



Redenhall with Harleston Town Council

Clerk: Mrs. C. Crane

Notice of Meeting

To members of the Public and Press

You are cordially invited to attend a meeting of **Redenhall with Harleston Town Council's Planning and Development Committee** which will be held at the Council Offices, Memorial Leisure Centre on **Monday 3rd June 2024 at 10am** to consider the business detailed below.

Signed: *Clare Crane* - Town Clerk

Date: 29th May 2024

Members of the press and public are welcome to attend – there will be an opportunity for public participation agenda item 6.

SELFLESSNESS, INTEGRITY, OBJECTIVITY, ACCOUNTABILITY, OPENNESS, HONESTY & LEADERSHIP

AGENDA

1. To elect
 - a) a Chairman
 - b) a Vice-Chairman
 - c) To agree to provide a report at the Town Council meetings and the Annual Town Meeting 2025
2. Welcome
3. To receive and consider accepting apologies from members unable to attend.
4. To receive and note any declarations of members' pecuniary and/or non-pecuniary/other interests pertaining to items on the following agenda, to note any dispensations granted in respect of business to be discussed and to consider any requests for dispensations.¹
5. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 13th May (copy herewith)
6. To note progress on decisions made at the last meeting of the Planning and Development Committee (copy herewith)
7. To consider a resolution under Standing Orders 3e to suspend the meeting to hear comments from members of the public on items to be discussed on the agenda (the period of designated time for public participation is 20 minutes unless directed by the Chairman of the meeting and individual members of the public are entitled to speak for a maximum of 5 minutes each).²
8. To agree invitations for non-councillors with no voting rights onto the Planning and Development Committee.
9. To review the current Terms of Reference and make suggested amendments as necessary (copy herewith)
10. To recommend final Terms of Reference for adoption at the next Town Council meeting being held on the 26th of June 2024.
11. To discuss a calendar of Planning and Development Committee meetings for 2023/24 and agree the meeting schedule.

¹ All details to be found at <https://harleston-tc.gov.uk/your-town-council/become-a-councillor/>

² All details to be found at <https://harleston-tc.gov.uk/your-town-council/become-a-councillor/>

12. [To receive and consider the new planning applications received and ratify comments and verdict.](#) (copy herewith)

a) Application: 2024/1331

Proposal: Replacement boundary wall and gates

Location: 37 Redenhall Road Harleston Norfolk IP20 9HE

Applicant: Mr. A Macdonald

Application Type: Listed Building Consent

b) Application: 2024/0456

Applicant: Mr Richard Perfitt

Location: 16 Old Market Place Harleston Norfolk IP20 9BE

Proposal: Change of use of ground floor retail space to residential

Application Type: Change of Use

13. [To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting](#) (copy herewith)

14. [To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities](#) (copy herewith)

15. To receive and note the contents of a new publication 'Neighbourhood Plans-A guide for Norfolk communities to embed health in neighbourhood plans' (copy herewith).

16. To receive and note a summary from SNDC Development Management Committee explaining the 5 years housing supply. (copy herewith)

17. To receive and note correspondence regarding the speed limits on Spirketts Lane. (copy herewith)

18. To receive and note correspondence to the Planning Officer concerning planning application 2023/1505 (copy herewith)

19. To note the date of the next Planning and Development Committee meeting as Monday 1st July 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.

20. Public Bodies (Admissions to Meetings to consider a resolution under the Public Bodies (Admissions to Meetings) Act 1960 and Standing Orders 3d to exclude members of the public and press in order to discuss the following items which is properly considered to be of a confidential nature.

21. To receive confidential reports relating to enforcement cases (for information only)

[**Any other planning applications received up to the day before the meeting may be considered, to allow a response within the statutory 21-day period. These can be found on the Town Council website.**](#)



Redenhall with Harleston Town Council

Clerk: Mrs. C. Crane

Minutes

**Redenhall with Harleston Town Council's Planning and Development Committee
held at the Council Offices, Memorial Leisure Centre at 10am
on Monday 13th May 2024**

In Attendance: Councillors: John Graham, Michael Hardy, Paul MBA, Shelagh West

Also present: Emma Chandler (Deputy Clerk) and Mrs Carolyn Malinowski (Planning Advisor), Clare Crane (Town Clerk)

Members of Public: Mr and Mrs Wooley and Graham Bloomfield (William H Brown)

1. Welcome

Cllr Graham welcomed everyone to the meeting.

2. To receive and consider accepting apologies from members unable to attend.

No apologies received.

Noted that Cllr Attwood had resigned from the Council after the agenda being released the previous week.

3. To receive and note any declarations of members' pecuniary and/or non-pecuniary/other interests pertaining to items on the following agenda, to note any dispensations granted in respect of business to be discussed and to consider any requests for dispensations.

Cllr West declared an interest in Item 8a.

4. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 29th April 2024

Received and approved. The minutes were then signed and dated by Cllr Graham

5. To note progress on decisions made at the last meeting of the Planning and Development Committee

It was noted that the Planning and Development Committee Meeting at SNDC to discuss application 2023/1505 was held on the 8th May 2024. Cllr Mba, Cllr Graham and Mrs Malinowski attended the meeting and the points that they raised with the committee can be found at appendix A

6. To consider a resolution under Standing Orders 3e to suspend the meeting to hear comments from members of the public on items to be discussed on the agenda (the period of designated time for public participation is 20 minutes unless directed by the Chairman of the meeting and individual members of the public are entitled to speak for a maximum of 5 minutes each).

Residents raised concerns about planning applications 2024/0409 and 0410. The main concern being the safety of both pedestrians and road users because of the addition of access to the highway from the proposed new driveway being in such close proximity to the Recreation Walk exit onto the highway. Problems are already found when trying to exit Recreation Walk and this could exacerbate the problem. They also felt that the development was not in keeping with the Market Town. They confirmed that they had put their comments on the planning portal for the planning authority to review.

7. To receive a presentation from William H Brown relating to application 2024/0991.

Mr. Graham Bloomfield affirmed his position as a planning consultant for William H Brown, disclosing his role as a local parish councillor outside the area and confirming that no pre-application advice had been sought. He provided a succinct overview of the development and pertinent background information, emphasizing that the current application pertains to outline planning with all details reserved for later consideration. He took questions from councillors to aid their discussion following the presentation and submitting their comments.

8. [To receive and consider the new planning applications received and ratify comments and verdict.](#) (copy herewith)

Application: [2024/0991](#)

Applicant: Mr Martin Holland

Location: Land East Of 43 Shotford Road Harleston Norfolk

Proposal: Outline planning application with all matters reserved for the erection of up to 5 new homes and associated works

Application Type: Outline Planning Permission

Following detailed discussion, the Planning Committee submitted the following to the SNDC Planning Portal

Committee Stance – Object

Committee Comment - The Neighbourhood Plan paragraphs 1.19-1.22 noted the specific sites allocated in the Joint Core Strategy and the then-emerging GNLP and due to the level of new housing growth proposed did not allocate further sites for development.

We note that a five-year land supply has been identified in the adopted GNLP.

The proposed development is outside the existing settlement boundary.

In the committee's opinion Policy 7.5 of the GNLP does not apply to this site as the proposed houses are not self-build or custom-build.

Policy DM1.3 applies stating that permission for development outside the settlement boundary will only be granted if it demonstrates overriding benefits in terms of economic, social and environment dimensions.

In the committee's opinion the short-term economic benefits due to construction work and the subsequent benefits from local spending do not represent overriding reasons to approve the development.

Application: [2024/1184](#)

Applicant: Mr Stuart Deadman

Location: Woodland Hall Bungay Road Redenhall Norfolk IP20 9QW

Proposal: Variation of condition 2 of 2021/1010 – addition of raised terrace to serve rear first floor

Application Type: Removal/Variation of Condition (S73 / S19)

Comment not needed.

