SCALE: 1: 1250

Summary

Area (ha)	2.2	Possible number of dwellings	30	Possible number of affordable dwellings	15
------------------	-----	-------------------------------------	----	--	----

This arable field is on the southern edge of Mundesley and is opposite the Primary school. It is some distance from central village facilities although these are well linked by footways and can be easily accessed on foot or by cycle.

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and is visible from the south and the immediate surrounding area. It is, however, viewed within the built up area of Mundesley and is on relatively low ground which minimises its impact on the landscape. It is therefore considered that a well designed scheme could be more acceptable in the landscape than on other more prominent sites that are not in the AONB.

The site is screened from the nearby houses on Gordon Terrace by a mature hedge and this should be retained. There is a Public Right of Way through the site and this should be protected and suitable landscaping provided to protect the recreational value of this route.

If selected the Council considers that development should be subject to the following requirements:

Well designed development of approximately 30 dwellings which has regard to the setting of the site in the Norfolk Coast AONB and the setting of Mundesley when viewed from the south.



Site Specific Proposals Coastal Service Villages Preferred Options (Individual Settlements)

If selected the Council considers that development should be subject to the following requirements:

Provision of safe vehicle access to Trunch Road, preferably close to the existing lay-by which should subsequently be stopped up to vehicle traffic, and alternative provision for school drop off/collection provided within the site.

Provision of a site frontage footpath and pedestrian crossing facilities to the existing footway on the northern side of Trunch Road.

Retention of the public right of way through the site and suitable landscaping along and around the route.

Provision of all types of open space, with the majority being provided on-site with the exception of playing pitch provision where off-site contributions towards enhanced provision at Gold Park may be appropriate.

Landscaping along Trunch Road, including retention of any mature trees, and retention of mature hedgerow along Gordon Terrace. Provision of suitable landscaping along the rear of the site to soften the site edges when viewed from the south.

This site is a regionally important archaeological site and Norfolk Landscape Archaeology should be contacted at an early stage to discuss any particular requirements.

The site is within a water Source Protection Zone 1 and only clean, uncontaminated surface water (such as roofwater) should be discharged to any soakaway or watercourse. Run off from impermeable areas such as car parks and roads should drain into mains sewer rather than the ground.

The site is within an area identified in the EA North Norfolk Catchment Abstraction Management Strategy as having 'no water available' for further water abstraction licencing. Therefore any scheme should include proposals to minimise water use, such as rainwater harvesting, water efficient fixtures and fittings and grey water recycling.

Standard requirements for residential development including on-site provision of affordable housing at 50%, contributions to education (including high school provision) and other services via Council Council planning obligations standards and contributions towards other infrastructure and community needs as required.



Site Specific Proposals Coastal Service Villages Preferred Options (Individual Settlements)

Sustainability Appraisal summary of all sites considered

C.9 The summary table below compares each of the sites which have been suggested as being suitable for development and outlines the Council's conclusions. Each site has been appraised, through the Sustainability Appraisal process, and given a 'score' based on a number of criteria such as impact on landscape, wildlife and other environmental factors as well as other considerations such as the need to provide safe and convenient access to a range of community facilities. The scoring process helps identify those sites that should represent the better options for development, however site selection was not based solely on the score achieved. In some cases a site may score relatively well but the Council may nevertheless have concluded that it is not a good candidate for housing development, perhaps because the site is considered more suitable for an alternative use or it is felt that a particular issue, such as impact on character or highway safety, is so important that it should override other considerations. The separate Sustainability Appraisal report contains more details on the scoring of individual sites.

C.10 The summary table below includes details of all of the sites that have been suggested but only a small number of these will be required. Do you agree with the Council's conclusions, have the right things been taken into account, and have the right sites been identified as 'Preferred Options'?

