

**Consultation Documents Update and Proposed Responses**  
Report by Planning Policy Officer

**Summary:** This report informs the Committee of planning policy consultations recently received, and invites the Committee's comments and guidance on the proposed responses.

**Recommendation:** That the report be noted and the nature of proposed responses be endorsed.

**1 Introduction**

- 1.1 Appendix 1 shows the planning policy consultation documents received by the Authority since the last Planning Committee meeting.
- 1.2 The Committee's comments or guidance is invited.

**2 Financial Implications**

- 2.1 There are no financial implications.

Background papers: None

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Date of report: 6 July 2012

Appendices: Appendix 1 – Schedule of Planning Policy Consultations received

## Planning Policy Consultation Received

<b>ORGANISATION:</b>	North Norfolk District Council
<b>DOCUMENT:</b>	Development in Stalham: Land adjacent Church Farm Ingham Road, Stalham. Public Consultation on a Proposed Development Brief.
<b>LINK</b>	<a href="http://www.northnorfolk.org/files/Stalham_Draft_Development_Brief.pdf">http://www.northnorfolk.org/files/Stalham_Draft_Development_Brief.pdf</a>
<b>RECEIVED:</b>	29 June 2012
<b>DUE DATE:</b>	30 July 2012
<b>STATUS:</b>	Newly Received
<b>PROPOSED LEVEL:</b>	Officer
<b>NOTES:</b>	The site is close to the centre of Stalham, and approximately 350 metres from the Broads boundary. The site is already allocated in the Council's Local Development Framework, with the provision <i>"prior approval of a scheme of mitigation to minimise potential impacts on the Broads SAC/ Broadland SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures"</i> .
<b>PROPOSED RESPONSE:</b>	The Broads Authority welcomes the references in the brief to the proximity of the designated Broads area, and the attention paid to the need to minimize potential visitor pressure impacts on the nearby Natura 2000 sites within the Broads.

<b>ORGANISATION:</b>	Broadland District Council
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<b>DOCUMENT:</b>	Alternative Sites for Potential Development – Site Allocations Development Plan Document (DPD) – Reg. 25 Consultation
<b>LINK</b>	<a href="http://broadland-consult.limehouse.co.uk/portal/sadpd/alternative_sites/alt_sites">http://broadland-consult.limehouse.co.uk/portal/sadpd/alternative_sites/alt_sites</a>
<b>RECEIVED:</b>	25 June 2012
<b>DUE DATE:</b>	6 August 2012
<b>STATUS:</b>	Newly Received
<b>PROPOSED LEVEL:</b>	Officer
<b>NOTES:</b>	The Authority has commented on previous iterations of this document. The current consultation is on additional sites that have been put forward for consideration.
<b>PROPOSED RESPONSE:</b>	<p>1) Once again the Broads Authority must strongly object to the inclusion of a site, or part of a site, within its planning area in Broadland District Council planning consultation documents. This undermines proper coordination of planning activities between the two planning authorities, and leads to confusion among both site promoters and the interested public. It is beyond the Council's planning powers and risks a finding of maladministration. The Council is strongly advised to show the boundary of its plan area on all mapping used for preparation, consultation or adoption of planning policies.</p> <p>2) The Council has a legal obligation (under the Norfolk and Suffolk Broads Act 1988, as amended), in exercising or performing any functions in relation to, or affecting, land in the Broads, to have regard to the purposes of</p> <ul style="list-style-type: none"> <li>i. Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads;</li> <li>ii. Promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and</li> <li>iii. Protecting the interests of navigation.</li> </ul> <p>3) NNPF paragraph 115 states the Broads has the highest status of protection in relation to landscape and scenic beauty, and great weight should be given to conserving its landscape, scenic beauty, wildlife and cultural heritage.</p> <p>4) Comments on individual sites.</p>

X01-01 Acle, Damgate Lane (Housing c25-30 units).

The site lies adjacent to the designated Broads boundary. The Broads Authority would object to any allocation of this land for housing unless it is ensured that the following issues were satisfactorily resolved before any development proceeded.

