

**Consultation Documents Update and Proposed Responses: Waveney District  
Council First Draft Local Plan**  
Report by Planning Policy Officer and Senior Ecologist

<b>Summary:</b>	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.
<b>Recommendation:</b>	That the report be noted and the nature of proposed response be endorsed.

**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

Author: Natalie Beal  
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Appendices: APPENDIX 1 – Schedule of Planning Policy Consultations Received

## APPENDIX 1

### Planning Policy Consultations Received

<b>ORGANISATION:</b>	Waveney District Council
<b>DOCUMENT:</b>	First draft Local Plan
<b>LINK</b>	<a href="http://www.eastsuffolk.gov.uk/yourcouncil/council-meetings-and-decisions/agendas-reports-and-minutes-of-council-meetings/waveney-district-council-meetings/2017-meetings/july-2017-meetings/wdc/">http://www.eastsuffolk.gov.uk/yourcouncil/council-meetings-and-decisions/agendas-reports-and-minutes-of-council-meetings/waveney-district-council-meetings/2017-meetings/july-2017-meetings/wdc/</a>
<b>DUE DATE:</b>	22 September 2017
<b>STATUS:</b>	Draft document.
<b>PROPOSED LEVEL:</b>	Planning Committee Endorsed Response.
<b>NOTES:</b>	Waveney District Council is preparing a new Local Plan for the District (excluding the Broads Authority area). This document is a first draft of the new Local Plan and the Council is inviting comments on whether the preferred approach set out in this document is appropriate to facilitate and manage growth in the District. The Broads Authority are preparing their own Local Plan.
<b>PROPOSED RESPONSE:</b>	<p><u>Local Plan</u></p> <ul style="list-style-type: none"> <li>• Broads OAN is 57 from 2015 to 2036 according to the 2017 CNSHMA.</li> <li>• Page 7, para 2 – the River is navigable to near to Bungay which might be of relevance to this access paragraph.</li> <li>• Page 10. The Broads is also equivalent to a National Park. This could be mentioned in this infographic.</li> <li>• Page 14, vision, 8.187 The Broads is not a National Park for planning purposes. It has a status equivalent to a National Park.</li> <li>• 1.7, 8.2 – does this OAN include the OAN of the Broads part or exclude? Suggest this needs to be clear. We did raise this at the first consultation stage.</li> <li>• Table 1, second line, ) missing.</li> <li>• Figure 6. The blue square is flood defence; is that the grey square on the Lowestoft blob or the blue polygon where the sea is? The district boundary is buffered with a beige thick line. I don't think this is the AONB, but what is it? I cannot see it on the legend.</li> <li>• 2.3 Is an issue to consider that the new development needs to support the Town Centre and existing facilities? On page 15, regarding Lowestoft it says <i>'The town centre has suffered in recent years with higher levels of vacant shop units and residents consider that the shopping offer could be better'</i>. Also is the issue of the urban extensions not integrating with the existing community a consideration?</li> <li>• Page 42, Green Infrastructure (and some other equivalent sections). The projects listed in this are more open space and recreation than what is implied using the title as Green Infrastructure. They might even be better described as community facilities.</li> <li>• 2.8 Lowestoft has long been identified as a priority area for regeneration. Is this a formal status? Is it local or national? What does it mean?</li> <li>• Page 63 onwards. Support the policy relating to Oulton Broad District Centre.</li> <li>• 2.74 – I am presuming the images give an idea what a Garden village could involve. Suggest this is stated as it could be confusing to include photos of these locations in the WDC Local Plan.</li> <li>• 8.18 – <i>Affordable housing should <u>be</u> preferably <u>be</u> provided</i></li> <li>• Page 191, Policy WLP8.5 – Gypsy and Traveller Sites. Would welcome reference to</li> </ul>