Table C.1 Sustainability Appraisal Scoring

Mundesley					
Site Ref	Env Score	Social Score	Econ Score	Total Site Score	Comments
MUN01					Very small plot, below site size threshold therefore not appraised in detail.
MUN02	4	-3	1	2	Wooded and grassed area. Access assumed to be to Links Road and junction would have restricted visibility in both directions and no footway provision, therefore would not be considered safe or acceptable. More suitable sites available and this site is not one of the Council's preferred options.
MUN03	4	4	2	10	Prominent open grassed field on Cromer Road. Visually important when viewed from the south and provides a setting for All Saints church. Higher land than Church Lane and development could be imposing to existing houses. Not suitable in landscape terms. One of the closest sites to the 100 year erosion zone. Safe access could be provided from Cromer Road or Church Lane, however Church Lane, with improved footway provision to village facilities, would be preferred. This site is not one of the Council's preferred options.
MUN04	2	3	2	7	Grassland and scrub field. Split level site with Open Land Area designation on Church Lane frontage. The site is well related to the village centre, and development on the rear part is considered to have acceptable landscape impact. Development could deliver public open space provision on the SE corner of the site. Scrub along old railway has high breeding bird potential and should be retained. Development of the site offers opportunity to improve the visibility at Links Road/Church Lane junction and provide carriageway widening and pedestrian facilities to part of Links Road (which would make this a preferred option from a Highways perspective). This site is one of the Council's preferred options for development.
MUN05	4	-4	2	2	Grass field near entrance to golf course at the end of Heath Lane / Links Road. Both roads are predominately single track lanes not suitable for further intensification of traffic use. Unlikely that safe access could be provided from the



Site Specific Proposals Coastal Service Villages Preferred Options (Individual Settlements)

Mundesley					
					site onto Links Road. Several farm traffic movements along Links Road. Little scope to provide footpaths along the length of the roads. Some distance to village facilities and this site is not one of the Council's preferred options.
MUN06	3	3	2	8	Arable and set aside field, a large portion of which is in flood zone 3 and therefore unsuitable. Development on the remaining part would impinge on views from Water Lane. Concerns about impact on the setting of Mundesley Conservation Area. Assumed access from High Street, between existing properties, however unclear if safe access can be provided. Footpath available along High Street to school and village centre, and site is mid-way between them. If developed should retain views of windmill from High Street, however this site is not one of the Council's preferred options.
MUN07	3	4	2	9	Agricultural field to the south of Mundesley. In AONB however considered less prominent than other sites in the village. Opposite school but some distance from other village services, although footway links do exist in the main. Subject to provision of a safe vehicular access to Trunch Road and satisfactory footway provision to the site with links to the adjacent school the Highway Authority consider the site to be a preferred option. Highways advise that vehicle access should be close to the lay-by on the site frontage used as a drop off point for the school and access to this lay-by stopped up in the interests of Highway safety. Public rights of way through the site would need to be protected. Part of site is within water quality 'inner zone' and mitigation measures may be required. This site is one of the Council's preferred options for development.



Site Specific Proposals Coastal Service Villages Preferred Options (Individual Settlements)

2 Monitoring and implementation

- 2.1** The proposed allocations in this document are intended to achieve the objectives of the Core Strategy by delivering sustainable and affordable housing as well as other developments that support local communities and the local economy. Many aspects of the Core Strategy therefore depend upon the successful implementation of these allocations. It is important, therefore, to monitor their implementation and evaluate their effectiveness. An Annual Monitoring Report is produced in December each year and this will be the main record of monitoring information.
- 2.2** When the Site Specific Proposals document is adopted, progress on the implementation of allocations will need to be regularly reviewed in order to ensure that sufficient levels of housing are coming forward. Where this is not the case, the Council (and where necessary its partners) will either take action to secure or encourage their implementation, or revise Local Development Documents, as appropriate.
- 2.3** The policies in the Core Strategy document will be monitored through development of these allocations. All housing development will be measured against a range of requirements outlined in policies in the Core Strategy including:
- on-site provision of affordable housing at fifty percent;
 - a mix of house types and sizes
 - development of not less than thirty dwellings to the hectare unless these densities are incompatible with prevailing character;
 - contributions to open space where required;
 - contributions towards education and other necessary social infrastructure
 - energy efficient construction;
 - use of on-site renewable energy for larger developments; and,
 - provision of measures to encourage walking, cycling and public transport.
- 2.4** The following table shows a summary of the proposals made, the expected action, targets etc. and an indication of the nature of monitoring to be undertaken.
- 2.5** Site Specific Proposals: Preferred Options - Key Indicators

