

**Consultation Documents Update**  
Report by Planning Policy Officer

**Summary:** This report informs the Committee of a recent officer response to a planning policy consultation from a neighbouring planning authority.

**Recommendation:** That the consultation response be noted.

**1 Introduction**

1.1 Appendix 1 shows a planning policy consultation officer response. It was not possible to report this to the Planning Committee in advance as officers only became aware of the consultation shortly before the closing date.

**2 Financial Implications**

2.1 There are no financial implications.

Background papers: None

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Date of report: 16 December 2011

Appendices: Appendix 1 – Schedule of Planning Policy Consultations received

## Planning Policy Consultations Received

<b>ORGANISATION:</b>	Broadland District Council
<b>DOCUMENT:</b>	Broadland LDF: Site Allocations DPD – Consultation on Shortlisted Sites
<b>LINK</b>	<a href="http://www.broadland.gov.uk/housing_and_planning/3122.asp">http://www.broadland.gov.uk/housing_and_planning/3122.asp</a>
<b>RECEIVED:</b>	(12 December 2011)
<b>DUE DATE:</b>	19 Dec 2011
<b>STATUS:</b>	Completed
<b>LEVEL:</b>	Officer
<b>RESPONSE MADE:</b>	<p>The Broads Authority welcomes the consultation on this document and offers the following comments.</p> <ol style="list-style-type: none"> <li>1) The District Council has a legal obligation (under the Norfolk and Suffolk Broads Act 1988, as amended), in exercising or performing any functions in relation to, or affecting, land in the Broads, to have regard to the purposes of <ol style="list-style-type: none"> <li>i) Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads;</li> <li>ii) Promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and</li> <li>iii) Protecting the interests of navigation.</li> </ol> <p>The Authority notes there is no mention of the Broads in the consultation document, and believes that this nationally designated area, with status equivalent to a national park, the highest level of landscape protection, and a wetland of international importance, warrants explicit reference in the final DPD.</p> </li> <li>2) The Authority has no objections to the proposed site allocations, or to the proposed development boundaries as shown.</li> <li>3) SOUTH WALSHAM 1 - The Authority has no objection to the allocation of this site for housing, but has no evidence that approximately 15 dwellings could satisfactorily be accommodated on the site, given its sensitivities, and would caution against specifying a number in advance of a demonstration that this can be achieved. The Authority supports</li> </ol>

	<p>the reference in the sustainability appraisal to the need for careful design given the landscape sensitivity of the site, and would wish this to be included within the policy of the site with a specific mention of the adjacent designated Broads area. The policy should also make development of the site dependent on prior evidence that it can be achieved without adverse impact on the water quality of the Broads (including pollution and sediment discharge), and that any measures necessary to ensure this are fully implemented in advance of occupation of the proposed development.</p> <p>4) WROXHAM 1 – The Authority has no objection to the allocation of this site. The Authority supports the references to careful consideration of landscape, and would wish to see the importance of design, for that part of the proposed allocation Skinners Lane (the football ground), taking onto consideration the landscape value and sensitivity of the adjacent designated Broads area and Conservation Area. The policy should also make development of the wider site dependent on prior evidence that it can be achieved without adverse impact on the water quality of the Broads (including pollution and sediment discharge), and that any measures necessary to ensure this are fully implemented in advance of occupation of the proposed development.</p>
<p><b>NOTES:</b></p>	<p>It was not possible to report this to the Planning Committee in advance as officers only became aware of the consultation shortly before the closing date.</p>