

## Summary of the policies in the Preferred Options Local Plan

This document contains a brief summary of the policies in the Local Plan Preferred Options that is out for consultation until 17 May 2024. Full wording of the policies can be found here: [Consultations \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk/consultations)

## About the Local Plan

The Broads Authority is the Local Planning Authority for the Broads Authority Executive Area. We need to produce a Local Plan. Local Plans contain policies and land allocations to help determine planning applications. Our current Local Plan was adopted in 2019.

## The Process

We consulted on the Issues and Options version of the Local Plan late in 2022. We have assessed the comments made, reviewed our policies and produced some evidence to help inform the way forward. This version of the Local Plan is called the Preferred Options. It has draft policy wording in it. We welcome your comments on the draft policies.

## Details of this consultation stage

The draft Local Plan and supporting documents are out for comment. The consultation runs until 17 May 2024. Comments can be submitted by emailing [planningpolicy@broads-authority.gov.uk](mailto:planningpolicy@broads-authority.gov.uk).

We will read and respond to every comment made. We may not agree with you, or your comment may not result in changes, but we will set out our reasons.

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## **Sustainable development in the Broads and climate change**

Policy PODM1: Major Development in the Broads

Applications for major development will not be permitted other than in exceptional circumstances and where applicants can demonstrate that the development is in the public interest and that public interest outweighs the purposes of the Broads.

Policy PODM2: Embodied Carbon

All development should, where practical and viable, take opportunities to reduce the development's embodied carbon content.

Policy POSP1: Responding to the Climate Emergency

The Authority expects and requires positive action from development to reduce greenhouse gas emissions and to adapt to climate change in order to enable a move to a low carbon economy and society and help biodiversity to adapt to climate change.

Policy PODM3: Climate change adaptation and resilience checklist

Development proposals which would result in new build, replacement, change of use or an increase in floor space must demonstrate how climate change has been taken account of in the scheme with the submission of a Climate Smart Checklist.

## **Water use and quality**

Policy POD42: Water quality and foul drainage

Emphasises importance of water quality and relates to foul water drainage.

Policy PODM5: Boat wash-down facilities

Boatyards and sailing clubs need to provide areas to check, clean and dry and also need to capture anti fouling paint.

Policy PODM6: Water efficiency and re-use

With the East being an area of water stress, this policy promotes water efficient buildings.

## **Flooding**

Policy POSP2: Strategic flood risk policy and Policy PODM7: Development and flood risk

Much of the Broads is at risk of flooding and these policies set out various requirements.

Policy PODM8: Surface water run-off

All development proposals will need to incorporate measures to attenuate surface water run-off in a manner appropriate to the Broads.

## **Open space, play and allotments and green infrastructure**

Policy PODM9: Open space on land, play space, sports fields and allotments.

Protects current open space and sets standards for new open space.

Policy PODM10: Green infrastructure

Seeks to protect green infrastructure and sets guidelines for any new.

## **Soils**

Policy POSP3 Soils

Protects the best and most versatile soils as well as talks of erosion, quality and the carbon sink property of soils.

Policy PODM11: Peat soils

General presumption of peat soils remaining in situ.

## **Heritage and historic assets**

Policy POSP4: Historic Environment, Policy PODM12: Heritage Assets, Policy PODM13: Re-use, Conversion or Change of Use of Historic Buildings

Seeks the preservation of heritage assets and guides proposals relating to such assets.

## **Natural Environment**

Policy POSP5: Biodiversity and Policy PODM14: Natural Environment

All developments will be planned around the protection and enhancement of nature.

Policy PODM15: Biodiversity Net Gain

Provides information and the approach for ensuring relevant development provides biodiversity net gain.

Policy PODM16: Mitigating Recreational Impacts

Sometimes, when we access certain sites important for nature, we can cause impacts on the nature we are visiting. This policy seeks mitigation for that impact.

Policy PODM17: Mitigating Nutrient Enrichment Impacts

The impact of the foul water that new development produces may need mitigating.

### **Renewable energy**

Policy PODM18: Energy demand and performance of new buildings (including extensions)

The expected energy use of buildings must be as low as possible; the building regulation standards are the minimum. Applicants will be required to demonstrate what measures they have taken to achieve more energy efficiency.

