

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

<p><b>Summary:</b> This report informs the Committee of the officers' proposed response to planning policy consultations recently received, and invites any comments or guidance the Committee may have.</p> <p><b>Recommendation:</b> That the report be noted and the nature of proposed response be endorsed.</p>
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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 endorsement, comments or guidance are invited.

**2 Financial Implications**

- 2.1 There are no financial implications.

Background papers: None

Author: John Clements  
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Appendices: APPENDIX 1 – Schedule of Planning Policy Consultations received

## Planning Policy Consultations Received

<b>ORGANISATION:</b>	North Norfolk District Council in partnership with Great Yarmouth Borough Council, Waveney District Council and the Environment Agency
<b>DOCUMENT:</b>	Strategic Environmental Assessment of the Shoreline Management Plan (Cell 3b:Kelling to Lowestoft)
<b>LINK</b>	<a href="http://www.northnorfolk.org/coastal/810.asp">http://www.northnorfolk.org/coastal/810.asp</a>
<b>RECEIVED:</b>	28 February 2012
<b>DUE DATE:</b>	16 April 2012
<b>STATUS:</b>	Newly Received
<b>PROPOSED LEVEL:</b>	Officer
<b>NOTES:</b>	Note that this is not a consultation on the Shoreline Management Plan itself, but on the Strategic Environmental Assessment
<b>PROPOSED RESPONSE:</b>	<ol style="list-style-type: none"> <li>1) The Broads Authority welcomes the consultation on this document.</li> <li>2) The Authority strongly supports the endeavours to put in place, and to develop and update over time, robust shoreline and other plans which address the complex issues and very difficult decisions affecting the coast and its management. It also strongly supports the process of Strategic Environmental Assessment (SEA) to ensure that all the relevant factors are properly taken into account in developing and making policy, and as an aid in identifying issues which will require further investigation in order to inform future plans affecting the shoreline.</li> <li>3) The Broads is a nationally designated area with status equivalent to a national park and the highest level of landscape protection, and a wetland of international importance. A short length of the coast is within the designated Broads area, but the whole of the Broads is vulnerable to impacts of coastal change.</li> <li>4) The partnership and its constituent authorities have a legal obligation (<i>under the Norfolk and Suffolk Broads Act 1988, as amended</i>), in exercising or performing any functions affecting land in the Broads, to have regard to the purposes of <ol 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> </ol> </li> </ol>

- 4) The Authority does not consider that adequate assessment has been made of the potential impacts of coastal management options on the environment of the Broads. In particular, the status of the Broads, the extent inland of potential impacts, and the range of vulnerabilities appears to have been overlooked in parts of the SEA.
- 5) Almost the whole of the designated Broads area is at risk of flooding, and much of its landscape, wildlife and ecology is vulnerable to saline intrusion. Because of the topography and sensitivity of the Broads, coastal breaches or retreat at Winterton/Horsey (within the Broads area), or Sea Palling or Keswick/Walcott (outside it) are likely to have major consequences far inland. The potential effects may harm or otherwise alter ecology, wildlife, cultural heritage, communities, tourism and recreation, businesses and economy, navigation, etc. This Authority believes that these issues deserve more comprehensive treatment in the SEA, particularly in light of the importance of the SEA for informing the agenda for research to underpin future iterations of shoreline management and other related plans.
- 6) The Authority would be pleased to work with the Partnership and its Consultants to overcome these concerns and strengthen the SEA. It would also be keen to participate more closely in developing future research, monitoring and strategies to address coastal issues.
- 7) DETAILED POINTS: NON-TECHNICAL SUMMARY
  - a) Page 12 – Key Issues: Lack of reference to the wider Broads needs addressing. Currently refers only to protected sites, however saline incursion affects a much wider and larger area of non-designated sites. Many of these areas have equivalent value to the protected sites and all fall within the protected landscape & wildlife of the designated Broads area.
  - b) Link to other inland resources likely to be affected, e.g archaeology, also absent.
  - c) Water Quality - add: 'beyond the coastal sections the influence of this Shoreline Management Plan on water quality of the Broads is significant and potentially affecting a very large area'.
  - d) Page 12, para 2: Not only do the defences prevent 'saline intrusion', they prevent breaches that would result in extensive salinisation of the Broads. 'Saline Intrusion' needs to be defined, as it can mean seepage under the defences into drainage systems (an ongoing and currently active process that is not prevented by the coastal defences).
  - e) Page 13 – Link to Broads recreational activities and industries.
  - f) Page 15 – Saline intrusion – see above
  - g) Page 15 Ecosystems and biodiversity – refer to Biodiversity Audit for the biodiversity value of the Broads. Much of this is supported by or contained within non-designated sites. Links to these need to be much stronger.

