

Consultation Documents Update and Proposed Responses
Report by Planning Policy Officer

Summary:	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.
Recommendation:	That the report be noted and the nature of proposed response be endorsed.

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: Natalie Beal
Date of report: 28 March 2014

Appendices: APPENDIX 1 – Schedule of Planning Policy Consultations received

Planning Policy Consultations Received

ORGANISATION:	Great Yarmouth Borough Council
DOCUMENT:	Interim Five Year Land Supply Policy
LINK	http://www.great-yarmouth.gov.uk/view/GYBC140269
RECEIVED:	26 February 2014
DUE DATE:	21 March 2014
STATUS:	<p>The Council will continue to judge planning applications on their individual merits and cannot argue that applications must wait until the emerging Local Plan is complete. It is recognised that the adoption of the Interim Housing Land Supply Policy will fall outside of the statutory procedures for Local Plan adoption and that it will not form part of Great Yarmouth Borough Council's Development Plan. Once adopted, the Interim Housing Land Supply Policy will be used as a material consideration in the determination of planning applications.</p> <p>This Interim Housing Land Supply Policy should only be used in the absence of a five year housing land supply or where the five year housing land supply includes sites identified in the Strategic Housing Land Availability Assessment. This policy does not supersede saved policies in the Great Yarmouth Borough Wide Local Plan 2001 or emerging Local Plan and should be interpreted in conjunction with them.</p>
PROPOSED LEVEL:	Planning Committee endorsed.
NOTES:	<p>The National Planning Policy Framework 2012 (NPPF) requires local planning authorities to 'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements'.</p> <p>This webpage provides useful background information about what 'five year land supply' means: http://www.pas.gov.uk/local-planning/-/journal_content/56/332612/3757749/ARTICLE</p> <p>This policy is of interest to the Broads Authority as there could be planning applications for sites outside of settlement boundaries in Great Yarmouth Borough, which could be close to the Broads.</p> <p>This is an interim policy, which will be a material consideration in determining planning applications. It will only apply when GYBC do not have a five year land supply. Of interest, GYBC's Five Year Land Supply as of 1 April 2013 was 6.55 years supply of housing (http://www.great-yarmouth.gov.uk/view/GYBC126965).</p>
PROPOSED RESPONSE:	The BA welcomes reference to the Broads in bullet point 'g' and at section 3.10. It is suggested that the reference to the documents in 3.10 could be included in point 'g'.

	<p>With regards to 3.10, as 'LDF' is no longer current terminology, it is suggested that the reference could be changed to 'adopted Development Plan Documents/Local Plans'.</p> <p>If schemes are near to the Broads, the developer should also liaise with the Broads Authority with regards to the design. It is requested that a reference to this is included in the document.</p> <p>3.18 seems critical to the application of the policy. It is suggested that this could be the first part of the policy, to set the context.</p> <p>Finally, could the policy include in the preamble an explanation of whether GYBC's supply is indeed five years or whether NPPF47 is applicable – should GYBC meet five plus 5% or five plus 20%?</p>
--	---