

**Salhouse Neighbourhood Plan**  
**Designating Salhouse as a Neighbourhood Area**  
Report by Planning Policy Officer

**Summary:** The report briefly summarises the comments received during the 6 week consultation period on the whole of Salhouse Parish becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

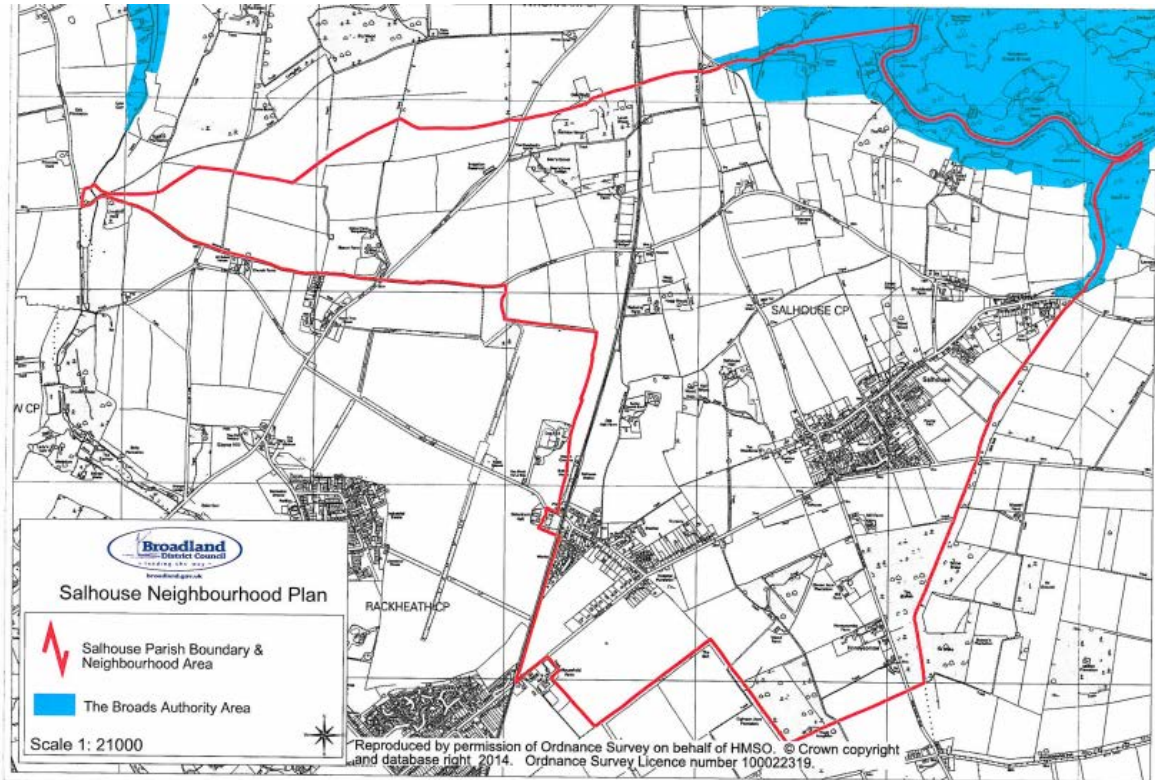
**Recommendation:** That the Planning Committee notes the comments received and agree to designate the whole of Salhouse Parish as a Neighbourhood Area.

## **1 Neighbourhood Planning**

- 1.1 Neighbourhood Planning was introduced through the Localism Act 2011. Neighbourhood Planning legislation came into effect in April 2012 and gives communities the power to agree a Neighbourhood Development Plan, make a Neighbourhood Development Order and make a Community Right to Build Order.
- 1.2 A Neighbourhood Development Plan can establish general planning policies for the development and use of land in a neighbourhood, for example:
  - where new homes and offices should be built
  - what they should look like
- 1.3 Under the Neighbourhood Planning (General) Regulations 2012, parish or town councils within the Broads Authority's Executive area undertaking Neighbourhood Plans are required to apply to the Broads Authority and the relevant District Council to designate the Neighbourhood Area that their proposed plan will cover.
- 1.4 Once these nominations are received, there follows a 6 week period within which any member of the public may submit written comments to the Broads Authority and the relevant District Council regarding the proposed Neighbourhood Area, who will then consider the area, and the comments received, before approving or rejecting its designation. The designation of a Neighbourhood Area is therefore the first step in the process of preparing a Neighbourhood Plan.

## 2 Salhouse Neighbourhood Area

- 2.1 The following map shows the proposed Salhouse Neighbourhood Area. It covers the entire parish of Salhouse. The Broads Authority Executive Area has been added for reference.



## 3 The Consultation and Responses Received

- 3.1 The consultation on the designation of the whole of Salhouse Parish as a Neighbourhood Area ran for 6 weeks and ended on 27 October 2014.
- 3.2 At the time of writing, comments were received from the organisations listed below. The table also shows a discussion on these comments and an assessment of the impact on designating Salhouse as a Neighbourhood Area. Please note that the deadline for the consultation is 27 October and this report was written on 20 October 2014. As such, any further comments received will be presented verbally at the Planning Committee on 7 November 2014.

Organisation	Summary of Comment	Discussion
English Heritage	<ul style="list-style-type: none"> <li>• No objection to designation.</li> <li>• Provide guidance for the Parish for the consideration of heritage assets.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted.</li> </ul>
Natural England	<ul style="list-style-type: none"> <li>• Generic response not objecting to designation.</li> <li>• Provide guidance for the Parish relating to protected species, landscapes and the natural environment.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted.</li> </ul>

Norfolk County Council	<ul style="list-style-type: none"> <li>No objection.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
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#### 4 Links of relevance:

4.1 The Broads Authority Neighbourhood Planning webpage:  
<http://www.broads-authority.gov.uk/planning/planning-policies/neighbourhood-planning>

4.2 Some guidance/information on Neighbourhood Planning:  
<http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/>

#### 5 Financial Implications

5.1 Occasional Officer time in supporting the process (as required by regulations).

5.2 There will be no cost to the Broads Authority for the referendum at the end of the process as Broadland District Council have agreed to take on this task and cost.

#### 6 Conclusion and recommendation

6.1 At the time of writing (one week before the end of the consultation period), the comments received do not act as 'show stoppers'. It is therefore recommended that, subject to consideration of any further comments received up until the 27 October deadline (which will be reported verbally at 7 November Planning Committee), that the Salhouse Neighbourhood Area is designated.

Background papers: None

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Appendices: None