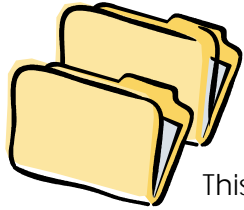


## Local Development Framework

### Update Bulletin – Spring 2006

This newsletter will be published each quarter to provide an update on progress on North Norfolk Local Development Framework.

### What are we working on at the moment?



#### Core Strategy

This document says where and why new development should and should not be allowed.

#### Site Specific Proposals

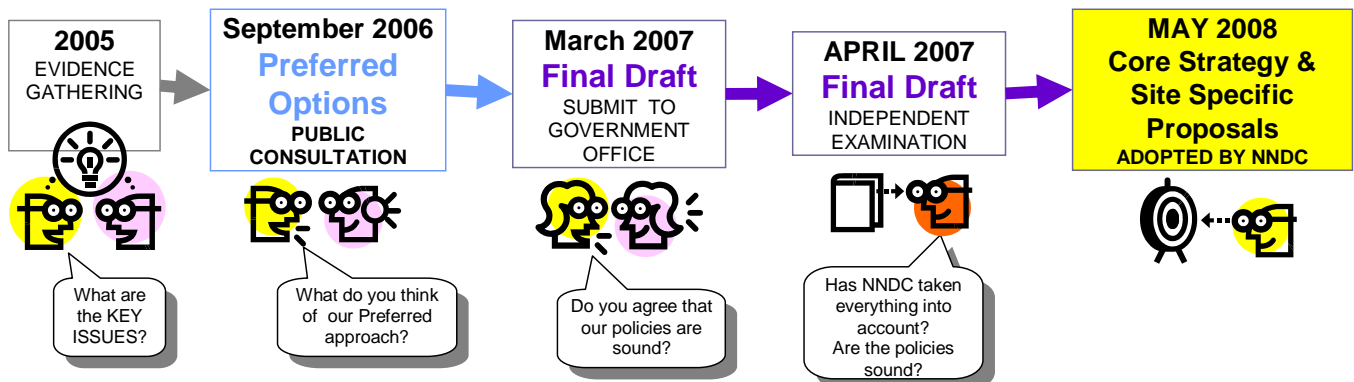
This identifies actual sites for new development.

We are currently working on the 'preferred options stage' for both documents.

### What is the 'preferred options stage'?

The Core Strategy and Site Specific proposals are at the preferred options stage. This means that after having considered all the evidence (background studies, consultation results, Government guidance), we are presenting what we think is the best way forward. From 25 September (for six weeks) we will ask the public's views on this 'preferred approach'. Once we have considered the views we will write the detailed policies. After this we will submit the Final Draft to Government and the public will have another opportunity to give their views at that point.

Further details regarding the consultation will be sent to you in the summer edition of this update



### Core Strategy

All the towns and villages within the district have been reviewed against specific criteria to establish their suitability for future development. This review has taken into account space in schools, public transport levels, shops and possible risks from flooding or coastal erosion.

The headline elements of the new preferred Development Strategy are:

- To concentrate development in **Principal Towns** (Cromer, Fakenham, Holt, North Walsham).
- To plan for the particular needs and issues of **Secondary Centres** (Hoveton, Sheringham, Stalham, Wells next the Sea,).
- To provide for housing to meet the needs of local people in **Rural Service Centres** (Key Villages) and
- To promote economic activity which maintains and enhances the character and viability of the rural area.

Also we aim to;

- Provide for an increase of dwellings in line with the requirement set out in the Regional Spatial Strategy. (6,400 or 8,000 across the District up to 2021 depending on regional allocations.)
- Provide at least 65% of additional housing within the Principal and Secondary centres through a combination of previously developed (brownfield) and undeveloped (greenfield) sites in identified residential areas and town centres.
- Ensure that **affordable housing** constitutes at least 40% of new housing developments for sites over 10 dwellings in towns and villages.

## Site Specific Proposals

The Core Strategy identifies suitable towns and villages in which development could be allocated. The Site Specific proposals look at **where** those allocations could be made. These include allocations for employment and retail sites, other allocations (ie car parks) as well as residential sites.

We are currently holding a series of meetings with key organisations (ie. Town Councils, Area Partnerships etc), land owners and developers to explore the options and the issues surrounding specific sites in or around the principal and secondary centres.

In March the sites in Cromer, Sheringham and Holt were presented to Members of the LDF Working Party for agreement to take them forward for consultation. Sites in other areas of the District will be considered during April and May. Further details can be found on [www.northnorfolk.org/ldf](http://www.northnorfolk.org/ldf) - see current activities.

## What else?

### Consultation Findings

On 23 January 2006 Opera (Community Consultants) submitted a report on the findings of the consultation held in November and December 2005. We wrote to over 500 community representatives and statutory stakeholders and achieved a good 31% response rate. There was a good representation geographically around the North Norfolk area and stakeholders had lots to say.

Encouragingly, the most important general priorities for Stakeholders were in-line with the areas highlighted in the Community Strategy consultation where residents highlighted that affordable housing, amenities, career and job opportunities as areas that they wanted North Norfolk District Council to focus on. In addition, stakeholders also felt that 'protecting the character of the villages' and 'supporting rural communities' were important to them. The report and presentation can be viewed on our website.

### The Barns Debate

The reuse of barns and other rural buildings is a contentious issue. Members requested a debate to look at different options for dealing with the redevelopment of rural buildings particularly for residential use. The policy approach will be considered at the April LDF Working Party meeting. The Barns debate took place on 28 February 2006. Details of the meeting can be found on our website.




## Finding out more...

### Where can I find it?

We are making more and more information available through the NNDC website but if you do not have access to the Internet then all of the information can be obtained by post – just telephone for more details.

 01263 516321 or 01263 516318

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

 [www.northnorfolk.org/ldf](http://www.northnorfolk.org/ldf) or e-mail: [planningpolicy@north-norfolk.gov.uk](mailto:planningpolicy@north-norfolk.gov.uk)

### Note for your diary:

Our public consultation takes place for six weeks only, commencing 25 September. It is important that your views are received during that time **ONLY** as representations made before or after that period will not be considered.