Application: [2024/1180](#)

Applicant: Mr Stuart Deadman

Location: Woodland Hall Bungay Road Redenhall Norfolk IP20 9QW

Proposal: Variation of condition 2 of 2021/1009 – addition of raised terrace to serve rear first floor
Application Type: Removal/Variation of Condition (S73 / S19)

Comment not needed.

Application: [2024/1089](#)

Applicant: Mrs Heidi Wooltorton

Location: 15A Wilderness Close Harleston Norfolk IP20 9DB

Proposal: Change of use from hairdressing salon to one bedroom dwelling & single storey extension

Application Type: Full Planning Permission

Committee Stance – Neutral

Committee Comment - The Planning Committee wish to point out that the requirements in the Redenhall with Harleston Design Guidance and Code Policy BU.13 should be applied, specifically sub-paragraphs iii and iv.

Amended Application: [2024/0410](#)

Applicant: Mr Daniel Green

Location: 2 London Road Harleston Norfolk IP20 9BW

Proposal: Installation of new gated driveway

Application Type: Listed Building Consent

Committee Stance – Neutral

Committee Comment - The Planning Committee has serious reservations as regards to the traffic implications of vehicles entering and leaving this property as well as the four further traffic flows that exist at present ie London Road, MarketPlace/Church Road, JD Youngs Hotel car park and Recreation Walk which already lead to congestion.

Councillors have received concerns from local residents during councillor surgeries and council meetings expressing these concerns.

We urge the Highway Authority to assess this proposal in light of these concerns.

Amended Application: [2024/0409](#)

Applicant: Mr Daniel Green

Location: 2 London Road, Harleston, Norfolk, IP20 9BW

Proposal: Installation of new gated driveway

Application Type: Householder

Committee Stance – Neutral

Committee Comment - The Planning Committee has serious reservations as regards to the traffic implications of vehicles entering and leaving this property as well as the four further traffic flows that exist at present ie London Road, MarketPlace/Church Road, JD Youngs Hotel car park and Recreation Walk which already lead to congestion.

Councillors have received concerns from local residents during councillor surgeries and council meetings expressing these concerns.

We urge the Highway Authority to assess this proposal in light of these concerns.

9. [To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting](#)

Noted

10. [To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities](#)

Noted

11. To discuss the 5-year land supply and the impact this may have on the larger developments.

a) Agree next steps.

Mrs Malinowski informed the committee that she had inquired about the 5-year land supply with the District Councillor as she wished to clarify the position of the Neighbourhood Plan following the Development Committee decision on application 2023/1505. The District Councillor has advised that he would contact the Planning Department to get clarification and the Town Council should receive a response directly. Mrs Malinowski has then offered to draft a response if necessary.

Action – Mrs Malinowski

12. To note the date of the next Planning and Development Committee meeting as Monday 3rd June 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.

Noted and agreed.

All councillors confirmed their attendance to the next meeting as Cllr Mba sent his apologies in advance. Should quorum not be met the meeting may have to be postponed.

Action – Town Clerk

13. Public Bodies (Admissions to Meetings to consider a resolution under the Public Bodies (Admissions to Meetings) Act 1960 and Standing Orders 3d to exclude members of the public and press in order to discuss the following items which is properly considered to be of a confidential nature.

Agreed

14. To receive confidential reports relating to enforcement cases (for information only)

Noted

Meeting Closed at 12.15pm

Signed

Dated

Land west of 15 Needham Road 2023 1505
Redenhall with Harleston Town Council comments for SNC Planning Committee
8th May 2024

I would like to firstly clear up the position as regards a 5 year housing land supply

The Committee report says (5.6) that, for applications received before 20th December 2023, planning authorities will need to demonstrate a minimum 5 year land supply and says that officers are in the process of gathering information to enable a land supply to be calculated.

*It says "owing to the temporary nature of Nutrient Neutrality, the Council has been unable to demonstrate a five year land supply and **at the time of writing**, there remains uncertainty about the progress of a number of permitted and allocated sites. Therefore, taking a precautionary approach, the Council will determine this application on the basis that there is not a demonstrable five-year supply of deliverable housing sites".*

This is no longer the case. The GNLP has been adopted, and confirms a 5.77 Year Housing land supply.

The Inspectors' Report on the GNLP, issued on 19th February 2024, discussing the Overall Housing Supply, said

"nutrient neutrality initially led to a hiatus in the granting of planning permission for new housing. Significant work has been done on this, including the formation of a Joint Venture Company... to create a trading platform for nutrient mitigation credits. The Partnership has updated its Trajectory to reflect the impact of nutrient neutrality issues and based on the evidence before us... we consider this to be robust".

"We conclude that if adopted promptly... the Plan establishes a five-year supply of deliverable housing sites for the Plan area. In these circumstances the LPAs will be able to confirm that a five-year housing land supply for the Plan area has been demonstrated in a recently adopted plan in accordance with paragraph 75 and footnote 40 of the Framework".

In line with this, Appendix 4 of the adopted GNLP says

"the plan provides enough allocations to provide a 5-year housing land supply, and this is evidenced by the housing trajectory. Given the plan's adoption in early 2024 the relevant 5-year period is 1st April 2023 to 31st March 2028".

This application was received on 31st May 2023, which is within that 5 year period, so there was a five year housing supply in place at the time of the application, and the precautionary approach taken in the Report is not warranted.

A second issue raised in the Report is whether there is an up-to-date development plan.

The South Norfolk Council meeting of 18th March. which adopted the GNLP, said *"Adoption of this coherent strategic plan will mean that Greater Norwich will have an up-to-date local plan"*

We believe therefore that the Committee should take this decision on the basis that there is a five year housing supply, there is an up to date development plan, and should apply the relevant policies from South Norfolk's Development policies and the Neighbourhood Plan

Planning and Development – Progress Report – 28th May 2024

<u>//Committee</u>	<u>Minutes Reference</u>	<u>Subject</u>	<u>Action</u>	<u>Assigned to</u>	<u>Timescale</u>	<u>Comments or further actions</u>
Planning	29/04/2024 Item 11	GNLP	The committee agreed to wait until the final version was available on the GNLP website before deciding which sections they would like in hard copy.	Planning Committee	When the document becomes available	Outstanding
Planning	13/05/2024 Item 11	5-year land supply	Mrs Malinowski informed the committee that she had inquired about the 5-year land supply with the District Councillor as she wished to clarify the position of the Neighbourhood Plan following the Development Committee decision on application 2023/1505. The District Councillor has advised that he would contact the Planning Department to get clarification and the Town Council should receive a response directly. Mrs Malinowski has then offered to draft a response if necessary.	Mrs Malinowski	As and when letter is received from the planning department	Outstanding
Planning	13/05/2024 Item 12	Next meeting	Monday 3 rd June 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre. All councillors confirmed their attendance to the next meeting as Cllr Mba sent his apologies in advance. Should quorum not be met the meeting may have to be postponed.	Town Clerk	Next meeting	Agenda completed. Matter Closed



Redenhall with Harleston Town Council

Terms of Reference for the Planning and Development Committee

1. The committee shall comprise of up to five councillors plus the Chairman of the Town Council as an ex-officio member
2. The planning and development committee has the ability to invite non council members with the relevant experience and knowledge to provide the committee with assistance. They have no voting rights and are not part of the quorum.
3. A quorum will consist of a minimum of three councillors
4. The committee will be responsible for electing its own Chairman and Vice-Chairman
5. The committee chair will be responsible for providing a summary report to full council.
6. All councillors are entitled to attend each meeting, however, whilst they may be invited to speak, they will have no voting rights unless they are elected or co-opted to the meeting of the committee.
7. If it is evident that a meeting will not be quorate in the preceding days, a standby councillor may be called upon to attend if available and be co-opted for that meeting only. If there is more than one standby, the Town Clerk will use their discretion as to which standby councillor to call upon.
8. If the meeting is still not quorate, then a councillor in attendance may be co-opted for that meeting.
9. The Planning and Development Committee shall:
 - provide information, advice and guidance to the town council on all planning and development matters relating to council business.
 - consider notified planning applications within the parish of Redenhall with Harleston and make relevant comment to the Local Planning Authority.
 - liaise with district and county councillors as appropriate
10. The minutes of each meeting will be proposed and agreed at the next meeting.

