

Neighbourhood Plan Working Party - Report March 2022

The WP has been working on the actual Plan document for some months now. The heart of the Plan are a number of **Policies**. Although we have been working on them for some months, they have all had to be revisited in the light of the new version of the NNDC Local Plan.

Housing :

1. The scale and location of new housing
2. The housing mix
3. Principal residence requirement
4. Infill developments inside the settlement boundary
5. Community-led housing and rural exception sites
6. Design including extensions and Amenity Space (*see Design guide on website*)

Employment

9. Redevelopment opportunities
10. Retail and Town Centre

Infrastructure and Services

(Several policies, including those affecting community services, e.g. health and education, have been covered in the NNDC LP though we are looking at them again)

14. Visitor Parking

Environment and Tourism

15. Protecting the Historic environment (overlaps with LP ENV7)
16. Non-designated Heritage Assets (see Council website)
17. Local Green Spaces ((see Council website)
19. Important views
21. Access to the countryside and rights of way

Sustainability and climate change

24. Flood risk
25. Climate change and sea level rise

Site Specifics

27. The Beach
28. The Harbour

(Numbers are not continuous because some policies are not covered by the NNDC LP. Duplication is not permitted)

Housing is the most impactful element of the Plan though not the only one of importance. Housing issues have been the subject of the most detailed concern. The Housing Needs Assessment (Holkham /WTC 2021) and the Public Consultation (October 2021) both addressed these issues. The HNA described the situation as 'a perfect storm'; the possibility of affordable housing in the town for local people was held to present an insuperable problem. The October consultation contained very mixed opinions but two came through very clearly: the need for new houses to be the **principal residence** of the occupier and the need for any houses built to be, so far as possible, **affordable housing for rent by local people**.

Following the Town council's offer for part of the Two Furlong Hill/Mill Road Triangle as its response to the Call for Sites (June 2021) the WP has been looking at the idea of including in Policy 1 a proposed development of 6-7 acres (out of a total of 19) on the lower part of the eastern side of the Triangle to consist of single storey – bungalow – units on the upper part of the site and two-storey units at the bottom. A housing density of 10-12 units per acre would yield between 60 and 84 units. The precise mix of houses would depend on a number of factors. The HNA drew attention to the need for housing for the elderly already living in the town as well as housing for young families. Finance would be pivotal in any decisions. It would determine how many houses could be affordable for rent. There is a great deal of uncertainty about both sources of finances and costs.

The next stage, once the Plan has been completed and agreed by the WTC is for a Regulation 14 Pre-submission Consultation when members of the public will be asked to comment further on the Plan. Given the degree of interest and concern in the town it is important that the proposals are made clear, not only setting out what is proposed but also what is *not* proposed.

The Working Party will be asking for an agenda item at a subsequent meeting for the consideration of the detailed policies, once agreed by the WP, and for concrete steps to be taken to present them to the town. A visual presentation - a concept drawing - showing what any development might look like is more likely to receive favourable consideration than words.

For the present, any comments either at the meeting or thereafter would be appreciated. The Working Party meets next at the beginning of next month.

RA 7th March 2022