- 8) DETAILED POINTS: MAIN REPORT
- a) 3.1.3., 3.1.4., 3.1.5 – Why is there reference, at the national/regional/local level, only to planning policies, when there is a raft of legal and regulatory frameworks at these levels that would need to be taken into account? (Note the contrast with the wider range of the international references.) Justification needs to be given as to why only planning references are considered in this context. The Broads (management) Plan, Broads Biodiversity Action Plan, and others are also highly relevant to the SEA.
  - b) 3.1.5 – The Broads Core Strategy was (not is) the first DPD in the Broads LDF
  - c) Table 3.2 typo – not avid, but avoid
  - d) 6.1.1 – The Broads incorrectly referred to as Norfolk Broads (part is in Suffolk). Would be useful here to refer to its national park equivalent status.
  - e) Section 6.2 states that protected areas within the Broads have been identified, but the lists below are incomplete. This section considered only those Ramsar sites in the immediate vicinity of the coast.
  - f) 6.2 typo – not Pesmoulin’s, but Desmoulins whorl snail, plus many others (e.g. not Anus, but Alnus!).
  - g) 6.2.5 No link made to achievement of Broads waterbodies objectives/programmes – check WFD document.
  - h) Table 6.2.62 typo – not Bereydon, but Breydon.
  - i) Table 6.2.62 & Table 6.7 These lists do not look correct. The Broads Authority ecology team can provide a definitive list.
  - j) 6.2.6. The assessments of the coastal SSSIs in and close to the roads is good, covering the key issues and using good evidence.
  - k) 6.5, ‘Landscape’, refers to the AONB and the management approach to it, but omits to mention the Broads, with its status equivalent to a national park, or the Broads Plan (the management plan for the Broads). (Indeed, the status of the Broads landscape appears to be overlooked throughout the SEA.)
  - l) 6.7.3 – The importance of the Broads to the tourism industry of the area warrants emphasis. The Broads Authority can provide additional information about this issue.
  - m) Table 7.11 – No mention of the potential for impacts on the designated Broads area in the event of Coastal breach or retreat.
  - n) Table 7.13 – No mention of the potential for impacts on the designated Broads area in the event of Coastal breach or retreat.
  - o) Table 7.13a – Reference is made to the ‘Broadland Habitats’, but this nomenclature is potentially misleading, and the following wording omits some key issues in relation to habitats in the designated Broads area. Reference is made to the high landscape value of the AONB, but not the Broads (and the potential landscape impacts extend beyond that part of the Broads which is also in the AONB).
  - p) Section 8 – Key areas for consideration derived from the SEA Directive Topics need to include the floodplain area in the Broads, and the raft

	of potential impacts. It would seem sensible to perhaps map or review this separately, and then link to the relevant coastal cells, as the range, value and vulnerability of potentially affected Broads features are all so high.
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<b>ORGANISATION:</b>	Waveney District Council
<b>DOCUMENT:</b>	Draft Affordable Housing Supplementary Planning Document (SPD): February 2012
<b>LINK</b>	<a href="http://consult.waveney.gov.uk/consult.ti/affordablehousingspddraft2011/consultationHome">http://consult.waveney.gov.uk/consult.ti/affordablehousingspddraft2011/consultationHome</a>
<b>RECEIVED:</b>	5 March 2012
<b>DUE DATE:</b>	13 April 2012
<b>STATUS:</b>	Newly Received
<b>PROPOSED LEVEL:</b>	Officer
<b>NOTES:</b>	Adopted Broads Development Management Policy DP23 seek affordable housing provision in accordance with the adopted standards of the relevant district council. Once Waveney District Council have adopted this SPD it will form the basis for negotiations on provision, or contributions towards, affordable housing for any new housing development within the Waveney District part of the Broads. (Though will not be part of the Broads Local Development Framework itself.)
<b>PROPOSED RESPONSE:</b>	<ol style="list-style-type: none"> <li>1) The Authority welcomes the draft Affordable Housing SPD. It commends the Council on a comprehensive and clear document, and supports the generality of its standards and approach.</li> <li>2) In particular the Authority supports the basing of viability calculations on current market values, rather than historic costs (paragraph 6.10) and re-evaluation on completion where a reduced contribution has been negotiated on the basis of viability (paragraph 6.12).</li> <li>3) It is unfortunate that the Broads Authority was not consulted earlier on the preparation of this document, as there may have been an opportunity to progress this as a joint Supplementary Planning Document formally covering both planning authority areas, and in the process strengthen liaison between the two planning authorities and the attention given issues crossing their shared planning boundary.</li> <li>4) There are a number of instances where the document is unclear</li> </ol>

	<p>or potentially misleading in relation to the coverage and applicability of the SPD.</p> <p>a. Para 1.2. The first sentence is not strictly the case. It would be more accurate to say <i>'While the adoption of this document will formally relate only to that part of Waveney District where the Council is the local planning authority (i.e. outside the designated Broads area), within the Broads the Broads Development Management Policy DP23 seek affordable housing provision in accordance with the adopted standards of the relevant district council. Hence in practice the standards set out in this document (once adopted) will also be applied in that part of the Broads within Waveney District.'</i></p> <p>b. Para 3.1 is misleading in saying the Core Strategy contains the planning vision for the District. It covers only that part of the District outside of the designated Broads area, and this should be made clear.</p> <p>5) In the explanation at paragraph 7.3 of the identification of local need, and the definition of 'locality' for the purposes of identifying such, the Broads Authority would wish to see explicit recognition that this would include any relevant areas (e.g. within the parish boundary) beyond the Council's planning boundary and within the designated Broads area in Waveney. This will ensure that the Council's district-wide housing responsibilities are suitably covered, and also address the issue that while there may be an element of affordable housing need within the Broads, the combination of the landscape and wider environmental protection and sensitivity of the Broads, the high levels of flood risk affecting the majority of the Broads area, and the high land values within it, will often militate against the provision of affordable housing within the Broads.</p>
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