11. Voting will be in accordance with Standing Orders.

12. All committee meetings will typically take place in the Memorial Leisure Centre unless other arrangements are in place for the holding of meetings and will commence at 6.30pm (unless otherwise stated)

Reviewed – 27th June 2023

Financial calendar 2024/25 UK

	2024										2025					
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr			
Mo	1 Easter Monday			1 Planning 10am										Mo		
Tu	2			2										1	Tu	
We	3			1 Amenities 6.30pm										3 Amenities 6.30pm	2	We
Th	4			2										4	3	Th
Fr	5			3										5	4	Fr
Sa	6	4	1	6	3		5	2		4	1	1	5	Sa		
Su	7	5	2	7	4	1	6	3	1	5	2	2	6	Su		
Mo	8 Planning 10am	6 Early May Bank Holiday	3 Planning 10am	8	5 Planning 10am	2 Planning 10am	7 Planning 10am	4 Planning 10am	2 Planning 10am	6	3 Planning 10am	3 Planning 10am	7 Planning 10am	Mo		
Tu	9	7	4	9	6	3	8	5	3	7	4	4	8	Tu		
We	10 LCMC 6.30pm	8 Executive Meeting 6.30	5	10 Executive 6.30pm	7	4 Amenities 6.30pm	9 LCMC 6.30pm	6 Amenities 6.30pm	4 LCMC 6.30pm	8 Amenities 6.30pm	5	5 Amenities 6.30pm	9 LCMC 6.30pm	We		
Th	11	9	6	11	8	5	10	7	5	9	6	6	10	Th		
Fr	12	10	7	12	9	6	11	8	6	10	7	7	11	Fr		
Sa	13	11	8	13	10	7	12	9	7	11	8	8	12	Sa		
Su	14	12	9	14	11	8	13	10	8	12	9	9	13	Su		
Mo	15	13 Planning 10am	10	15	12	9	14	11	9	13 Planning 10am	10	10	14	Mo		
Tu	16	14	11	16	13	10	15	12	10	14	11	11	15	Tu		
We	17 Finance 6.30pm	15 Finance 6.30pm	12 LCMC 6.30pm	17 Finance 6.30pm	14 LCMC 6.30pm	11 Executive 6.30pm	16	13 Executive 6.30pm	11 Finance 6.30pm	15	12 LCMC 6.30pm	12 Annual Town Meeting	16	We		
Th	18	16	13	18	15	12	17	14	12	16	13	13	17	Th		
Fr	19	17	14	19	16	13	18	15	13	17	14	14	18 Good Friday	Fr		
Sa	20	18	15	20	17	14	19	16	14	18	15	15	19	Sa		
Su	21	19	16	21	18	15	20	17	15	19	16	16	20	Su		
Mo	22	20	17	22	19	16	21	18	16	20	17	17	21 Easter Monday	Mo		
Tu	23	21	18	23	20	17	22	19	17	21	18	18	22	Tu		
We	24 Town Council 7pm	22	19 Finance 6.30pm	24 Town Council 7pm	21	18 Finance 6.30pm	23 Finance 6.30pm	20 Finance 6.30pm	18 Town Council 7pm	22 Finance 6.30pm	19 Executive 6.30pm	19	23	We		
Th	25	23	20	25	22	19	24	21	19	23	20	20	24 Finance 6.30pm	Th		
Fr	26	24	21	26	23	20	25	22	20	24	21	21	25	Fr		
Sa	27	25	22	27	24	21	26	23	21	25	22	22	26	Sa		
Su	28	26	23	28	25	22	27	24	22	26	23	23	27	Su		
Mo	29	27 Spring Bank Holiday	24	29	26 August Bank Holiday	23	28	25	23	27	24	24	28	Mo		
Tu	30	28	25	30	27	24	29	26	24	28	25	25	29	Tu		
We		29 Town Council 7pm	26 Town Council 7pm	31	28 Town Council 7pm	25 Town Council 7pm	30 Town Council 7pm	27 Town Council 7pm	25 Christmas Day	29 Town Council 7pm	26 Town Council 7pm	26 Town Council 7pm	30 Town Council 7pm	We		
Th		30	27		29	26	31	28	26 Boxing Day	30	27	27		Th		
Fr		31	28		30	27		29	27	31	28	28		Fr		
Sa			29		31	28		30	28			29		Sa		
Su			30			29			29			30		Su		
Mo							30			30			31		Mo	
Tu									31					Tu		

Health in Neighbourhood Plans March 2024

A guide for Norfolk
communities to embed health
in neighbourhood plans



Norfolk County Council
Public Health

Contents

Aim of this guide	4
How to use this guide	5
Policies to support integrating health in planning	6
National Planning Policy Framework (NPPF)	6
Local planning policy	6
Neighbourhood planning	7
The wider determinants of health	8
Evidence	11
Built and natural environment	11
Education	15
Income	15
Work and the labour market	15
Crime	15
Social capital	15
Healthy planning checklist themes and policy examples	16
Theme 1 Partnership and inclusion	17
Engagement	17
Integration	17
Theme 2 Healthy Environment	18
Construction	18
Air Quality	18
Noise	18
Biodiversity	18
Local food growing	19
Flood risk	20
Overheating	20

Theme 3 Vibrant Neighbourhoods	21
Social infrastructure	21
Access to fresh food	22
Theme 4 Active lifestyles	23
Access	23
Travel and Transport	23
Theme 5 Healthy Housing	25
Healthy living	25
Accessible housing	26
Housing mix and affordability	27
Theme 6 Economic Activity	28
Local employment and healthy workspaces	28
Summary	29
Acknowledgements	29
References	30

Aim of this guide

Planning shapes the places in which people live and their ability to live healthy lives. Neighbourhood planning, introduced by the [Localism Act 2011](#), gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. The process of making a neighbourhood plan provides an important opportunity to ensure that new development and changes proposed in a neighbourhood plan area (typically the area covered by 1-2 town or parish councils) are planned and designed to support people's health and wellbeing.

This guide is for anyone working on a neighbourhood plan in Norfolk, or helping others with a neighbourhood plan, such as: neighbourhood planning forums, town and parish councillors, local authority planners supporting neighbourhood planning in their areas and private sector consultants employed by a neighbourhood planning forum.



How to use this guide

This guide is not subject to copyright and can, in total or part, be incorporated into a neighbourhood plan as required.

The guide contains references to primary sources of health evidence for further research. These sources can be used as an evidence base to develop policies for a neighbourhood plan.

It also includes examples of good practice which can be adapted for use. These examples are included to provoke imagination and inspire local communities to embed health into their neighbourhood plans. Neighbourhood Plans are most effective or significant where these are locally distinctive, reflecting matters appropriate to the plan area.

The guide is most useful if used from the beginning of any neighbourhood plan development process, but it can also be used to audit the contents of a neighbourhood plan at any stage of development.