Policy PODM19: Renewable and low carbon energy

Renewable/low carbon energy proposals shall be of a scale and design appropriate to the locality and shall not, either individually or cumulatively, have an adverse impact on the distinctive landscape, cultural heritage, biodiversity, recreational experience or special qualities of the Broads or the local amenity.

### **Landscape character**

Policy POSP6: Landscape character and Policy PODM20: Development and landscape

Development proposals need to conserve and enhance the key landscape characteristics of the Broads.

Policy PODM21: Land raising

Schemes that propose to raise land are required to justify this approach and explain what other options to address the issue that land raising seeks to resolve have been discounted, and why.

Policy PODM22: Excavated material

All proposals are required to ensure excavated material arising because of a scheme is disposed of in an acceptable way.

Policy PODM23: Utilities infrastructure development

By its nature, utilities infrastructure and its associated equipment has the potential to have a significant impact on the landscape, built environment and wildlife of the Broads.

Policy PODM24: Trees, woodlands, hedges, scrub and shrubs and development

Policy seeks to guide development that affects trees and hedges etc.

Policy PODM25: Protection and enhancement of settlement fringe landscape character

Proposals for development lying within settlement fringe areas shall be informed by and be sensitive to the distinctive characteristics and special qualities of the Broads landscape.

### **Amenity**

Policy PODM26: Amenity

Development will not be permitted if it would have an unacceptable impact on the amenity of existing or potential neighbouring properties or uses.

## **Tranquillity and Light pollution**

Policy POSP7: Tranquillity in the Broads

Development proposals will only be permitted where they conserve and/or enhance tranquillity.

Policy PODM27: Light pollution, dark skies and nocturnal character

The tranquillity, nocturnal character and dark sky experience of the Broads will be conserved and enhanced.

## **Transport**

Policy POSP8: Accessibility and Transport and Policy PODM28: Transport, highways and access  
Seeks to ensure the transport impact of development proposals is considered and addressed and alternative modes of transport are incorporated.

Policy POSP9: Recreational access around the Broads area

Safe recreational access to both land and water and between the water's edge and the water will be protected.

Policy PODM29: Recreation facilities parking areas

Proposals for recreational facilities are required to consider how users will access these facilities, with access by public transport, walking and cycling being preferred where practicable.

## **The Broads economy**

Policy POSP10: A prosperous local economy

Proposals that contribute towards sustainable economic growth, prosperity and employment will be supported.

Policy PODM30: New employment development

The policy brings together the important considerations when seeking to develop employment related schemes in a protected landscape.

Policy PODM31: Protecting general employment

The policy establishes a sequential approach to protecting general employment sites and properties, and to permitting their change of use or redevelopment to other uses.

Policy PODM32: Farm diversification

It is essential that the diversification of farming is carefully managed so it does not harm landscape character, adversely affect the original farm operation, or have a detrimental impact on the tranquillity of the Broads.

Policy POSP11: Waterside sites and Policy PODM33: Development on waterside sites in employment or commercial use, including boatyards.

It is important to conserve the existing waterside sites for the boatyards and commercial uses which are characteristic of the Broads, and which contribute so significantly to its economy and attraction to the visitor.

## **Retail**

Policy PODM34 – Retail development in the Broads

Support will be given for maintaining and enhancing the vitality and viability of town centres and local/district centres.

## **Sustainable tourism**

Policy POSP12: Sustainable tourism

Sustainable tourism in the Broads will be strengthened by the creation, enhancement and expansion of high quality and inclusive tourism attractions and related infrastructure.

Policy PODM35: Sustainable tourism and recreation development

The policy directs tourism and recreational development to appropriate locations with the necessary infrastructure and facilities to support such development and accessible by a variety of transport modes.

Policy PODM36: Holiday/tourism accommodation – new provision and retention

The policy seeks to secure and retain a supply of appropriately located tourist accommodation.

## **Navigation**

Policy POSP13: Navigable water space

The water space will be managed in a strategic, integrated way and navigation and conservation interests will be maintained and enhanced.

Policy PODM37: Access to the water

development proposals that support and encourage the use of waterways will be permitted where they would not have a detrimental impact on public safety on land or water or an unacceptable impact on other people's enjoyment of the Broads.

Policy PODM38: Bank stabilisation

Policy covers various considerations for options to stabilise banks.

