

Planning Committee

21 July 2023

Agenda item number 11

Consultation responses

Report by Planning Policy Officer

Summary

This report informs the Committee of the officer's proposed response to planning policy consultations received recently and invites members' comments and guidance.

Recommendation

To note the report and endorse the nature of the proposed response.

1. Introduction

- 1.1. Appendix 1 shows selected planning policy consultation documents received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2. The Committee's comments, guidance and endorsement are invited.

Author: Natalie Beal

Date of report: 29 June 2023

Appendix 1 – Planning Policy consultations received

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Loddon and Chedgrave Councils

Document: [Chet Neighbourhood Plan \(chetnp.info\)](http://chetnp.info)

Due date: 30 July 2023

Status: Regulation 14 draft plan

Proposed level: Planning Committee endorsed

Notes

The Chet Neighbourhood Plan is a joint Plan being prepared by Loddon Parish Council and Chedgrave Parish Council. The parishes are now consulting on their Pre-Submission Draft of the Neighbourhood Plan for Loddon and Chedgrave. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of 8 weeks from 5 June 2023 to 30 July 2023.

The Chet Neighbourhood Plan addresses what Loddon and Chedgrave’s combined community values in its environment and why. It recognises the need for development and says what will suit the villages in the next twenty years and what will not. It sets out a vision for future development within the context of their landscape and townscape which will “grows seamlessly from what we have inherited.”

Proposed response

Summary of response

There is an objection to Policy 1 that seeks to permit self-build dwellings adjacent to the development boundary.

Detailed comments

Throughout – please ensure all images have alt text.

Front Cover – do you think under the date you might want to say something like ‘A Neighbourhood Plan for Loddon and Chedgrave’, just so it is clear from the start? Like a tag line almost.

Para 3, 77 – does the Census 2021 data provide more up to date and accurate population figures?

Para 17 – extra word – ‘Of the 3,679 new homes, Loddon/Chedgrave **is** will deliver at least 240 across two sites.’

Para 24 – lists one issue and concern and housing is missing a g. Should there be more issues and concerns?

Para 30 – local plans – plural

Para 31 – says ‘Working towards a net zero emissions’ – remove the ‘a’?

Objection. Policy 1 - is contrary to our policy SP15 as Policy 1 proposes dwellings outside of the development boundary. Also, DM42 of the Local Plan for the Broads says that 'custom/self-build dwelling proposals will be considered in accordance with other policies in the Local Plan on the location of new dwellings'. This part of Policy 1 could also be contrary to NPPF para 80. We feel this needs to be removed as there does not seem to be justification for a policy stance contrary to local and national policy.

Para 89 – you might want to refer to our planning guides as well: [Broads planning guides \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

Para 100 – you could refer to our biodiversity enhancements guide (linked above)

Para 102 says 'growth wilder' – think this should say 'grow wilder'

Para 104- some cross throughs shown – formatting issue

Policy 11 - says 'All applications should be accompanied by a statement that clearly provides evidence that alternative uses have been explored **due to employment uses are not viable**' – the yellow bit does not seem to make sense. Maybe it should say 'not being viable'?

Para 154 – refers to policy 13, but think that should say policy 14?

Policy 17, a – think you mean 'like **for** like'.

Policy 17, d – 'such **as** UPVC'?