If you have any queries about the guide please contact Public Health at phplanning@norfolk.gov.uk

Policies to support integrating health in planning

National Planning Policy Framework (NPPF)

In England, all planning policy and practice is shaped by the National Planning Policy Framework (NPPF)¹, which is regularly updated. A range of policies in the NPPF support consideration of health in planning policy, most notably Chapter 8 “Promoting healthy and safe communities”. The NPPF requires local authority planners to promote healthy communities, use evidence to assess health and wellbeing needs, and work with public health leads and organisations. Chapter 8 in the NPPF is supported in greater detail in Planning Policy Guidance (PPG)².

Local planning policy

Local Plans are the key documents through which local planning authorities set out a vision and strategic framework for the future development of their area, engaging with their communities in doing so. Local Plans address needs and opportunities in relation to housing, the local economy, community facilities and infrastructure. They safeguard the environment, enable adaptation to climate change and help secure high quality accessible design.

The Norfolk Planning in Health Protocol Is an agreement between Norfolk’s Local Planning Authorities, Norfolk Public Health and the NHS. It includes a healthy planning checklist covering six themes that highlight health issues and facilitate discussion in planning³. These themes could be used in neighbourhood plans to inform policies and ensure that proposals consider their impacts, positive and negative, on the health and wellbeing of residents and the wider communities of Norfolk. Further detail on the themes alongside neighbourhood plan examples can be found on [page 16](#).

Neighbourhood planning

Neighbourhood planning was introduced by the [Localism Act 2011](#) as a new community right to plan and gives communities greater influence over the development and growth of their areas. Since its introduction, over 1,500 neighbourhood plans (as of January 2023) have passed local referenda to become part of statutory development plans for their local areas – meaning that policies within the plan must be taken into consideration when planning applications come forward in the neighbourhood plan area.

There is significant flexibility in what neighbourhood plans can include – and it is important that neighbourhood plans are community-led and reflect local priorities and needs. It is also important to remember that for a neighbourhood plan to be successful it needs to be in general conformity with the strategic policies of the existing Local Plan, as well as meeting the other basic conditions of neighbourhood planning, as set out in government legislation. Find out more about the process, here www.gov.uk/guidance/neighbourhood-planning.

The formal role of a neighbourhood plan is the setting of planning policies which deal with land use and development, as statutory development plan documents. However, plans can go beyond regulating the form and function of land by including a list of desired community actions and projects. Although community actions and projects are not applied directly as policies for determining planning applications, they can still carry some weight to help development management officers make decisions that are in line with the community's wishes.

For more information and support for neighbourhood planning contact your Local Planning Authority or access neighbourhoodplanning.org.

The wider determinants of health

The factors that influence our health are multiple and complex; but most of these factors lie outside health and social care systems. Good homes, clean air, jobs, parks and green spaces, being active every day and trusted friends and neighbours are all important wider determinants of population health. It has been estimated that 60% of the causes of good health lie outside the NHS and social care⁴. Focusing on these wider determinants of health is essential for improving population health and wellbeing and reducing inequalities.

Poor health and health inequalities in England are estimated to cost the NHS an extra £4.8 billion a year and cost the UK £31-33 billion a year in lost productivity⁵. Interventions to reduce inequality and improve health in more deprived neighbourhoods have the potential to save money for health systems not only within years but across people's entire lifetimes⁶.

The ecosystem model of health determinants developed by Barton and Grant⁷ provides a holistic model of the relationship between people, their quality of life and their local and global environment. Such models provide an important framework for considering the wider health impacts of development.

Health Map For the Human Habitat designed by Barton and Grant

The determinants of health and wellbeing in our neighbourhoods

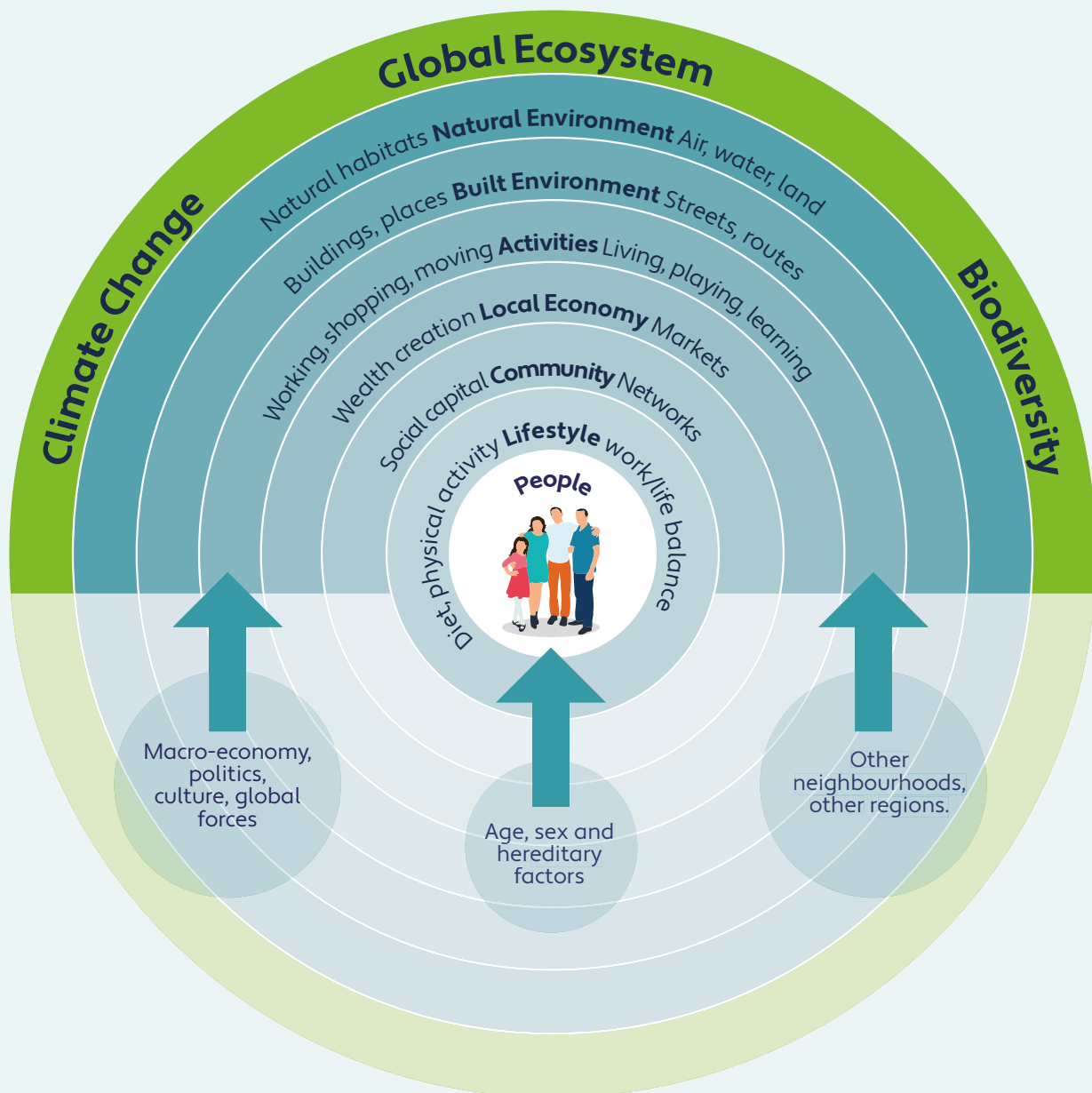
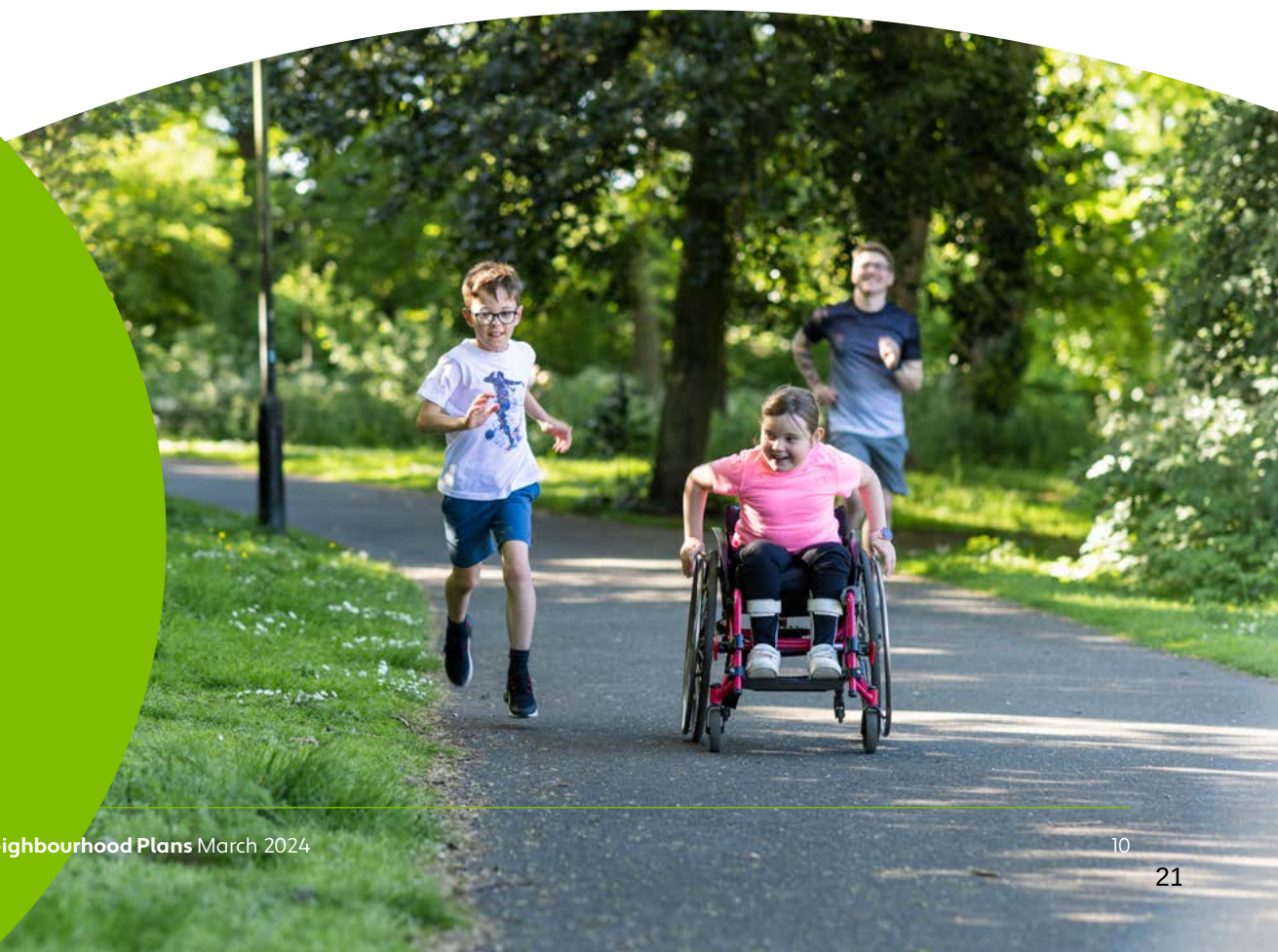


