

Adopting the Sites Specifics Local Plan
Report by Planning Policy Officer

Summary:	Following the examination of the Sites Specifics Local Plan and subsequent six week consultation on the Main (and additional) Modifications, the Inspector concludes that the Broads Authority Sites Specifics Local Plan is sound and recommends it be adopted, subject to the inclusion of the Main Modifications.
Recommendation:	It is recommended that the Authority adopts the Broads Authority Sites Specifics Local Plan, incorporating the changes set out in the Inspector's Schedule of Main Modifications (Appendix B to this Report).

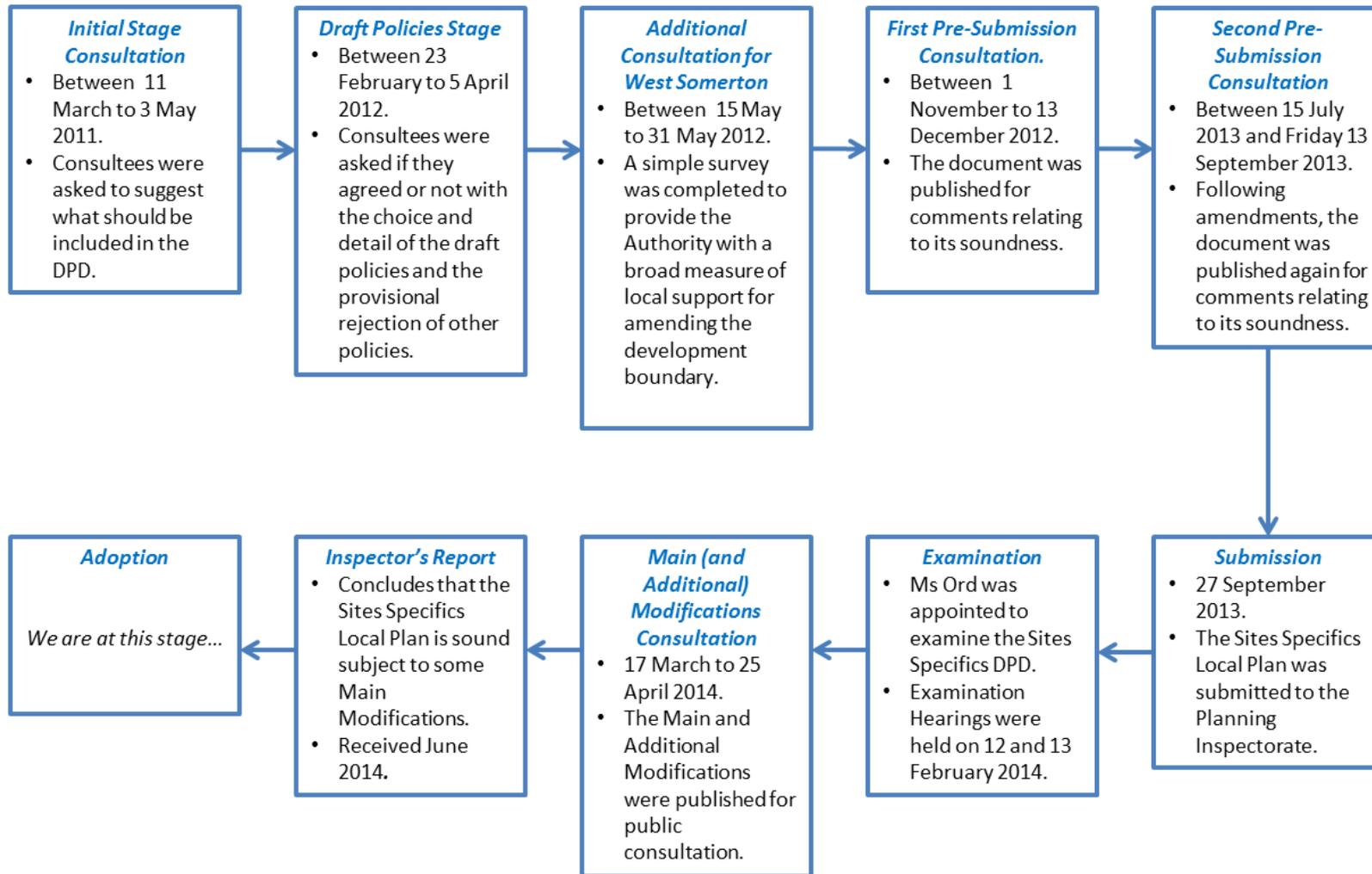
1 Introduction

- 1.1 The Sites Specifics Local Plan is a Planning Policy document that allocates land in areas of the Broads for certain uses with certain criteria proposals for the sites need to meet.
- 1.2 The Plan has taken three years to prepare. The diagram (over page) shows the stages of preparation to date.
- 1.3 The Inspector's Report into the soundness of the Sites Specifics Local Plan has been received. The Plan is now at its last stage of preparation: Adoption. It is for Full Authority to resolve to adopt the Sites Specifics Local Plan.
- 1.4 Planning Committee have not seen the Inspector's Report due to the report being received later than Planning Committee deadlines. The soundness of the Sites Specifics Local Plan was raised verbally under Chairman's Announcements and Planning Committee endorsed moving to adoption.