Policy POSP14: Mooring provision and Policy PODM39: Moorings, mooring basins and marinas

The Authority will protect existing moorings and encourage the provision of new moorings across the system. These policies seek to guide proposals for additional moorings.

Policy PODM40: The impact of replacement quay heading on navigation.

Where river widths, taking into consideration moored boats, is less than 30m, replacement quay heading may need to be behind or in line with existing.

Policy PODM41: Materials used for quay heading, capping and waling, small bridges, viewing platforms, landing stagings and boardwalks.

The choice of material used for new or replacement quay heading, boardwalks and other such uses will be of a high quality and suitable for its location and appropriate for its intended use. Each scheme will be judged on a case-by-case basis.

## **Housing and residential moorings**



#### Policy PODM42: Affordable housing

Defers to/has regard to policies of districts. Seeks off site contributions for schemes of 6 to 9 dwellings.

#### Policy PODM43: Residential development within defined Development Boundaries

Development Boundaries are identified on the policies maps for the following settlement areas: Oulton Broad: Thorpe St Andrew and Wroxham and Hoveton.

#### Policy PODM44: Gypsy, Traveller and Travelling Show People

Development proposals for the provision of permanent or transit accommodation, or temporary stopping places, to meet the needs of Gypsies and Travellers and Travelling Show People will be supported where they meet an identified need. Development proposals that would have an adverse impact on the special qualities of the Broads will be refused.

#### Policy PODM45: New residential moorings

General policy that guides proposals for residential moorings in terms of locations and key considerations.

#### Policy PODM46: Permanent and temporary dwellings for rural enterprise workers

Sets out criteria for assessing proposals for development of a new dwelling or a residential mooring for rural enterprise workers outside of a defined development boundary.

#### Policy PODM47: Elderly and specialist needs housing

General support for this housing, in a development boundary as well as highlighting other considerations such as water efficiency and impact on various qualities of the Broads.

#### Policy PODM48: Residential ancillary accommodation

Residential ancillary accommodation needs to be designed so that it will continue to be used as part of (integral to) the main dwelling, without creating an independent dwelling unit.

#### Policy PODM49: Replacement dwellings

There is a presumption towards re-using and refitting dwellings rather than replacing them, to reduce carbon emissions. If a proposal seeks the demolition and replacement of an existing dwelling, it will need to be fully justified and explained why the existing dwelling cannot be re-used and/or refitted.

#### Policy PODM50: Custom/self-build

Custom/self-build dwelling proposals will be considered in accordance with other policies in the Local Plan including the policies on the location of new dwellings. Proposals for 100 or more dwellings will provide serviced plots to deliver at least 5% of the total number of dwellings on the site as self-build or custom build homes.

### **Call for Sites**

We are undertaking a call for sites for residential dwellings, gypsy and traveller sites and residential caravans. If you have a site that you wish for us to consider, then please fill out the form on line.

### **Design**

Policy POPS16: Strategic Design Policy and Policy PODM51: Design

All development will be expected to be of a high design quality. Development should integrate effectively with its surroundings, reinforce local distinctiveness, and landscape character and preserve or enhance cultural heritage. Innovative designs will be encouraged where appropriate. A design guide is being finalised.

#### Policy PODM52: Source of heating

The policy sets out a preferred method of heating hierarchy in respect of source of heating. Replacement buildings are required to improve their method of heating in line with the hierarchy. New buildings are required to be ready for other heating technologies.

#### Policy PODM53: Heat resilient design

All schemes for new buildings need to prevent and minimise the impacts of overheating in the built environment.

#### Policy PODM54: Non-residential development and BREEAM

Proposals for non-residential development above 250sqm floor space are required to achieve a minimum of BREEAM Very Good Standard or equivalent unless it can be demonstrated that it is not viable or feasible to do so.

#### Policy PODM55: Electric Vehicle (EV) Charging Points – fire safety, design, location, and lighting.

Proposals that include the installation of electric vehicle charging points are welcome, but they need to consider the location, design, and lighting of such charging points. In terms of the charging infrastructure, the location, design, and any lighting associated with the charging points will be key considerations.

#### Policy PODM56: Fibre to the Premises

All new dwellings, and all new commercial proposals of 100sqm or over shall be provided with fibre connections to an approved industry standard within the dwelling/building together with suitable ducting/cabling to the public highway to allow connections to be made.

