

# Planning Committee

24 June 2022

Agenda item number 13

## June Consultation Responses

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: 06 June 2022

Appendix 1 – Planning Policy consultations received

# Appendix 1 – Planning Policy consultations received

## Hemsby Parish Council

**Document:** Hemsby Neighbourhood Plan REG14. [Hemsby Neighbourhood Plan \(Hemsby Parish Council\)](#)

**Due date:** 26 June 2022

**Status:** Regulation 14

**Proposed level:** Planning Committee Endorsed

### Notes

The vision for the village of Hemsby is to remain a small and safe community that is proud of its heritage and that embraces the natural beauty of its unique surroundings, with the North Sea and sandy beaches to the east. The village will be a social and recreational meeting point for parishioners and tourists alike with local facilities, activities, inclusive village events and beautiful nearby rural areas. The village will experience slow and sustainable growth; development will both respect the rural character of the village and be environmentally responsible, including seeking out opportunities for 'green' initiative projects such as electric vehicle charging points and reducing carbon emissions. The planning and development of the village will take into account the needs of the village and the environment within which the village is set.

The aims of the plan are to:

- A. Support year-round and day-visitor sustainable tourism.
- B. Protect and enhance Hemsby's rich heritage, including its cultural heritage and association with the holiday camps.
- C. Help people choose sustainable ways of getting around in Hemsby, as well as to neighbouring villages.
- D. Help to meet the housing needs of the community.
- E. Widen the use of community facilities, especially by younger people.
- F. Make sure future development will deliver the infrastructure needed for our communities and businesses.
- G. Ensure that new development, especially housing developments, are designed to a high standard and have a positive impact on local character.
- H. Protect and preserve those special qualities and features that are valued by the community, such as the sandy beaches and Broads.
- I. Support the sensitive relocation of properties affected by coastal erosion.
- J. Improve wildlife habitat across the parish and especially in the green corridors.

## Proposed response

### Summary of response

The Neighbourhood Plan is welcomed. Comments mainly relate to dark skies, suggesting some areas of consistency as well as seeking clarification. Many of our informal comments have been taken on board.

### Detailed comments

#### 1. Views document

Would be useful if the map on page 2 showed the Broads Authority Executive Area please.

Page 3 typo: revealing, around,

Page 5, typo: cant

#### 2. Local Green Space Assessment

Not sure if any are in the Broads, but maybe show the Broads on map 2?

#### 3. Reg 14 Plan

- At 1.4 you say 'reasonable range of facilities and services' whereas at para 1.7 you say 'great amenities to provide their everyday needs'. You may want to be consistent (presuming that amenities in this instance means facilities and services).
- 4.2, bullet 8 – do you list these special qualities anywhere? Or if it is the sandy beaches and the Broads, maybe say that in the objective?
- 6.3 and 7.9 – which Local Plan?
- Policy 2 – why threshold of 5 dwellings or more? So, schemes of less than 5 can build what they want? You may want to check with GYBC planners, but I would have thought that all schemes, no matter the size, must provide a mix of housing types. Why has 5 dwellings been chosen?
- 6.17 – you say that these are not specific to Hemsby. Why do you say that? The policy approach is Broads Authority Executive Area wide... so would apply to Hemsby. I just wonder if this is needed or needs to be worded better to reflect the situation.
- Supporting text to Policy 3
  - Please specifically mention that the Broads has intrinsically dark skies that are protected through the NPPF and so the policy refers to lighting design. Then refer to our Local Plan policy on dark skies.
  - I would suggest you need to say in the supporting text that the design guide does not apply to the Broads, but the general design principles set out in the policy are relevant to schemes in the Broads.
- Policy 3 – it is good that you add considering the impact of lighting on the dark skies of the Broads to the policy, but this is only in relation to street lighting. Keep that as it is, but it would be good to refer to all lighting and not having an impact on the dark skies of the Broads. Perhaps the lighting criterion is broadened out from just street lighting or there is an additional criterion?
- 7.2 – Borough Council's
- Policy 7 – says 'will seek to provide' – what does this actually mean? Are the words 'seek to' needed? As written, I am not sure of the weight or what the instruction is.

- Para 8.16, 8.17 and Community Action 4 – please refer to the design of the lighting and the dark skies of the Broads.
- Para 9.6 says - Local Plan Part 1 Policy – is that the Core Strategy of GYBC? Just need to be consistent in how the Local Plans are referred to and whose Local Plans they are.
- Policy 14: ‘provided that **they** are not simple open’
- Policy 14: ‘t is also common for schemes to include hydraulic controls or silt traps which may encourage absorption of polluting substances, all risks should be considered’. The last part after the, seem to not belong to this sentence. Maybe check.
- Policy 7 –What about EV charging points and indeed cycle parking?
- Para 11.1 – you might want to reiterate the mantra of ‘right tree in the right place’.
- Policy 15 – to what types and scale of development will the biodiversity net gain requirement apply? As written, it applies to anything, including replacement windows for example. Suggest you qualify that a bit more.
- Figure 6 – is number 8 in the Broads? Please show the area of the Broads on the map.
- Policies 19 and 20 – you may wish to qualify the policy stance by saying something like ‘subject to other relevant policies’.
- Figure 8 – please show the area of the Broads on the map.

#### **4. Non-designated heritage asset assessment**

- Map on page 3 – please show the Broads.

#### **5. Design Guide**

No comments – the Neighbourhood Plan sets out that the Design Guide does not apply to the Hemsby areas which are in the Broads Executive area. This is supported as the Design Guide does not adequately address the Broads and will not apply to the Broads areas.