Figure 1: The Health Map describes the determinants of health and wellbeing in our neighbourhoods. It shows the relationship between people, their lifestyle, community and local economy and how these factors relate to their activities, the built and the natural environment; all of which are surrounded by the global ecosystem.

There is now a lot of evidence about what sort of places are good for people's wellbeing by supporting their physical and mental health. Neighbourhood planning groups might want to think about and discuss this evidence in the early stages of formulating their ideas for their neighbourhood plan. The evidence can also be used to justify proposals in the plan on the grounds that they will support community wellbeing.

In addition to this general evidence about what makes a healthy place, the neighbourhood plan could also include a data profile containing facts and figures about the locality and specific evidence about the health of the community, including information about population, housing and environmental factors such as flood risk. Capacities of local services such as GP surgeries and schools can also be included. Possible sources of information for a neighbourhood data profile are –

- The Office for Health Improvement and Disparities Fingertips public health data collection. [Public health profiles](#) and the Local Health Report websites [Local Health Reports on a custom area](#). Both of these websites give data on health issues.
- The Office for National Statistics 2021 Census data [Find a geographic area](#) gives data on population, identity, housing, employment and education.
- Norfolk County Council's data observatory [Norfolk Insight – Demographics and Statistics](#) gives data on demographics, including quick profiles by election wards.
- Active Norfolk's library of insight tools [Insight Tools – Insight and Evaluation](#) has links to a number of useful websites.



Evidence

This section provides a summary of the evidence about what makes a healthy place and links to further resources and guidance.

Built and natural environment

People spend almost all their time in human-made or modified environments. Features such as neighbourhood design, housing, the food environment, transport, and natural and sustainable environments are all recognised as determinants of health and are described in detail in the Public Health Spatial Planning for Health Evidence Review⁸.

- **Neighbourhood design**

If neighbourhoods and communities are planned and designed so that it is easy for people – including those who are older, very young, or less able – to walk to community facilities (such as shops, schools, healthcare, open spaces and sports amenities), or to visit friends, or other places, it can support people to stay well by making physical activity part of their everyday lives. Improving neighbourhood walkability with infrastructure designed to promote walking, wheeling and cycling is associated with numerous positive health outcomes, including increased physical activity levels⁹, maintaining a healthy weight and improved social engagement among older adults¹⁰.

Areas of well-connected mixed land use and co-location of services and facilities along with high-quality public transport are associated with increased physical activity levels, reduced risk of pedestrian injury and road traffic collisions, and also increased social engagement among older adults.

Through the neighbourhood planning process, it is possible to find out which parts of the neighbourhood people like walking in, and which could be improved. Sometimes relatively small changes, such as more benches to rest on, better signposting and safer crossings can give people the confidence to walk instead of drive short distances. A neighbourhood plan could identify infrastructure priorities which could then be delivered through mechanisms such as the Community Infrastructure Levy (CIL).

- **Housing**

People living in poor quality homes are twice as likely to have poor general health than people who do not (22% of people compared to 11%)¹¹. Good quality, secure and affordable housing is associated with positive health outcomes including improved social outcomes among older adults, reduced injury among older adults and children and improved general physical and mental health¹². Among vulnerable groups (for example people with disabilities) provision of affordable housing is associated with improved quality of life, mental health and clinical health-related outcomes.

An important aspect of both rented and owned housing is affordability. This influences where people live and work and affects the quality of housing, poverty, community cohesion, and time spent commuting.

Planning groups could find out what sort of homes are needed by the local community and put forward policies that could help secure delivery of the right mix and tenure of housing to meet local needs. In many places there is a shortage of particular types of homes, such as those designed for people with disabilities, housing with care for older people or smaller homes for single people. A neighbourhood that prioritises the type of homes the community needs most could make a difference. This should be based on a robust assessment of housing needs. Guidance and assistance in developing Housing Needs Assessments is currently available via Locality; [Locality Neighbourhood Planning](#).

- **Food environment and healthy eating**

Provision of and access to healthier and affordable food can be effective in helping people choose to eat healthier diets and maintain a healthy weight. Opportunities to grow food locally and engage in gardening are associated with improved attitudes towards healthy eating, increased opportunities for social connection, improvements in mental health and increased opportunities for physical activity.

For children and young people, initiatives that aim to change eating habits that take an integrated approach, including involving the child's school, may be most effective in improving children's diet and food choices¹³.