### **Visitor and community facilities and services**

#### Policy POSP17: Community facilities and Policy PODM57: Visitor and community facilities and services

The policy supports the retention of such services. New community facilities are supported provided there is an operational and locational justification.

### **Health and wellbeing**

#### Policy PODM58: Designing places for healthy lives

Development proposals that support healthy choices, healthy behaviours and reduce health inequalities will be supported. Certain developments required to fill in a health planning checklist.

### **Planning obligations/developer contributions**

#### Policy PODM59: Planning obligations and developer contributions

The Authority will seek appropriate contributions from developers to serve the development and its occupants.

## **Other Development Management policies**

### **Policy PODM60: Advertisements and signs**

Advertisements and signs should be appropriately and sensitively designed and located, having regard to the character of the building/structure/area on/near which they are to be displayed, and/or the general characteristics of the locality including their location relative to the dark sky zones.

### **Policy PODM61: Re-use, conversion or change of use of buildings**

The Authority is generally supportive of the re-use of appropriately located and suitably constructed buildings in the countryside.

### **Policy PODM62: Leisure plots, amenity plots and mooring plots**

New leisure plots, amenity plots and mooring plots will not normally be permitted. The use of existing mooring plots will be restricted to the mooring of boats and uses incidental to that activity.

## **Acle**

### **Policy POACL1: Acle Cemetery extension**

Land to the rear of the existing cemetery is allocated as an extension to the cemetery.

### **Policy POACL2: Acle Playing Field extension.**

Land is allocated for an extension to the playing fields at Acle Recreation Centre.

## **Brundall Riverside**

### **Policy POBRU1: Riverside chalets and mooring plots**

The area of riverside chalet and mooring plots will be managed to retain its contribution to the enjoyment and economy of the Broads, and to the river scene. Further development will be limited by the area's vulnerability to flooding and the retention of its semi-rural and holiday character.

### **Policy POBRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line**

In this area, the development and retention of the boatyards and related uses will be supported and Broads Local Plan policies on general employment and boatyards in the economy section will apply. Full regard will be given to the limitations of the road access, avoidance of potential water pollution, and the risk of flooding to the site.

### **Policy POBRU3: Brundall Mooring Plots**

The continued use of this area for mooring of boats and uses incidental to that activity will be supported, and the generally open character of the area retained. The defined area will be kept generally free of buildings and above ground structures.

### **Policy POBRU4: Brundall Marina**

The policy seeks to encourage the retention of the marina and future development, while protecting and enhancing the best qualities of the area, within the constraints of the flood risk to the area.

### **Policy POBRU5: Land east of the White Heron Public House**

This land will be kept generally free of built development to help conserve its trees and contribution to the visual amenity and biodiversity of the area.

Policy POBRU6: Brundall Gardens  
Allocation for 8 residential moorings.

### **Cantley**

Policy POCAN1: Cantley Sugar Factory

The policy continues the long-standing approach of supporting the continuation and upgrading of the works, while encouraging this to happen in a way that minimises adverse impacts and makes the most of opportunities for improving the local environment and amenities.

### **Chedgrave**

Policy POCHE1: Greenway Marine residential moorings

Allocation for 5 residential moorings.

### **Dilham**

Policy PODIL 1: Dilham Marina (Tyler's Cut Moorings)

The continued use of this area for mooring of boats and uses incidental to that activity will be supported, and the semi-natural quality of the area retained.

### **Ditchingham Dam**

Policy PODIT1: Maltings Meadow Sports Ground, Ditchingham

The continued use of the area for sports facilities will be supported.

Policy PODIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck

These areas shall be protected as open space and habitat area.

### **Fleggburgh**

Policy POFLE1: Broadland Sports Club

The continued use of the area for sports facilities will be supported.

### **Gillingham**

Policy POGIL1 Gillingham residential moorings (H. E. Hipperson's Boatyard)

Allocation for 5 residential moorings.

### **Great Yarmouth**

Policy POGTY1: Marina Quays (Port of Yarmouth Marina)

The use of this site for river and other leisure users, or appropriate redevelopment, will be encouraged where this is compatible with the flood risk to the site.

