

Planning Committee

09 October 2020

Agenda item number 12

Planning policy – Fleggburgh Neighbourhood Plan

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 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: 25 September 2020

Appendix 1 – Planning Policy consultations received

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Organisation: Fleggburgh Parish Council

Document: <https://fleggburghpc.norfolkparishes.gov.uk/neighbourhood-plan/>

Due date: 09 October 2020

Status: Pre-Submission Consultation

Proposed level: Planning Committee endorsed

Notes

Fleggburgh Parish Council are now consulting on their Pre-Submission Draft of the Neighbourhood Plan. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of just over six weeks from 27 August to 8 October 2020.

The consultation offers a final opportunity for you to influence Fleggburgh’s Neighbourhood Plan before it is submitted to Great Yarmouth Borough Council.

All comments received by 8 October will be considered by the Parish Council and may be used to amend this draft. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

The full draft Neighbourhood Plan contains policies on the following topics:

- Housing and Design
- The Natural Environment
- The Built Environment
- Access and Transport

Proposed response

Main comments

Policy 1 – where it talks about outside of development boundaries. As written, it could be anywhere in the parish. Is it better to say ‘adjacent’ to development boundaries? Otherwise it might be contrary to GYBC and BA Local Plan policies (see our Strategic Housing policy) and the NPPF, which defines rural exceptions sites.

Paragraph 29 is policy wording and strongly recommend that if you want this standard, it is within the policy.

Policy 9a – is too permissive and could be contrary to the equivalent policy in the Local Plan for the Broads and potentially GYBC, emerging or adopted. Perhaps it could be simplified along the lines of the following:

Policy 9 Designated and non-designated heritage assets.

The character, integrity and appearance of all heritage assets will be protected and where possible enhanced.

Policy 9a: Designated Heritage Assets –development affecting listed buildings should not harm the significance of the heritage asset and should preserve its character and appearance. It should be considered in accordance with national planning guidance.

Policy 9b: Non-designated heritage assets – The non-designated heritage assets listed in Para 65 have considerable local significance. Any development proposals that effect these assets or their setting will need to demonstrate that they do not harm, or have minimised harm, to the significance of the asset, and should make clear the public benefits that the proposal would deliver so that any harm to the asset’s significance or setting can be weighed against the benefits.

Any planning or listed building consent application for works to a designated or non-designated heritage asset will need to be supported by a Heritage Statement. This will describe the significance of the asset, the works being proposed and why, and how the significance of the asset will be affected by those proposals, along with any mitigation measures.

Detailed comments

Paragraph 4 – you might want to say something about character of the Broads?

Paragraph 6 – the first reference to local plan is GYBC’s Local Plan – you might want to make that clear.

Paragraph 8 – you might want to say that the Local Plan for the Broads was adopted in May 2019.

Policy 2 – says ‘New development should be well integrated into the landscape and maintain the quality of transition between the settled and agricultural landscape’. But what about a non agricultural landscape, like the Broads?

Policy 2 - When you say ‘these requirements should not be seen as discouraging innovation, which will be welcomed’, do you mean in terms of the appearance of a new building? Because the policy then goes on to say ‘Development...must be very sympathetic in scale, type and design to the existing traditional character’... etc. I wonder if some more thought needs to be given as to exactly what type of development you want to see. Perhaps you include the text that stresses the emphasis on traditional scale and material but say something like ‘buildings of innovative contemporary design will also be welcomed, as long as their scale, materials and design reflect the predominant building characteristics and enhance their surroundings’ – or something of that sort, as otherwise it sounds a bit contradictory.

Paragraph 23 – the BA also have a policy on rural exceptions sites.

Paragraph 27 – design affects functionality as well

Paragraph 27 – suggest this is reworded to state: ...’Clippesby was considered to be characterised by cottages of a traditional design built in vernacular materials such as flint and

red brick. Most people wanted new homes to relate well to their context, so that they blend in with their surroundings. However, design is about more than just appearance and also relates to layout, scale, density and how the building and area functions’.

Policy 3 says ‘Applications that avoid environmental harm through the preservation of natural features, particularly trees and hedgerows, on site will be considered more favourably’. Did you want to consider putting this the other way around? To make it an instruction? Perhaps something like ‘applications are expected to protect natural features, such as trees and hedgerows’?

Policy 3 supporting text – did you want to refer to our biodiversity enhancement guide?

Policy 5, first sentence includes this ‘They will be supported where:’ It might not be needed/maybe some of the policy is missing?

Policy 6. The ILP guide has been updated recently: <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2020/>

Para 67: The whole of the Broads has been designated as an Area of Exceptional Waterlogged Archaeology

Para 67: ‘..is shown on Saxton’s map’.

Could figure 11 show a map of the designated and non-designated heritage assets?

Typographical/grammatical errors

Paragraph 12 – lots of random letters.

Paragraph 21 – missing word? ‘Consultation with the community **to (?)** develop the neighbourhood plan indicated a need to help younger people onto the housing ladder and there is support for more affordable homes’.

Paragraph 53 says the following, and it seems there are words missing: In the main, the existing built up areas of **Fleggburgh (?)** are not constrained by fluvial flood risk.

Policy 9 says this and I think there are words missing: ‘To achieve **this, (?)** a Heritage Statement will be required.’

Paragraph 71 has a missing word: ‘The parish **has (?)** a number of Public Rights of Way that connect the villages, particularly Fleggburgh, with surrounding countryside’.

Policy 11 says : Development proposals that deliver such measures to encourage reduced vehicle speeds and safe pedestrian crossings along Main Road will be treated as achieving significant community benefit.