

# Planning Committee

01 March 2024

Agenda item number 13

## Consultation responses March 2024

Report by Planning Policy Officer

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### 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.

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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 comments, guidance and endorsement are invited.

Author: Natalie Beal

Date of report: 20 February 2024

Appendix 1 – Planning Policy consultations received

# Appendix 1 –Chet Neighbourhood Plan

**Document:** [Loddon and Chedgrave Neighbourhood Plan – Broadland and South Norfolk \(southnorfolkandbroadland.gov.uk\)](https://southnorfolkandbroadland.gov.uk)

**Due date:** 15 March 2024

**Status:** Regulation 16

**Proposed level:** Planning Committee Endorsed

## Notes

The Chet Neighbourhood Plan states the following:

“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 us in the next twenty years and what will not. It sets out a vision for future development within the context of our landscape and townscape which grows seamlessly from what we have inherited.

We have resolved to improve the quality of both Loddon and Chedgrave as places in which to live, work, access services and undertake leisure activities.

The Chet Neighbourhood Plan takes its name from our shared river, partly because other organisations (e.g., the local Anglican Church benefice – the Chet Valley Benefice) have set such a precedent but also to hint at the importance of the natural environment in our deliberations and policymaking. The Plan pays particular attention to the environment and sustainability. Working towards a net zero carbon emissions future and protecting biodiversity are overarching requirements of the Plan and all its component parts.

To achieve our vision, the Chet Neighbourhood Plan has seven key objectives at its heart:

- Working towards net zero carbon emissions.
- Ensuring homes meet local need, are of good quality, well-maintained and attractive.
- Protecting our green spaces and providing more places where wildlife can flourish.
- Promoting employment opportunities, local shops, and businesses.
- Enhancing leisure and sports facilities.
- Ensuring there is adequate infrastructure to meet community needs.
- Protecting Loddon’s and Chedgrave’s built and cultural heritage, including their streetscapes and landscapes

This document provides a series of policies concerning the development of our parishes over the medium term. They are important standards against which both planning proposals and our resolve to protect and enhance our built and rural environment will be judged.”

## Proposed response

### Summary of response

Whilst the Plan is welcomed, there is an objection on the grounds of confusing wording relating to where self/custom build is to be allowed.

### Detailed comments

Para 26 says: 'They are the national and local plan policies within the Broads Authority and South Norfolk District Council area'. The Broads and South Norfolk Local Plans do not contain national policies. And the sentence does not end by saying 'Local Plans'. To be correct, the sentence needs to read: 'These are the ~~national and~~ local plan policies within the Broads Authority and South Norfolk Council [Local Plans](#)'.

Para 27 – local plans

Para 65 – the most recent NPPF is 2023.

Para 99 – major sites BNG is 12 February 2024.

### Objection

Policy 1. At REG 14 stage the Broads Authority said:

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.

You responded saying you will amend the policy to say it specifically refers to outside of the Broads.

The policy now says:

Non-major (less than 10 units) self-build proposals for net zero carbon homes will be supported in principle where they:

- a) Are within or adjacent to the settlement boundary in the South Norfolk Planning Authority area; and
- b) Meet or contribute to the meeting of an identified and demonstrable local need.

But I am not sure this addresses the issue. By not saying the Broads, it is not clear what the policy stance for the Broads is. I assume that a lack of reference to the Broads means that part of the policy does not apply to the Broads and therefore defer to the Local Plan for such development in Loddon and Chedgrave. But it does not say this.

The actual paragraph and bullet points does not really work. It seems that the reason for this policy is to allow self-build schemes of less than 10 to be outside development boundaries if

they are net zero and there is a need. But the bullet points confuse things. I wonder if the following better reflects what you mean:

“In the South Norfolk Planning area, schemes for non-major (less than 10 units) self-build proposals adjacent to the settlement boundary will be supported in principle where they are net zero carbon homes and meet or contribute to the meeting of an identified and demonstrable local need”.

Of course, South Norfolk may have comments on this policy themselves. I am just trying to make, what I think it intended, work.