### **Horning**

Policy POHOR1: Horning Car Parking

The continued use of this land for car parking for visitors will be supported.

Policy POHOR2: Horning Open Space (public and private)

The areas of open space near the river will be protected.

**Policy POHOR3: Waterside plots**

The designated area of waterside plots will be protected from over-intensive development and suburbanisation.

**Policy POHOR4: Horning Sailing Club**

Continued use of the island for sailing facilities will be supported.

**Policy POHOR5: Crabbett's Marsh**

This area will be protected for its landscape and nature conservation value. It is also recognised that the access here is a major constraint.

**Policy POHOR6: Horning - Boatyards, etc. at Ferry Road. and Ferry View Road**

The policy seeks to encourage the retention of the marina and future development, while protecting and enhancing the best qualities of the area, within the constraints of the flood risk to the area.

**Policy POHOR7: Woodbastwick Fen moorings**

This area will be conserved for the green and semi-natural backdrop it gives to Horning village while providing a significant number of moorings for navigable craft.

**Policy POHOR8: Land on the Corner of Ferry Road, Horning**

The existing live/work units shall be retained for the contribution they make to small business and the local economy.

## **Hoveton and Wroxham**

**Policy POHOV1: Green infrastructure**

This policy seeks to protect several areas of open space/green infrastructure.

**Policy POHOV2: Station Road car park**

This area will be retained in use for car parking.

**Policy POHOV3: Brownfield land off Station Road, Hoveton**

The site is allocated for mixed uses that are appropriate to the site's village centre location that is next to the river as well as next to a public house.

**Policy POHOV4: BeWILDerwood Adventure Park**

The policy manages change in a way that seeks to protect and enhance the trees, species, dark skies, and amenity of nearby and adjoining occupiers.

**Policy POHOV5: Hoveton Town Centre and areas adjacent to the Town Centre**

The intention of the policy approach is to ensure the town centre is considered as a whole. Proposals will need to consider the entire town centre and the policies of North Norfolk District Council so that retail considerations address the town in its entirety and cross boundary issues.

## **Loddon**

**Policy POLOD1: Loddon Marina Residential Moorings**

Allocation for 10 residential moorings.

### **Norwich**

Policy PONOR1: Utilities Site

Part of East Norwich Regeneration Sites. Allocated land for around 271 dwellings.

Policy PONOR2: Riverside walk and cycle path

Land will be safeguarded for a riverside walk and cycle path along the Wensum/Yare and implemented in a way which links to the wider network of public access in the area.

### **Ormesby St. Michael**

Policy ORM1: Ormesby waterworks

Ormesby water treatment works will be protected from development which adversely affects the proper functioning of the waterworks and its contribution to the landscape and visual amenity of the locality.

### **Oulton Broad**

Policy POOUL1: Boathouse Lane Leisure Plots

The rural and semi-natural character of the area, its contribution to the views from the Broad, and floodwater capacity will be protected.

Policy POOUL2: Oulton Broad - Former Pegasus/Hamptons Site

This site is allocated for a boatyard use and (optionally) housing, recreation, entertainment, or employment use (or uses) where compatible with the boatyard use, road access, neighbouring uses and flood risk.

Policy POOUL3 - Oulton Broad District Shopping Centre

New Town Centre Use Development (as defined in the NPPF) will be permitted within the Oulton Broad District Centre where the scale and function of the development is consistent with the role of the District Centre and would not impact on the vitality and viability of Lowestoft Town Centre.

### **Potter Heigham/Repps with Bastwick**

Policy POPHRB1: Bridge Area

The area around Potter Heigham Bridge will be further developed and enhanced as a location for river related leisure and tourism to reflect flood risk in the area.

Policy POPHRB2: Waterside plots

The rural and 'holiday' character of the area of waterside plots will be conserved.

Policy POPHRB3: Green Bank Zones

Development will not be permitted within the 'green bank zones' defined on the Adopted Policies Map, to conserve the remaining openness and rural character of the area.

### **St. Olaves**

Policy POSOL1: Riverside area moorings

The defined area will be kept generally open and uses limited to the mooring of boats and uses incidental to that activity.

## **Somerleyton**

Policy POSOM1: Somerleyton Marina Residential Moorings  
Allocation for 15 residential moorings.