Neighbourhood planning groups should consider local opportunities for food growing, such as allotment provision, community orchards, gardens and community spaces and also ways to support the maintenance of these spaces over the long term. Plans can also seek to ensure good home design with space for domestic growing through gardens and balconies.

- **Transport**

Active travel is the simplest and most inclusive way of getting people to incorporate activity into their daily lives, and has numerous benefits for physical and mental health, the environment, the places we live, quality of life and social inclusion¹⁴.

How people move around plays a significant role in supporting people's daily activity levels and can support a reduction in reliance on cars, contributing to improved air quality and improve road safety. Infrastructure for active travel – walking, wheeling and cycling – installation of traffic calming measures, and public realm improvements, for example street lighting (designed to minimise light pollution), frequent seating and shaded areas, are associated with increased physical activity levels, reduced obesity, reduced heat exhaustion and reduced risk of injury, among other positive outcomes. Furthermore, the provision of high quality, affordable and reliable public transport is associated with numerous positive health outcomes, including increased physical activity, improved cardiovascular outcomes, and improved social participation¹⁵.

Although policies to support public transport availability and affordability tend to be strategic and therefore outside of the remit of neighbourhood plans, plans can include strategies and projects committing to support and lobby for public transport improvements which is especially important in more rural areas. Policies in Neighbourhood Plans could for example make travel plans a requirement for developments above a certain size which includes public transport improvements. Plans may also consider EV charging networks and how to support the shift to lower-polluting vehicles.



- **Natural and sustainable environment**

Access to green space, close to home, is important. There is a very significant and strong body of evidence linking contact and exposure to the natural environment with improved health and wellbeing. This contact can be everything from seeing trees from your window or doorstep, to accessing parks, rivers and larger open spaces.

Access to high quality, well-maintained green spaces has a beneficial effect on health and wellbeing¹⁶. There is consistent evidence that having access to recreational infrastructure, such as parks, playgrounds, and space for informal play is associated with reduced risk of obesity among adolescents. However access to green space is unequally distributed, with deprived communities generally having less access¹⁷.

A number of air pollutants have adverse effects on health. Some of the strongest evidence is for effects of fine particulate matter (PM2.5), leading to increased mortality risk, particularly from heart and lung conditions¹⁸.

Issues of climate change may have implications for planning and health. Flooding is associated with a number of health related issues including poor mental health outcomes¹⁹ and increasingly extreme heat exposure will also be a challenge for places and communities²⁰.

- **Sustainable design**

Neighbourhood plans can also seek to embed commitments to sustainable design and construction. Plans can seek to support developments that are optimised for water and energy efficiency, target zero carbon emissions, use renewable energy technologies, or employ *Passivhaus*²¹ or similar standards.

Education

Educational attainment is strongly linked with healthy behaviours and outcomes. Better-educated individuals are less likely to suffer from long term diseases, to consider themselves in poor health, or to suffer from mental conditions such as depression or anxiety²².

Also the physical environment of education establishments such as green space, forest trails, playgrounds and sports facilities and fixed resources such as outdoor clothing, climbing frames and sand pits can impact on physical activity and behaviour.

Income

Many physical and mental health outcomes improve as income rises²³. Income is related to life expectancy, disability free life expectancy, self-reported health and a range of indicators linked to diseases and conditions.

Work and the labour market

A strong local economy provides sufficient quantity and quality of employment opportunities for the population. On the whole, work is good for mental and physical health²⁴. In addition to the health benefits associated with an adequate wage, work can provide valuable social interactions, a place to develop skills, and a sense of social participation and contribution.

Retaining appropriate levels of retail and commercial uses in communities supports a buoyant local economy, providing increased opportunity to shop and use services locally and reducing the need to travel and commute. Neighbourhood plans could provide policy support for new commercial uses and regulate changes of use to combat loss of retail provision.

Crime

Crime affects physical and mental health in many ways²⁵. Violence against people causes the most harm to health, while the psychological effects of experiencing crime, whether violent or not, can also have far reaching consequences. The fear of crime can have psychological effects and directly reduce health promoting behaviours such as physical activity and social contact. Neighbourhood plans can have a significant impact by promoting the principles of 'Designing Out Crime'²⁶.

Social capital

Community life, social connections and having a voice in local decisions are all factors that have a vital contribution to make to health and wellbeing. These community level determinants build control and resilience and can help buffer against disease and influence health related behaviour²⁷.

Healthy planning checklist themes and policy examples

The Health Impact Assessment checklist contained within the Norfolk Planning in Health Protocol has six healthy planning themes that can be used to inform neighbourhood plans.

Each theme is listed below with guidance or examples of Neighbourhood Plan policies. Examples from within Norfolk are highlighted in green boxes. These examples are intended to provoke imagination and inspire local communities to embed health into their neighbourhood plans, rather than to be adopted literally.



Theme 1 Partnership and inclusion

Engagement

Communities, including vulnerable and seldom heard groups, have been engaged in the development of plans and policies.

Integration

The design creates environments where people can meet and interact and connects the proposal with neighbouring communities.

Place Standard Partners (Scottish Government, Public Health Scotland, Architecture & Design Scotland): Place Standard Tool

The Place Standard Tool offers a way of assessing places based around 14 questions. It covers physical elements (such as buildings, spaces and transport) as well as social aspects (like whether people feel they have a say in decision making). There are also Climate Lens and Children and Young Peoples' versions.

The Place Standard Tool and user guide are free to access from:

[Our place /About-Place-Standard](#)



Theme 2 Healthy Environment

Construction

The plans or proposals minimises construction impacts such as dust, noise, vibration, and odours.

Air Quality

The plans or proposals minimise air pollution.

Noise

The plans or proposals minimise the impact of noise caused by traffic and commercial uses through attenuation, insulation, site layout and landscaping.

Biodiversity

The plans or proposals contributes to nature conservation and biodiversity.

Poringland Neighbourhood Plan 2021

Policy 6 – Natural Environment

All development will be expected to achieve a demonstrable net ecological gain to meet statutory requirements including through the creation of a range of locally appropriate habitats and the inclusion of design features, including those that enable animals, especially species in decline, to move between habitats unhindered. Support will be given to proposals that would result in a significant net ecological gain, or which help to support the B-Line for pollinators or other key green infrastructure as set out in The Greater Norwich Green Infrastructure Strategy.

For more information see [Poringland Neighbourhood Plan k](#)

Local food growing

The plans or proposals provide opportunities for food growing, for example by making provision or land allocation for allotments, private and community gardens.

Cullompton Neighbourhood Plan 2020-2033

Policy WL07 – Community Allotments, Orchards and Composting

Proposals for the provision of allotments, community orchards and composting in the larger residential development areas (over 50 dwellings), in suitable locations and sufficient to meet local demand will be supported. The use of redundant land for community allotment, orchard and composting initiatives in suitable locations will be supported.

For more information see [Cullompton Neighbourhood Plan](#)

Flood risk

The plans or proposals reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs.

Harleston Town Council 2021

Policy RWH22 – Climate change and flood risk

All new development (including minor development) is required to use appropriate sustainable drainage systems (including SuDS and drainage lagoons), wetland and water features, to protect against pollution, provide drainage and wider amenity, recreational and biodiversity benefits.

All development will be expected to demonstrate how it can mitigate its own flooding and drainage impacts, avoid increase of flooding elsewhere and seek to achieve lower than greenfield runoff rates. All proposals for new development within the Plan area should take account of the advice and guidance on surface water drainage and the mitigation of flood risk obtainable from Norfolk County Council (as Lead Local Flood Authority) and the Waveney, Lower Yare and Lothingland Drainage Board (as statutory Drainage Board for the Plan area). All development proposals will be required to secure the necessary consents and approvals from those bodies

For more information see

[Neighbourhood Plan Policies – Harleston Town Council](#)

Overheating

The design of buildings and spaces avoids internal and external overheating, through use of passive cooling techniques and urban greening.



