

**Consultation Documents Update and Proposed Responses:
Acle Neighbourhood Plan**
Report by Planning Policy Officer

<p>Summary: This report informs the Committee of the officers' proposed response to planning policy consultations recently received, and invites any comments or guidance the Committee may have.</p> <p>Recommendation: That the report be noted and the nature of proposed response be endorsed.</p>
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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 endorsement, comments or guidance are invited.

2 Financial Implications

- 2.1 There are no financial implications.

Background papers: None

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Appendices: APPENDIX 1 – Schedule of Planning Policy Consultations received
APPENDIX 2 – Schedule of more detailed comments by the Broads Authority on the draft Acle Neighbourhood Plan

Planning Policy Consultations Received

ORGANISATION:	Acle Parish Council
DOCUMENT:	Acle Neighbourhood Plan
LINK	http://www.inghampinnock.com/acle-neighbourhood-plan/
RECEIVED:	11 January 2014
DUE DATE:	21 February 2014
STATUS:	First Draft Consultation.
PROPOSED LEVEL:	Planning Committee endorsed.
NOTES:	<p>Working Group has progressed through a number of stages of work to get the Neighbourhood Plan to this point:</p> <ul style="list-style-type: none"> • Background research on the social, economic and environmental conditions in the village • Public Consultation with the community to understand its aims, aspirations and concerns • Individual consultation meetings with other key stakeholders • Workshops to develop initial policies from the information gathered during and public consultation • Public consultation with the community to test the initial policies and refinement to reflect comments received <p>This consultation seeks comments on the first draft of the Acle Neighbourhood Plan (NP).</p> <p>Once this stage of consultation is complete the Working Group will submit the draft document to Broadland District Council. Following a further process of public consultation, Broadland District Council will appoint an independent specialist inspector to examine the Plan; the results of this examination will be publicised. Following that, Broadland District Council will organise a local referendum where residents of Acle (Parish) will be asked to vote on the Plan. If more than 50% of votes are in favour of the Plan, it will become an adopted document and have sufficient status to help make a real difference to the future of the village and shape future proposals put forward by developers and be used to determine planning applications.</p>
PROPOSED RESPONSE:	<p>Overall, the NP looks well researched and well written. The policies have the potential to make a real difference to Acle. The implementation document that is to be produced will be key in identifying who, how and when.</p> <p>The Sustainability Appraisal (SA) is well presented and the author has a good grasp on the regulations and requirements to do an SA.</p>

Some comments are proposed. This report details the more significant ones, but there are some more detailed comments as well which are not included in this report.

Main Comments on the Neighbourhood Plan

Policy 1 – Acle Bridge: The café, moorings and pub seem quite busy. Suggest this sentence is re-worded – as it is not clear what the actual issue is. The whole of the policy area lies within Flood Zone 3 – land identified as being at high risk of flooding. This is a substantial development constraint. Whilst this does not preclude new development (such as new food and drink venues) any application will need to establish that the development is safe, does not increase the risk of flooding elsewhere and satisfy the requirements of the Exceptions Test as set out in the Technical Guidance accompanying the NPPF.

In relation to Policy 1 and 5 is that they should have some text in there which directs people to DP2 of the Broads Development Management DPD i.e. the design of any proposals should reflect and enhance the local landscape character of the area.

Throughout – the maps could usefully have some annotation such as road names, river names and landmarks to help give context.

Policy 7: The A1064 seems a significant barrier to links to the Broads and Broads users visiting Acle with social and economic impacts. This policy is strongly supported.

The SA: There are some queries about some of the assessments – it seems that there are other benefits that plan brings that could be reflected in the assessment. In other areas, it is not clear how some outcomes have been reached. Finally, it is not clear if an SA to a NP needs to consider alternatives to policies and also the cumulative effects of policies – this is not currently addressed in the SA.

Schedule of more detailed comments by the Broads Authority on the draft Acle Neighbourhood Plan

General

- Page numbers and paragraph numbers might be a useful addition.

Preface

- 4th bullet – extra ‘and’.
- Last paragraph, last sentence – the NP will help the BA and BDC determine planning applications as well.

Introduction

- Second paragraph – the NP will complement local planning policy as well as national.

Acle in 2013/2014

- First paragraph – perhaps in this context say something like ‘Broads Executive Area’.
- Fourth paragraph – Broads has equivalent status to a National Park.
- Throughout this section, it might be useful to state the source and date of the data.

Vision and Objectives

- O10 uses a zero.