## **Stalham**

Policy POSTA1: Land at Stalham Staithe (Richardson's Boatyard)  
Generally, guides proposals for the area. Allocation for 10 residential moorings.

## **Stokesby**

Policy POSTO1 Land adjacent to Tiedam, Stokesby  
Allocated for 4 dwellings.

## **Thorpe St. Andrew**

Policy POTSA1: Cary's Meadow

Land at Cary's Meadow will be conserved and enhanced for its contribution to the landscape, its wildlife and openness, and the appropriate recreation use by visitors and local residents.

Policy POTSA2: Thorpe Island

The policy for the eastern end of the Island seeks the retention of the boat usage and allows for related improvements to the existing buildings.

For to the central part of the island, the usage includes boatsheds for storing of craft, rowing facilities, and amenity plots.

For the western end of the island, the policy refers to appropriately surfaced and screened car parking spaces, an agreed method of waste storage and collection as well as provision for pump out all on the island will ensure that the impact of any mooring provision within the basin is minimal on the nearby community.

Policy POTSA3: Griffin Lane – boatyards and industrial area

Environmental and landscape improvements to this area will be sought, while protecting the existing dockyard and boatyard uses.

Policy POTSA4: Bungalow Lane – mooring plots and boatyards

Further development will be limited by the area's vulnerability to flooding, the retention of its semi-rural character, and the poor road access.

Policy POTSA5: River Green Open Space

The area of River Green is allocated as open space and will be kept open for its contribution to amenity, townscape, and recreation.

## **Thurne**

Policy POTHU1: Tourism development at Hedera House, Thurne

Land at Hedera House is allocated for tourism uses, with a proportionate amount of general market housing as enabling development.

## **Trowse and Whitlingham**

Policy POWHI1: Whitlingham Country Park plus adjacent land

Whitlingham Country Park will continue to be managed to provide recreation and quiet enjoyment on land and water, supported by scenic landscape and wildlife habitat.

Policy POWHI2: Land at Whitlingham Lane

The Authority will support the retention of the site as a boatyard. If a change of use is sought for the buildings, this will need to be thoroughly justified.

## **Non-Settlement Based Policies**

Policy POSSTRI: Trinity Broads

The Trinity Broads area will be protected for its special nature, character, and tranquillity.

Policy POSSUT: Upper Thurne

The Upper River Thurne area will be protected for its special nature, character, and tranquillity.

Policy POSSPUBS: Pubs network

The pubs will be protected in their public house use as key parts of a network of community, visitor, and boating facilities, as well as for their individual contribution to such facilities.

Policy POSSROADS: Main road network

New development accessed by the Primary Route Network (directly or by a side road which connects onto it), or by a Main Distributor Route, will only be permitted if, potential traffic impact can be mitigated.

Policy POSSTRACKS: Former rail trackways

Those parts of the former railway track beds will be protected for their potential for walking, cycling, and/or horse-riding routes. Development which could prevent such a use will not be permitted while use for walking, cycling, or horse riding remains a potential.

Policy POSSSTATIONS: Railway stations/halts

The policy seeks retention of railway stops and supports appropriate improvements to the facilities that reflect, but do not impact on, the special qualities of the Broads.

Policy POSSSTAITHES: Staithes

Staithes are protected, in line with their existing access rights.

Policy POSSCOAST: The Coast

The Coastal area and its special nature, character and tranquillity will be conserved for low-key quiet recreation and as a wild bird and seal refuge.



**Policy POSSMILLS: Drainage Mills**

The area's drainage mills, and drainage mill remains, will be conserved.

**Policy POSSLGS: Local Green Space**

Development proposals that would have an unacceptable adverse impact on the use, function and appearance of these local green spaces or would result in their loss will not be permitted other than in very special circumstances and such circumstances will only exist where the harm resulting from the proposal is clearly outweighed by other considerations.

**Policy POSSA47: Road schemes on the Acle Straight (A47T)**

Sets out certain criteria for any scheme relating to the A47 as it passes through the Broads to consider.

**Next steps**

We will assess the comments we receive and amend and improve the policies as required.

We will then produce the next version for consultation.

We hope this consultation will be before the end of 2024 or early 2025.

After that, depending on what is said as part of that consultation, we will hopefully submit the Local Plan to the Planning Inspector for examination.