Type of proposal	Key requirements	Responsible Agency	Performance measures & Key Dates	Comments
Housing allocations for selected Coastal Service Villages	Delivery of housing Standard residential development criteria as outlined above	Private sector developer and housing associations	Implementation in the earlier part of the plan period (start on at least half of the allocated sites prior to 2011 and all affordable dwellings completed prior to 2016) Compliance with phasing requirements 50% affordable housing provision	These sites are in private ownership. The rate of implementation will need to be monitored and if necessary action taken to ensure their development.



Appendix 1 Submitting your comments

We welcome all comments (representations) that support or object to any aspect of the consultation documents. Comments can be made about any aspect whether it is a proposal, table, map, diagram or specific text. Comments should be submitted on the *Comments form*.

Why use the form?

- Using the **tear-out form at the very end of this document** will help us deal quickly and effectively with your comments (called a representation).
- In order for a representation to be valid you are required to provide certain information. This form will help to ensure your representation is valid.
- You can photocopy the form or obtain further copies from the contact details given overleaf.
- If you wish to suggest a new site (one which has not already been considered) you must also complete an **Alternative Development Site** form.

How to complete the form

- **Please use a separate form for each representation.**
- Please identify **clearly** which document, proposal, paragraph, plan, map or diagram you are commenting on.
- Please state **whether** you **object to** or **support** the proposal and give the reasons why.
- Please write legibly and provide a contact telephone number in case we need to seek clarification.
- The comments form can be completed on-line, or, both the Comments form and Alternative Development Site form can be downloaded if you prefer: www.northnorfolk.org/ldf
- Please complete all sections of the form as outlined in the step by step guide below. If you require additional help please contact a member of staff on the telephone number given overleaf.

Step by step guide

1	If you are representing an organisation please state the full name of the organisation.
2	Please give the full name and address of the person making the representation. (If you are an agent see section 3). Representations are only valid if your name and address are supplied.
3	If you are an agent representing a client, please complete this section as well as the name and address of the person you are representing (section 2)
4	The consultation document aims to gain comment on a number of 'preferred options' but you can comment on any section of the document. However, it is important to be clear about which chapter, preferred option, paragraph, site or map you are commenting on. If you are unsure please give as much detail as possible including page number(s).
5	To enable us to deal with your representation quickly please indicate whether you are objecting , supporting or wishing to comment on the subject you have identified in section 4.
6	Please write a short summary of your representation. Please use section 7 to fully explain / add detail to your representation.

7	Please use this section to provide the details of the grounds on which your representation is made. If you wish to suggest an alternative site to be considered you MUST also complete the ALTERNATIVE DEVELOPMENT SITE FORM and return it with the comments form.
8	By signing the form you are acknowledging that your representation, name and address will be held on the Planning Policy database and will be published on-line and in reports / documents for public viewing.
9	Please date your submission but note only representations RECEIVED in the Planning Policy section between midday 9 June 2008 and midday 21 July 2008 will be considered - regardless of the date given on the form.

