

**Preparation of Site Specific Policies Development Plan Document**  
Report by Planning Policy Officer

**Summary:** The Authority is preparing a Site Specific Policies plan document to give effect to the Core Strategy and complete the Authority's transition to the Local Development Framework planning system. A second phase of public consultation, on 'Draft Site Specific Policies', is to be undertaken very shortly.

Forum members are requested to spread awareness of the consultation among their respective interest groups and to submit any comments they may have when the consultation documents are published.

## **1 Introduction**

- 1.1 The Broads Authority has been progressively updating its planning policies and at the same time shifting from the 'local plan' system to the 'local development framework' (LDF) system. The Authority has adopted two Development Plan Documents (DPDs): Core Strategy (2007) and a set of Development Management Policies (2011).
- 1.2 The Site Specific Policies will eventually be contained in a Development Plan Document and are intended to complement the Core Strategy and Development Management Policies DPDs in providing more local detail, and replace the last of the remaining 'saved' Broads Local Plan policies.
- 1.3 Members may recall that a presentation about this was given to the Forum in April 2011, during the course of the initial phase of consultation for preparation of the document. At that stage the Authority was seeking suggestions as to what the document should contain. Those suggestions fed into the development and evaluation of a set of draft site specific policies.
- 1.4 In the next few weeks the Authority will be issuing a new consultation setting out the draft site specific policies it is minded to pursue, and requesting comment and feedback on these.
- 1.5 Following the consultation the Authority will review the responses received before deciding on the content of the formal proposed plan document for submission to government.

## 2 Preparation and Purpose of the 'Draft Site Specific Policies' Document

- 2.1 The eventual Site Specific Policies DPD is expected to identify a relatively limited number of sites and areas which require special policy treatment to give effect to the Core Strategy, and in particular may
- identify which settlements in the Broads area are suitable for 'development boundaries', and delineate those boundaries;
  - allocate sites for specific uses;
  - safeguard especially vulnerable sites or areas; or
  - identify specific actions or considerations for particular sites.
- 2.2 The Site Specific Policies will not change the overall approach to planning and development in the Broads, but give the existing policies, especially those in the Core Strategy, detailed expression in relation to particular locations.
- 2.3 Once completed and adopted (provisionally summer 2013), the Site Specific Policies document will replace the last of the remaining 'saved' 1997 Broads Local Plan policies such as the development boundaries and residual individual settlement policies in Part 2 of the Local Plan. The boundaries and sites from the Site Specific Policies document will appear on a new LDF Proposals Map for the Broads.
- 2.4 There are three opportunities for interested parties to comment during the preparation of the plan document, as set out in the following table. In the first two stages the Authority considers the responses and in the third this is done by an independent planning inspector.

<b>Consultation Stages in the preparation of the Site Specific Policies DPD</b>		
<b>Consultation Stage</b>	<b>Approx. Dates</b>	<b>Nature of Consultation</b>
Initial Consultation  <b>Now Completed</b>	Mar-May 2011  <b>Now Completed</b>	Statutory bodies and the wider public were invited to suggest content for the DPD, including sites or areas and the policies that should apply to them, issues that might be addressed by site or area policies, or the way that any of the former should be assessed.  The suggested content has been reported to the Broads Authority and taken into consideration in formulating its draft Site Specific Policies.
Draft Site Specific Policies	Feb – Mar 2012	Statutory bodies and the wider public were invited to comment on the Authority's assessment of the issues and options that

		<p>have come forward through the previous stage, and its provisional preferences for sites and policies to be included in the DPD.</p> <p>The comments received will be reported to and considered by the Broads Authority before finalising its Proposed Site Specific Policies DPD.</p>
Formal Publication of Proposed DPD	Autumn 2012	<p>Statutory bodies and the wider public invited to comment on the Authority's Proposed Site Specific Policies DPD and supporting documents.</p> <p>The comments received will be passed to the independent planning inspector examining whether the DPD is 'sound' and should be adopted.</p>

### 3 About the Forthcoming Consultation Programme

- 3.1 Around 75 options for potential policies were developed, drawing on
- suggestions from the first round of consultation;
  - a review of remaining policies from the 1997 Broads Local Plan which might need replacing or updating; and
  - ideas arising from current work by the Broads Authority.

Each of these options was assessed through a sustainability appraisal process and a planning assessment. The Authority (with the advice of its Planning Committee) is now considering these options in the light of these assessments and the response to the initial consultation, and deciding which it thinks should become new planning policies, and which should not.

- 3.2 The forthcoming consultation document will set out:
1. the key **issues** informing the preparation of the document
  2. the **options** considered by the Authority, and the assessments of them, divided into
    - a. draft site specific policies (i.e. the Authority's **preferred options**), and the reasons for their being selected; and
    - b. provisionally rejected options, and the reasons for them not being selected;
  3. a draft Sustainability Appraisal Report; and
  4. a draft Habitats Regulations Assessment.
- 3.3 The public and all interested parties will be invited to comment on the appropriateness of the Authority's selection and assessment of draft site policies, and any other aspect of these matters.

- 3.4 The consultation will be publicised by formal notices in the local newspaper; letters or emails to around 680 statutory consultees, local interest groups and others who have expressed an interest in the Broads Local Development Framework; the Authority's website; notices in local libraries and council offices; and a range of other channels. The consultation will be open for a minimum period of six weeks, and comments may be submitted by letter or email.
- 3.5 The comments received will be used to help the Broads Authority decide the content of its 'Proposed Site Specific Policies Development Plan Document'.

#### **4 Conclusion**

- 4.1 The Site Specific Policies DPD will be a minor but important part of the Local Development Framework. Preparation is at a critical stage, and the Authority is seeking comments on the range of options considered, the way these have been assessed, and, in particular, the Authority's provisional choice of policies for the future document.

Forum Members are requested to spread awareness of the forthcoming consultation among their respective interest groups and others, and to submit any comments they may have when the consultation documents are published.

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Appendices: None