- The site lies close (approx 265 metres) to sensitive and internationally important nature conservation sites, designated Special Area of Conservation, Special Protection Area, Ramsar site and Site of Special Scientific Interest. Development here should not adversely affect the integrity of these sites.
- The landscape of the Broads close to the site should be protected from adverse impact from the development, particularly with regard to the height of development, and provision of long term protection of the tree belt along the drain to the rear of and behind the site (and presumably in the same ownership), which also forms the boundary of the designated Broads area. The trees to the rear of the site form part of the landscape setting for Acle and contribute to the visual amenity of walkers and local residents, and should also be retained to screen any development.
- Particular care would be needed to avoid harm or risk to water quality in the Broads, in line with the Water Framework Directive.
- There are areas at high risk of flooding in close proximity to the site, and the precise extent of the high risk is in some doubt. It should be confirmed that any flood risk to development on the site itself can be adequately managed without measures which might impinge directly or indirectly on water levels, flows and quality in the Broads area.

(Attention is also drawn to the proximity of the sewage treatment works. It is understood that Anglian Water will normally object to residential development within 400m of such works. )

X01-02 Acle, Reedham Road (Housing, c10-15 units).

The site lies across the road from the boundary of the designated Broads area.

The site lies upstream (approx 800 metres) from sensitive and internationally important nature conservation sites, designated Special Area of Conservation, Special Protection Area, Ramsar site and Site of Special Scientific Interest. Development here should not

adversely affect the integrity of these sites.

Particular care would be needed to avoid harm or risk to water quality in the Broads, in line with the Water Framework Directive.

X13-02 Brundall, Vauxhall Mallards (Housing, c 40-45 units)

The site lies approximately 100 metres, and upstream, from the designated Broads Area.

The site lies approximately 160 metres from a nature conservation site designated Special Area of Conservation, Special Protection Area, Ramsar site, Site of Special Scientific Interest, National Nature Reserve. Development here should be carefully assessed to ensure no adverse effect on the value and integrity of this site. Particular care would be needed to avoid harm or risk to water quality in the Broads, in line with the Water Framework Directive.

X60-02 Thorpe St. Andrew, Griffin Lane

Part of the site lies in the designated Broads Area, where the Broads Authority, and not Broadland District Council, is the local planning authority. The Authority strongly objects to the inclusion of planning proposals within the Broads area in Broadland planning publications.

The Yarmouth Road frontage to the site is well related to existing built development around it, but the area to the south of this is sensitive in landscape and wildlife terms. It is not clear that the scale of development mentioned in the proposal is compatible with those considerations.

The Authority has no objection in principle to some form of development on this site, or the proposed uses, provided the development is scaled, located, landscaped and designed to protect the landscape setting and watercourses of the Broads, and the wildlife value of the area.

It is envisaged this would involve retention and strengthening of the existing band of trees and shrubs along the southern edges of the site, and perhaps retention of trees elsewhere within the site. However, before the scale and layout of any development is determined a detailed appraisal of the site's landscape setting and ecological value should be undertaken (including a protected species survey), and a full justification provided as to how the detailed proposals protect and enhance these. It is strongly recommended that such surveys and assessments are undertaken at as early a stage as possible.

Settlement Limit Extension: Brundall, 34 Strumpshaw Road.

This site lies almost adjacent to the Broads boundary (on the other side of the railway line). The trees on the site make a significant contribution both to the street-scene and to the wider landscape setting of the Broads. The site is also very close to, and at a higher level than, Broads watercourses, with a consequent risk of impact on water quality. These issues should be carefully considered in judging whether to include the land within the development boundary.

Settlement Limit Extension: Cantley, Station Road.

The Authority does not favour this proposed extension. Although the Broads boundary is approximately 200m away, at this point there is but generally a single dwelling at most between that boundary and open countryside or the open playing field. This proposal would be likely to lead to a significant new group of housing as a distance beyond the built up part of Station Road. It would also bring additional new housing adjacent to the route of traffic to and from the Cantley Sugar Works. These works are of great importance to the local and wider economy, and housing development in this location would run counter to the endeavours to minimize the conflict between this traffic and the amenity and safety of local residents.