Submitting the form(s)

Forms should be returned to the address below. Please note, **this is a FREEPOST service and therefore no stamp is required.**

FREEPOST RRAY-JSLS-TZTE
Planning Policy Team, North Norfolk District Council, Council Offices
Holt Road, Cromer, NR27 9EN

Alternatively you can complete and submit comments on-line. Follow the consultation links from www.northnorfolk.org/ldf

If you require further information or additional forms please contact us on;

- TEL: 01263 516318 or 01263 516321
- FAX: 01263 516309
- ADDRESS: Planning Policy Team, North Norfolk District Council, Council Offices, Holt Road, Cromer, NR27 9EN
- EMAIL: planningpolicy@north-norfolk.gov.uk
- WEB: www.northnorfolk.org/ldf

IMPORTANT POINTS TO NOTE

In order to be considered, **representations must be RECEIVED between midday 9 June and midday 21 July 2008.** Representations received before or after the dates given above will not be considered.

Representations made are deemed public property.

Your comments and name will be made available for public viewing on our website and in document or report form at the NNDC offices in Cromer.

What happens to your comments

- Your representation(s) will be acknowledged and given a reference number.
- All representations (including your name) will be available for public viewing on our website and on request at the Council Offices at Cromer.
- Your comments will be considered and will be used to develop our final policies.



Site Specific Proposals Coastal Service Villages Preferred Options (Individual Settlements)

NB: Representations made at this stage are not taken forward as representations to be considered by Government Office. We will let you know when we consult on the Site Specific Proposals Draft document prior to submission should you wish to make further comment at that time.

LOCAL DEVELOPMENT FRAMEWORK

Comments Form for *supporting or objecting* to the Site Specific Proposals (Coastal Service Villages) Preferred Options Consultation Document



Please read the notes on "How to submit your comments" before completing this form.
Please use a separate form for each representation.

Office Use only
REF No:

1 Organisation (if applicable)	
--	--

2 YOU	3 YOUR AGENT (if applicable)
Name:	Name:
Address:	Address:
Postcode:	Postcode:
Tel No:	Tel No:
E mail:	E mail:
Fax No:	Fax No:

4 To which part of the document does your representation relate?	<i>Chapter / Paragraph / Map / Settlement / Site Name or No</i>
---	---

5 Regarding the above, do you wish to	<i>SUPPORT / OBJECT / COMMENT</i> (circle/select as appropriate)
---	---

6 Please give a SUMMARY of your representation. Use the space overleaf to provide the details of the grounds on which your representation is made.	
---	--

7 DETAILS

- Please provide details of the grounds on which your representation is made.
- Clearly indicate the changes or alternative approach you are seeking.
- Please attach additional sheets as necessary.

IF YOU ARE PROPOSING A 'NEW' SITE PLEASE REMEMBER TO ALSO COMPLETE THE **ALTERNATIVE DEVELOPMENT SITE FORM**.
ARE YOU ATTACHING ADDITIONAL SHEETS THAT RELATE TO THIS REPRESENTATION? YES / NO

8 We will notify all respondents when our final documents are submitted to Government Office.

If you DO NOT wish to be notified please tick the box.

9 Signed:

10 Date:

LOCAL DEVELOPMENT FRAMEWORK

Alternative Development Site Form

This form should be used to provide details of alternative development sites which you wish the Council to consider in Coastal Service Villages.

When submitting this form please:

- *complete and attach a **Comments Form** to this form*
- *attach a scaled plan or map of the alternative/additional site*



Office Use only
REF No:

1 Location (address or written description of the site's location)	
--	--

2 Site owner's details (if known)	3 Your details (if different from 2)
Name:	Name:
Address:	Address:
Postcode:	Postcode:
Tel No:	Tel No:
E mail:	E mail:

4 Type of development suggested	<i>(e.g. residential, employment)</i>
5 Is this suggestion being made... (Please tick)	<input type="checkbox"/> <i>as a replacement to one of the Preferred Options?</i> <i>If YES please quote site ref no (e.g. HAP04) if available:</i>
	<input type="checkbox"/> <i>in addition to the preferred option?</i>
6 Please identify why you consider your alternative / additional site should be considered, giving clear reasons as to why your suggestion is preferable.	