

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.

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 are invited.

2 Financial Implications

- 2.1 There are no financial implications.

Background papers: None

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Date of report: 27 September 2012

Appendices: APPENDIX 1 – Schedule of Planning Policy Consultations received

Planning Policy Consultations Received

ORGANISATION:	South Norfolk Council
DOCUMENT:	LDF -, Site Specifics Allocations and Policies Development Plan Document (DPD) Regulation 18 Consultation (Previously Reg 25)
LINK:	www.south-norfolk.gov.uk/ss
RECEIVED:	6 September 2012
DUE DATE:	26 October 2012
STATUS:	Newly received
PROPOSED LEVEL	Officer
PROPOSED RESPONSE:	Suggested comments below.
NOTES:	<p>This document outlines SNDC's preferred sites for development and development boundaries. Overall the document is concise and easily followed.</p> <p>There is a detailed settlement hierarchy that covers major growth locations, the Norwich Fringe, Main Towns, Key Service Centres, Service Villages, Other Villages and Small Rural Communities. The plan looks to 2026 and seeks to accommodate approximately 10,500 new dwellings over that period. Separate Area Action Plans are proposed for Wymondham and Long Stratton and a Neighbourhood Development Plan in Cringleford.</p> <p>In relation to the Broads there are no major growth locations proposed in this document that are in or around the Broads. Loddon/Chedgrave is identified as a Key Service Centre and the sensitive landscape with views to the wider Broads is recognised. Care has been taken to exclude land within flood zones 2 and 3 and an allocation is made for 200 dwellings.</p> <p>The remaining Broads Parishes are identified as a mix of service villages, other villages and small rural communities. Some have been identified for allocations of up to 10 dwellings e.g Bramerton.</p> <p>The key issues for the Broads are as follows:</p> <ol style="list-style-type: none"> 1. Lack of delineation of Broads Executive Area on a number of inset maps e.g Loddon/Chedgrave, Ellingham, Geldeston, Haddiscoe. 2. Geldeston – Members will recall that the Broads Authority

	<p>recently consulted on a revised Conservation Area Appraisal. A site (in South Norfolk's area) is proposed to be removed from the Conservation Area and this generated considerable concern locally as there was concern this could lead to its future development. In this document SNDC propose to remove the site from the Settlement Boundary and this is supported for the reasons above and the area should remain undeveloped. There is a proposal to allocate a site immediately adjacent to the Conservation Area at the west of the village which may also cause concern locally and the BA needs to be mindful of this proposal in taking the Conservation Area Appraisal forward.</p> <ol style="list-style-type: none">3. Haddiscoe to Beccles former rail trackway. The Broads Site Specifics DPD contains a policy which protects the former trackbed for walking, cycling and horse-riding use at the request of Norfolk County Council. Part of the trackbed extends into the area covered by this DPD although no corresponding policy to protect the trackbed is included.4. Trowse – the May Gurney Site adjacent to the Deal Ground is proposed to be included within the Settlement Boundary and reference is made to its ability to “unlock” an adjacent site within the City Council area. No reference is made to Whitlingham Country Park in this section.
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ORGANISATION:	Norwich City Council
DOCUMENT:	LDF -, Development Management Policies and Site Allocations and Site Specific Policies DPDs, Policies Map – Regulation 19 Consultation
LINK:	www.norwich.gov.uk (follow links under current consultations)
RECEIVED:	6 August 2012
DUE DATE:	26 October 2012
STATUS:	Newly received
PROPOSED LEVEL	Officer
PROPOSED RESPONSE:	Suggested comments below.
NOTES:	<p>There are currently two documents being consulted on as separate consultations:</p> <p>Development Management Policies DPD – Regulation 19:</p> <p>This document sets out the detailed planning policies to deliver the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk and guide how the City Council will respond to planning applications for new development in the city to 2026</p> <p>Policy DM6: Natural Environmental Assets – remove reference to Broads “National Park”</p> <p>Site Specifics Allocations and Site Specific Policies DPD/Policies Map – Regulation 19:</p> <p>This document sets out detailed policies and proposals where change is anticipated or proposed in the period 2026 and sets out preferred land uses for those sites including housing and employment</p> <p>Policy CC7 – St Anne’s Wharf – support for the policy reference to include a riverside walk</p> <p>Policy CC9 King Street – support for policy reference to inclusion of a riverside walk</p> <p>Policy CC23 – Dukes Walk – support for inclusion of Riverside Walk</p> <p>Policy R.10 Deal ground, Trowse – Support for policy reference</p>

	<p>to the need for a bridge across the river Wensum in order to successfully develop the site. Policy does not refer to an appropriate bridge height. Broad Authority supports a 14ft opening bridge so as not to impede navigation. Policy does not refer to the need for the bridge to open and whilst it refers to pedestrians and cyclists it also refers to vehicular use of the bridge . Policy should make clear vehicular use is for emergency vehicles only.</p> <p>Policy does refer to mitigation measure such as residential moorings, marinas and leisure based activities. No reference is made to the fact that de-masting moorings will be a minimum required for safety for a bridge in this location</p> <p>Policy R.11 – Utilities Site, Cremorne Lane Suggest removal of Broads “National Park “ from description of this site</p>
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