2 The Public Examination and Inspector's Report

- 2.1 Following a statutory 6 week public consultation in summer 2013 on the Plan proposed to be submitted for public examination, the Council agreed the submission documents in September 2013. The plan was formally submitted and the Public Examination started in September 2013. The formal Examination lasted until June 2014.
- 2.2 The Inspector considers that the Plan could be found "sound" subject to some Main Modifications. The consultation on "Main Modifications to the Submitted Plan" took place between March and April 2014. All of the responses received were forwarded to the Inspector for her consideration.

Sites Specifics Local Plan – the Process to date.



2.3 Following the consultation on “Main Modifications” the Inspector has now produced her Report (Appendix 1 to this report). On page 4 the Inspector sets out his “Non-Technical Summary” (copied below). The Inspector’s Report is at Appendix A and the Schedule of Main Modifications is attached as Appendix B to this Report.

Non-Technical Summary

This report concludes that the Broads Authority Site Specific Policies Local Plan provides an appropriate basis for the planning of the Broads Authority area for the period 2013 to 2028 providing a number of modifications are made to the plan. The Broads Authority has specifically requested me to recommend any modifications necessary to enable the plan to be adopted.

All of the modifications to address this were proposed by the Broads Authority and I have recommended their inclusion after considering the representations from other parties on these issues.

The Main Modifications can be summarised as follows:

- Providing for archaeological surveys;
- Protecting certain heritage assets;
- Addressing water quality monitoring;
- Addressing sewerage capacity issues for development in Horning;
- Ensuring protection for biodiversity;
- Reducing and restricting housing development in West Somerton;
- Increasing the areas for residential moorings;
- Introducing a tourist accommodation allocation for Thurne; and
- Providing for reviews of the Plan.

These modifications do not significantly alter the thrust of the overall Plan.

3 The Inspector’s Conclusions on Particular Issues

3.1 The following main issues were debated at the Examination in Public.

Issue	Inspector’s Conclusions	Action	Page of Inspector’s Report.
Saving the 1997 Local Plan version of TSA2.	<i>‘Under the circumstances, I am content that this provides a reasonable way forward and avoids unnecessary delay of the SSPLP examination’.</i>	None	10
Soundness objection relating to the Development	Thurne should not have a Development Boundary, but a new policy (THU1) that allocated Hedera House for	MM18, MM19 and MM29.	19

Boundary removal by the BA at Thurne.	tourist accommodation with some enabling market housing would make the plan sound in relation to the economy.		
Soundness objection relating to the BA not including a site at Girling's Lane within the Thorpe St Andrew Development Boundary.	<i>'Although Norwich Frostbite Sailing Club has sought an extension of the development boundary to TS5 to include land off Girlings Lane, this area forms a semi-natural buffer between the urban and the wider Broads. Consequently, whilst there would be economic and social benefits associated with the site's development, its exclusion is justified in the interests of protecting the character and appearance of the area'.</i>	None	17
Extending the Development Boundary to include Ropes Hill's garden at Hoveton.	Whilst a representation was made objecting to part of the garden at Ropes Hill not being included, its prominent, highly visible corner location on a road junction justifies its exclusion in the interests of preserving the character and appearance of the area.	None	17
Allocation for up to three houses at West Somerton.	The site should be allocated for one self-build or affordable dwelling subject to criteria.	MM21, MM22, MM23, MM24, MM25 and MM30.	15

4 Adoption of the Plan

- 4.1 The Inspector's Report makes recommendations to the Authority regarding the Plan, which may now be adopted in accordance with Section 23 of the Planning and Compulsory Purchase Act (as amended) – i.e. the submitted Plan, incorporating the main modifications set out in Appendix B. Paragraph 26 of Planning Practice Guidance (issued by the Government on 6 March 2014) states *"While the local planning authority is not legally required to adopt its Local Plan following examination, it will have been through a significant process locally to engage communities and other interests in discussions about the future of the area, and it is to be expected that the authority will proceed quickly with adopting a plan that has been found sound."*
- 4.2 Officer advice is that the Local Plan should now be adopted incorporating the Inspector's Main Modifications (Appendix 2).

- 4.3 On adoption, the statutory development plan for the Authority's planning area will comprise:
- The Core Strategy
 - The Development Management DPD
 - The Sites Specifics Local Plan
 - [The Strumpshaw Neighbourhood Plan (if adopted on 11 July 2014).]
- 4.4 A composite version of the Sites Specifics Local Plan, incorporating the Inspector's Main Modifications, is under preparation. This will be placed on the Planning Policy pages of the Authority's web-site as soon as it is available and Members will be notified of this.

5 Financial Implications

- 5.1 There are no Financial Implications.

6 Conclusion

- 6.1 The Sites Specifics Local Plan is sound subject to the Main Modifications as set out at Appendix B.
- 6.2 These Main Modifications are reasonable and improve the Sites Specifics Local Plan.
- 6.3 It is recommended that the Authority adopts the Broads Authority Sites Specifics Local Plan, incorporating the changes set out in the Inspector's Schedule of Main Modifications (Appendix B to this Report).

Background papers: None

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Broads Plan Objectives: Multiple

Appendices: APPENDIX A – The Inspector's Report
APPENDIX B – Main Modifications Schedule
APPENDIX C – Additional Modifications Schedule
Accessed by this link <http://www.broads-authority.gov.uk/broads-authority/committees/broads-authority/broads-authority-11-july-2014>)