Theme 3 Vibrant Neighbourhoods

Social infrastructure

The plans or proposals contribute new social infrastructure provision that is accessible, affordable and timely.

The plans or proposals promote access to a range of community facilities and public services (such as health, education and cultural infrastructure) that are well designed and easily accessible.

Swanton Morley Neighbourhood Plan 2019

Policy 15 – Additional Community Facilities

Planning applications relating to the provision of additional community facilities, additional recreation space, play space and sports facilities will be supported where they comply with the requirements of other policies within the Swanton Morley Neighbourhood Plan and the requirements of other development plan policies.

The Swanton Morley Neighbourhood Plan seeks to ensure that provision of additional local facilities meets the growing local community needs.

For more information see [Swanton Morley Neighbourhood Plan](#)

Access to fresh food

The plans or proposals provide opportunities for local food shops and avoids an over concentration or clustering of hot food takeaways.

Newmarket Neighbourhood Plan 2018-2031

Policy NKT7 – The Market

As far as planning permission is required, proposals for an enhanced twice-weekly market in the town centre will be supported where it is in a suitable and accessible location.

For more information see [NP-referendum-version.pdf](#)





Theme 4 Active lifestyles

Access

The plans or proposals protect and enhance existing and/or provide suitable new accessible green and open space, play and sports spaces, woodlands, and allotments (or provides alternative facilities in the vicinity). They set out how these new spaces will be managed and maintained for the lifetime of the development.

Travel and Transport

The plans or proposals have a travel plan that includes adequate and appropriate cycle parking and storage and traffic management and calming measures. The layouts are highly accessible and includes safe, well-lit, and networked pedestrian and cycle routes and crossings.

The plans or proposals minimises travel to ensure people can access facilities they need by walking cycling and public transport. The plans or proposals keep commercial vehicles away from areas where their presence would result in danger or unacceptable disruption to the highway or cause irreparable damage.

Holt Town Green Wheel 2022

Policy HOLT 6 – Connectivity in and around Holt

The Neighbourhood Plan identifies a Green Wheel comprising public footpaths, cycle routes, bridleways, quiet streets/lanes and public transport assets and routes.

Proposals for major development, as defined by national planning policy, should demonstrate how their future occupants will be able to access the Green Wheel in safe and convenient ways, both within the site through its layout, access arrangements and permeability and beyond the site boundary.

Where proposals require mitigation measures to address their effects on the quality or extent of the Green Wheel, they will be required to make reasonable financial contributions.

For more information see [Holt Neighbourhood Plan September 2022](#)



Theme 5 Healthy Housing

Healthy living

The plans or proposals provides dwellings with adequate internal space, including sufficient storage space and separate kitchen and living spaces.

Garden space is provided and where garden space is impractical effectively managed communal garden space will be provided.

The plans or proposals encourage the use of stairs by ensuring that they are well located, attractive and welcoming.

Hilton, Martson on Dove & Hoon Neighbourhood Development Plan 2020-2035

Policy H6 – Housing design

Residential development should reflect the character and density of the immediate surrounding area and use building materials consistent with neighbouring properties.

- Use green infrastructure, in particular trees, to create a barrier between sources of pollution and residents.
- All new developments should include footpaths to encourage and facilitate walking.
- All new development should be located within 800 metres walking distance of shops, parks, recreational facilities and services including medical facilities.

For more information see [Neighbourhood planning – Hilton, Marston on Dove and Hoon Neighbourhood Development Plan](#)

Accessible housing

The plans or proposals meet all the requirements contained in National Housing standards for daylighting, sound, insulation and private space.

The plans or proposals provide accessible homes for older people and people with disabilities.

Spixworth Neighbourhood Plan 2021

Policy 8 – Home Design

New homes (including those created through conversions, extensions and infill) should be designed to a high standard and be mindful to how residents will live in their home by:-

- Encouraging the use of and /or generating renewable energy in association with methods to reduce energy demands (such as 'fabric first') and increase conservation.
- Providing private external amenity space appropriate to the size and type of dwelling, for conversions and flatted developments shared provision of external amenity space will be acceptable..
- Enabling direct access to rear gardens via external means.
- Ensuring where garages are provided they should be located within the property curtilage and encouraged to include electric vehicle charging points.
- Providing accessible screened storage space for refuse and recycling within the property curtilage.

For more information see [Spixworth Neighbourhood Plan Adopted Version](#)

Housing mix and affordability

Neighbourhoods are designed with a mix of housing types and tenures and provide accommodation, which is adaptable to cater for changing needs, including the ageing population.

Affordable housing is integrated in the whole site and will avoid segregation.

Filby Neighbourhood Plan 2022

Policy H1 – Housing Type and Mix

All housing proposals for five or more dwellings will need to provide a mix of housing types and sizes, and these should aim to reflect local need using the best available and proportionate evidence. This should include, unless evidence is provided either showing a lower need is justified or the scheme is made unviable:

All housing must be accessible and adaptable, with bungalows strongly encouraged; and a minimum of 25% of dwellings comprising two bedrooms or fewer, to enable older residents to downsize or younger residents to get on the housing ladder.

Conversely, the inclusion of dwellings comprising five bedrooms or more will not be supported unless it is clearly and demonstrably meeting a local housing need.

These requirements apply to the whole proposal, and so open-market and affordable housing combined.

All proposals for sheltered housing will be encouraged subject to meeting other policies in this plan and the local plans.

All proposals within the development limits that will deliver affordable housing but fall below the national threshold requiring provision of such will be especially supported.

For more information see [Filby Neighbourhood Plan](#)



Theme 6 Economic Activity

Local employment and healthy workspaces

A range of employment opportunities are available within the neighbourhood or is accessible by sustainable travel means.

The plan or proposal includes commercial uses and provides opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs.

Wroxham Neighbourhood plan 2019

Policy BUS2 – New businesses

Proposals for new business development, as listed below, that diversify employment opportunities in Wroxham will be supported:

- Start-up/incubator units.
- Office facilities
- Training facilities.
- Live/work units.
- Marine businesses.
- Light industry/new technologies.

All new businesses need to demonstrate how their size and design respects the immediate surrounding in which they are located and are appropriate to the character of Wroxham.

For more information see [Wroxham Neighbourhood Plan Adopted Version](#)

Summary

In very simple terms, a neighbourhood plan is:

- A statutory development plan that sets out non-strategic planning policies for the neighbourhood area that will safeguard and improve the health and wellbeing of the community
- Written by the local community, the people who know and love the area, rather than the local planning authority
- Adopted by the local planning authority as part of the statutory development plan, following independent examination and referendum
- A powerful tool to ensure the community gets the right types of development, in the right place

For more help and further information please see

[Neighbourhood Planning – Locality Neighbourhood Planning](#)

[Neighbourhood Planning – Breckland Council](#)

[Support for developing your Neighbourhood Plan – Broadland and South Norfolk](#)

[Current neighbourhood planning status – Great Yarmouth Borough Council](#)

[Neighbourhood plans | Borough Council of King's Lynn & West Norfolk](#)

[Home | Neighbourhood Planning North-Norfolk](#)

[Neighbourhood planning | Norwich City Council](#)

[Neighbourhood planning advice – Norfolk County Council](#)

Acknowledgements

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South Norfolk and Broadland- 5 Year Housing Land Supply

Now that the GNLP has been adopted do the Councils still need to demonstrate a 5 Year Housing Land Supply?

This depends on whether the application was received before the 20 December 2023.

Applications received before 20 December 2023

The Councils should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.

If the Councils are unable to demonstrate a five-year housing land supply then paragraph 11(d) of the NPPF will apply in decision making.