Policies

- Throughout – do NP policies have to state how they will be delivered and within what time frame?

Policy 1

- First paragraph – around or at? Recreation activity as well as tourism.
- Second paragraph of the actual policy – extra ‘the’.
- Flood risk could be mentioned, saying that the NPPF technical guidance will be used to assess the suitability of proposals in this area.

Policy 3

- Will the improvements to the Academy be usable by the wider community?

Policy 4

- Anything more about what the pre-school should include when it changes?

Policy 6

- What is the evidence that says that trains are used in a limited way by local residents?
- Would a map be useful to show the railway station and highlight the routes that need changing?

Policy 7

- A map could show the route and identify the area where it is difficult to cross.

Policy 8

- Are these areas under-used as well as un-used?
- Does the area include any gardens?
- The background refers to economic benefits, but the intention section introduces residential. What is the intention of the policy?
- Could photos be included as examples?
- What will or could this policy actually result in?
- There is an interesting picture that shows the low density that was used in the Economic Masterplan – is that of use in this document?
- Would this involve liaison with the landowners?

Policy 10

- There is a 'the' in the first sentence of the intention section.
- In the second sentence, should it say 'house-builders'?
- Is there a threshold for the application of this policy?
- Who would do the assessment? The proposer or Broadland DC?

Policy 11

- Such engagement needs to be meaningful – it could be a 'tick-box' exercise.
- Would a map be of use?

Policy 12

- How does this compare with Broadland DC and NCC standards?

Implementation and Monitoring

- What are the monitoring indicators? It is advised that these are practical to monitor – you could look at the BA's Site Specifics DPD for some example of easy to monitor indicators.
- What if the indicators show that the plan is not working?
- Is there the intention to review the plan after x number of years?

Sustainability Appraisal

- In the SA, the date of the Localism Act is 2011, but in the NP it is 2012.
- Figure 5 queries:
 - ENV1: O12
 - ENV2: O5
 - ENV3: O12
 - ENV4: O1, O2, O3, O4, O6,
 - ENV5: O1, O2, O3, O7, O8, O9, O12
 - ENV6: O4, O8, O9
 - ENV7: O7, O12
 - ENV8: O3, O4, O9, O12
 - ENV9: O2, O9, O12
 - ENV10: O9, O12

- ENV11: O12
- SOC2: O2
- SOC3: O3
- SOC5: O9
- SOC7: O2
- 3.1 – another aim of the SA could be to maximise the positives.
- Policy 1
 - ENV2 and ENV8 – the area is next to a river and in a flood zone.
- Policy 2
 - Query double positive on ECON1, ECON3, and ECON5.
- Policy 3
 - ENV7 – could changes to the Academy improve energy efficiency (local policies and building regulations when compared to standard when initially built)?
 - ENV9 – could changes to the Academy result in improved water efficiency (building regulations when compared to standard when initially built)?
 - ENV11 – is the site brownfield or school fields?
 - SOC2 – would the public benefit as well?
 - SOC6 – would an improved Academy with improved facilities for use by pupils and the community affect welfare?
 - SOC7 – could jobs result from the changes to the Academy?
 - SOC9 – and education.
- Policy 4
 - ENV1 – improved local provision meaning less need to drive further afield for this service?
 - ENV7 - could changes to the nursery improve energy efficiency (local policies and building regulations when compared to standard when initially built)?
 - ENV9 – could changes to the nursery result in improved water efficiency (building regulations when compared to standard when initially built)?
 - ENV11 – would change be on brownfield land?
 - SOC1 – such facilities seem to be inclusive to all community sectors.
- Policy 5
 - ENV7 – if links are for walking and cycling, could provide alternative to the car?
- Policy 6
 - ENV6 – are any railway buildings historic? Is the Wherry Line historic?
 - ECON1, ECON3, ECON5 – continued railway service could be beneficial to employees and employers.
- Policy 7
 - ENV3 and ENV7 – changes could make walking more attractive?
 - SOC1 and SOC6 – changes would reduce the severance of the road.
- Policy 8
 - ENV11 – does the area include any gardens?
 - ECON5 – could the image of the area be enhanced?

- Policy 10
 - SOC6 and SOC8 - This policy could benefit the community.
- Policy 11
 - SOC1 – policy aims for integration.
- Policy 12
 - SOC5 – is inappropriate parking anti social?
- Does a NP SA need to consider alternative options and rejected options? Does it need to consider cumulative effects?