

## **Castle Acre Parish Council response to proposed amendments to Policy LP02 and New Policy XX.**

Whilst Castle Acre Parish Council does not agree with the principles behind its allocation as a Key Rural Service Centre, as explained in previous responses to consultation, it is encouraging to note that Windfall Development outside Settlement Boundaries for Tier 4 allocations will not be permitted unless it is an allocation forwarded within a 'made' Neighbourhood Plan.

To support this amendment can the SADMP 'Call For Sites' Consultation be amended to ensure that the potential sites are brought to the attention of Parish Councils before they are forwarded to the Borough Planning Department because the main decider for the potential for site adoption is its inclusion in a Neighbourhood Plan

The proposed LP02 Policy appears to set criteria for Windfall Development outside of Settlement Boundaries for Tiers 1-3 in the Settlement Hierarchy and not for Tiers 4-6, where the following criteria stated for the higher Tiers are equally important;

- a) The development proposed is of a high quality, respects or enhances the local character, and can be readily assimilated into the existing fabric of the adjoining built up area; and
- b) it will not adversely affect existing and future service and infrastructure provision; and
- c) The development proposed is not within the boundary of the Norfolk Coast National Landscape, and does not adversely affect its setting; and
- d) The development should protect and enhance heritage assets and protect and enhance the appearance and character of designated and valued landscapes.

To meet some of these criteria at Tier 4 level it would be useful to assess a Settlement's capacity to sustain development allocations driven by the Settlement Hierarchy prior to its allocation being made to avoid the problems encountered during the implementation of the Policy.

Basing an allocation on existing population and services does not fully indicate that further development is either sustainable or that it can meet the aforementioned criteria. This is recognised in the Policy Background statement which effectively leads on to the need for a Capacity Sense Check at Tier 4 level:

***3 Consequent upon (1) there is some uncertainty about the capacity of particular settlements to deliver windfall development.***

However in practice it is not properly implemented, reference Castle Acre's Hearing Statement for Matter 5.

Castle Acre has a 'made' Neighbourhood Plan which allocates one site of 4 dwellings for affordable housing development, and is effective until 2036.

The 12 dwellings required to meet the Housing Requirement by 2040 in the New Policy XX would require building outside the Settlement Boundary as there is not capacity within the village and this contradicts the following statements in the Policy LP02 amendments;

- ***“Windfall development will also take place in tiers 4-6. However, this should be confined to sites located within development boundaries except where sites are allocated through a Neighbourhood Plan.”***
- ***“This restriction is intended to protect villages from over development, promote local choice, and protect their character and distinctiveness.”***