Applications received after 19 December 2023

Paragraph 76 of the NPPF states that:

Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:

- a) their adopted plan is less than five years old; and*
- b) that adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded.*

As the GNLP is less than five years old, and the Inspector's report identified a five-year supply of specific delivery sites at the time the examination concluded then both criteria are met.

Why is there a difference of 5YHLS consideration for applications pre and post 19th December 2023 submission?

This is set out in the NPPF.

Para 224 of the NPPF states:

224. The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication⁷⁹. Plans may also need to be revised to reflect policy changes which this Framework has made.

This is clarified by footnote 79:

79 As an exception to this, the policy contained in paragraph 76 and the related reference in footnote 8 of this Framework should only be taken into account as a material consideration when dealing with applications made on or after the date of publication of this version of the Framework.

Accordingly as the GNLP had reached Regulation 19 stage on publication of the updated NPPF (19th December 2023) this means that applications received after this date benefit from the land supply established by the GNLP.

Para 77 of the NPPF clarified the position for those applications submitted after the NPPF update:

77. In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing⁴¹, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply. The supply

should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old⁴². Where there has been significant under delivery of housing over the previous three years⁴³, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).

Applications submitted prior to the 19th December 2023 therefore fall to be tested against a published land supply/tested on appeal at that point.

Can South Norfolk and Broadland currently demonstrate a 5 Year Housing Land Supply?

South Norfolk and Broadland Councils are not currently claiming a 5 Year Housing Land Supply. This is a continuation of its previous precautionary approach, and reflects the fact that work to update land supply evidence submitted to the GNLP examination is currently ongoing.

Why can't the Council's rely on the findings of the GNLP Inspector's Report for the purposes of demonstrating a 5 Year Housing Land Supply?

The evidence that was prepared for the GNLP was collected during summer and early autumn 2022, submitted to the GNLP examination in October 2022 and subsequently heard in March 2023. This evidence was robust and clearly demonstrated a housing land supply at the point it was considered at the GNLP examination hearings. This evidence is now dated however and is not considered to be sufficiently up-to-date to be relied upon for the purposes of decision making.

When will update evidence on 5 Year Housing Land Supply be available?

The process of collecting the information needed to update the 5 Year Housing Land Supply Statement has begun, with Developers, Agents and Landowners being engaged on their plans for the delivery of their sites across Broadland, Norwich and South Norfolk.

The Council expected this information to be available in mid-May. At the time of writing, however, the Council is still working with developers to secure the additional evidence required. Once the necessary information has been collected the Councils intend to publish a new Housing Land Supply Statement that can be used for the purposes of decision making.

Will the Council's be able to demonstrate a 5 Year Housing Land Supply once the new Housing Land Supply Statement is published?

This will depend on what the evidence from the developers, agents and landowners shows about their intentions for the delivery of their sites.

Under the latest NPPF some LPAs are only required to demonstrate a 4 Year Housing Land Supply. Does this apply to Broadland and South Norfolk?

As set out in paragraph 226 of the NPPF, the requirement to demonstrate a 4 Year Housing Land Supply only applies:

*"to those authorities which have an **emerging** local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need." (emphasis added)*

As the GNLP is no longer emerging, a straight-forward reading of the NPPF indicates the requirement to demonstrate a 4 year housing land supply does not apply to South Norfolk and Broadland. It is

unclear whether this is what was intended in the NPPF and this position may be clarified through further changes to the Planning Practice Guidance.

What happens if the Council's updated Housing Land Supply Statement demonstrates less than a five-year housing land supply?

For applications for housing received before 20 December 2023, paragraph 11(d) of the NPPF **will** apply in decision making.

For applications for housing received after 19 December 2023, paragraph 11(d) of the NPPF **will not** apply in decision making. However, any deficit in the Council's Housing Land Supply will be a material consideration that weighs in favour of approval. The amount of weight to be attributed to the consideration will depend on the scale of any shortfall.

Hi Emma,

Further to the emails below, I have been liaising with our Safety Team and Asset Management Team regarding the speed limit on Spirketts Lane. As you know there is an application for residential development south of Spirketts Lane which will see the 30mph limit extended to the bowls club.

Our safety team have agreed that should that development come forward then it would be appropriate to extend the 30mph limit to Mendham Lane provided the speed limit on Mendham Lane is extended to south of Spirketts Lane. I understand that the Mendham Lane Speed Limit extension is taking place but I am not aware of timescales.

The extension of the speed limit along Spirketts Lane will only come forward if and when the development on the southern side of Spirketts Lane comes forward. I do not have any timescales for this development to progress.

I hope this helps.

Liz

Liz Poole
Major and Estate Development Team Manager

AfH

Action for Harleston - Improving people's lives

actionforharleston@outlook.com

24/5/24

Dear Ellie,

I am writing to you as the Planning Officer responsible for looking after the proposed development of 2023/1505 – land to the west of number 15 Needham road, which recently obtained outline planning permission to go ahead.

May I first explain who I am, and what I do.

I am the Chairman of a group in Harleston which shares information about Planning and associated matters, so that members may be kept up to date on Planning, and any associated issues which may arise; to allow them to respond, should they choose to do so. I have attached to the email our Statement of Intent so that you can see how we interact with other Organisations. We currently number about 1000 members.

Besides monitoring what is going on, I respond to my members concerns and requests for information. If concerns are expressed about the District Council, I contact South Norfolk Council myself, as their representative; so that South Norfolk Council does not suddenly receive a large number of emails asking for the same information. Having obtained the information from South Norfolk Council, I then disseminate that reply to my members. In this way it is the most efficient, and least disruptive way of collecting and disseminating information.

With regard to the above proposed development, there are a couple of items that seem to me to be somewhat unusual, and I would ask for clarification.

The planning permission applied for was for up to three dwellings on the piece of land.

I am well aware of the provision for “Windfall” sites within existing settlements and up to three self-build dwellings, under the GNLP policy.

However, I would not consider that this covers this particular development, as it is neither ‘within’ an existing settlement, nor comprises ‘self-build’ properties.

In the applicant’s own words –

“one of the dwellings proposed would be a self-build property for myself and my family to live.”

This would mean that any other construction on the site, would probably not be ‘self-build’. Therefore, in his own words, the applicant removes the policy of GNLP, and effectively declares that any other dwelling on the land would be solely for profit.

The building of houses, however adjacent to existing houses which are within the development area, specifically steps outside both the Neighbourhood plan for Harleston, and its Development boundary. To allow for the construction of such houses creates a precedent, which may be quoted in the event

that someone wishes to use the same argument for additional houses, outside the Development boundary..

Can you categorically confirm, that under no circumstances whatsoever will further houses be allowed adjacent to this development, and even further outside the Development boundary?

A further point which is a little confusing is the letters of support from number 15 Needham road.

Firstly, in all the years I have been running my group, I have never seen any letter so detailed supporting any development.

For the occupant of number 15 to be so effusive, and accurate in support of the development, it suggest a relationship far beyond what would be expected just between neighbour and Developer. Could you please confirm for me that there is no business connection between these parties?

In addition, two letters have been submitted to support the application.

However, it is not possible to determine the identity of the person submitting the support, but they are identical letters.

This suggests, that either one submission has been duplicated on the system; or if both letters come from independent parties who live at number 15, then it reinforces the suggestion of collusion of the parties beyond a normal neighbour/Developer relationship.

Obviously, you are in a position to see the original submissions and can decide if it is an internal error, or two independent submissions, with the resultant suspicion.

My members would be very concerned if they discovered that it was possible to 'game' the Planning system.

I trust that you can clarify the above matters, and lay any concerns to rest.

Thanking you in advance for your assistance,


Chairman
Action for Harleston