	<p>impact on landscape character in this policy please.</p> <ul style="list-style-type: none"> <li>• Page 103, Policy WLP8.6 – Affordable Housing in the Countryside. Second bullet point; what about sites next to towns like Beccles, Bungay and Lowestoft as the current policy refers to villages only? Last bullet point; not just the setting of the settlement, but other landscape impacts of the development could be weaved into this – the development could impact on the landscape character of the area in general.</li> <li>• Page 196, Policy WLP8.7 – Small Scale Residential Development in the Countryside. Last part of the policy. Not just the setting of the settlement, but other landscape impacts of the development could be weaved into this – the development could impact on the landscape character of the area in general.</li> <li>• Page 198, Policy WLP8.8 – Rural Workers Dwellings in the Countryside. Second bullet point – and the worker’s family? You may wish to also look at our equivalent policy to see if that is of relevance/interest/use to Waveney DC.</li> <li>• Page 200, Policy WLP8.10 – Residential Annexes in the Countryside. You may be interested to read our equivalent policy called Residential Ancillary Accommodation.</li> <li>• 8.62 says (B class use). Do you mean non-B class use?</li> <li>• Page 207 – refer to the Broads Plan 2017 <a href="http://www.broads-authority.gov.uk/_data/assets/pdf_file/0012/976728/Broads-Plan-2017.pdf">http://www.broads-authority.gov.uk/_data/assets/pdf_file/0012/976728/Broads-Plan-2017.pdf</a> and Broads Tourism Strategy 2016 <a href="http://www.broads-authority.gov.uk/_data/assets/pdf_file/0012/769773/Sustainable-Tourism-in-the-Broads-2016-20-May-2016.pdf">http://www.broads-authority.gov.uk/_data/assets/pdf_file/0012/769773/Sustainable-Tourism-in-the-Broads-2016-20-May-2016.pdf</a>.</li> <li>• 8.79. Please mention the Broads specifically here.</li> <li>• Page 221, Policy WLP8.22 - Built Community Services and Facilities. For clarity, if the process is followed, the community do not buy the Asset and it is then sold, does it automatically stop being an Asset and is de-registered as such? If not, as the policy is worded, nothing can happen to the Asset even though due process has been followed.</li> <li>• 8.118. Might be worth explaining that open space which has been assessed as part of the Assessment, which is located in the Broads Authority Executive Area of Waveney has been protected through the Broads Local Plan.</li> <li>• 8.128 I understand from the EA that Waveney is also affected by the BESL model issue. At the time of writing, I had not seen the draft SFRA for Waveney DC. How is the gap in modelling going to be addressed? Please see our agreed Position Statement with the EA here which may be of interest to you: <a href="http://www.broads-authority.gov.uk/_data/assets/pdf_file/0011/958286/SFRA-Position-Statement-9-May-2017.pdf">http://www.broads-authority.gov.uk/_data/assets/pdf_file/0011/958286/SFRA-Position-Statement-9-May-2017.pdf</a></li> <li>• Page 231, Policy WLP8.27 - Renewable and Low Carbon Energy. Please refer to the Broads’ Landscape Sensitivity Study here. Please mention impact on landscape outside of the Waveney DC Local Plan area. We make these comments with the appeal for a wind turbine Ringsfield a few years ago in mind. The supporting text for the policy may cross refer to other policies, but the first bullet point includes some considerations that are in other policies of the Local Plan and adding landscape character impact outside of the Waveney area seems prudent.</li> <li>• 8.187 – a further update to the Landscape Character Assessment in 2017.</li> <li>• 8.192 – support reference to the Dark Sky work of the Broads.</li> <li>• Page 245, Policy WLP8.33 – Landscape Character. Could the last sentence be interpreted to just relate to the Waveney area? Could it be worded to include the Broads as well?</li> <li>• General - Bullet points – for ease of reference, it may be useful to use letters,</li> </ul>
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	<p>numbers or Roman numerals.</p> <ul style="list-style-type: none"> <li>• General – maps - Please show the Broads Authority Executive Area on the maps.</li> <li>• Please note that one of our policies seeks to safeguard a former trackway from development so in the future it can form part of a long distance walk. You can see the trackway of relevance in this map bundle. We would request that Waveney District Council safeguard the part in their area. We can provide the GIS files and the Preferred Options version of our Local Plan policy has the proposed text. <a href="http://www.broads-authority.gov.uk/_data/assets/pdf_file/0018/814230/FormerRailwayTracks_reduced.pdf">http://www.broads-authority.gov.uk/_data/assets/pdf_file/0018/814230/FormerRailwayTracks_reduced.pdf</a></li> <li>• There are some site allocations around Oulton and Oakes Farm, off Beccles Road, Carlton Colville which although not adjacent, are close to and would push the built form of Lowestoft towards our boundary.</li> <li>• Also, the Beccles and Worlingham Garden Suburb, together with Land west of London Road, Beccles total 1500 dwellings. The significant population increase would suggest added recreational pressures on nearby Broads sites particularly in the Waveney valley for which landscape mitigation would be needed.</li> <li>• Policy WLP8.31 – Residential Gardens and Urban Infilling includes a requirement to ‘Safeguard protected trees.’ As not many trees are protected I would suggest that this might be widened to safeguard any trees with landscape, amenity or biodiversity value.</li> <li>• Finally, we would welcome a policy relating to the Broads perhaps similar to the emerging Greater Norwich Local Plan version. We can help you draft something.</li> </ul> <p><u>Settlement Boundaries maps</u> Please show the Broads Authority Executive Area on the maps.</p> <p><u>Site Allocations Maps</u> Please show the Broads Authority Executive Area on the maps.</p>
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