

Planning Committee

28 April 2023

Agenda item number 11

Great Yarmouth BC Open Space SPD - endorsement

Report by Planning Policy Officer

Summary

Great Yarmouth Borough Council has produced an Open Space Supplementary Planning Document (SPD) which it has recently adopted. Given that the Broads Authority defers to/has regard to the open space policies of district councils, it seems prudent to endorse this SPD.

Recommendation

To endorse Great Yarmouth Borough Council Open Space SPD and recommend to the Broads Authority that the SPD be endorsed.

1. Introduction

- 1.1. The Local Plan for the Broads defers to/has regard to some policies of our districts in relation to retail, open space and affordable housing.
- 1.2. Great Yarmouth Borough Council (GYBC) has produced an Open Space SPD. Given that the Broads Authority has regard to/defers to GYBC's policy, it is prudent to endorse it.
- 1.3. Supplementary Planning Documents elaborate on adopted policy and help the implementation of those policies. During their production, they need to be subject to public engagement/consultation on two stages in the process. They also need to be screened for Strategic Environment Assessments (SEA) and Habitats Regulations Assessments (HRA). They are then adopted by the LPA. As the Broads Authority did not produce the SPD it cannot formally adopt it, but as it is of relevance to the Local Plan for the Broads, it is recommended that the Broads Authority endorse the SPD.
- 1.4. The rest of this report has been taken from the GYBC committee report. GYBC adopted the Open Space SPD on 13 February 2023.

2. About the SPD and process to date

- 2.1. The Open Space SPD provides guidance for applicants and developers to help ensure that the open space requirements will be met through residential development. The

SPD will be a material consideration in planning applications where open space provision is required as part of residential development.

- 2.2. Generally, the SPD identifies whether each Ward has a surplus or deficit in open space. It discusses rates for on site provision as well as thresholds of development types and scale to which open space requirements apply. It discusses on site rates and off-site costs. It talks about the requirements for each Ward.
- 2.3. The Town and Country Planning (Local Planning) Regulations 2012 require two stages of consultation during the preparation of an SPD. The consultation on the initial draft took place between 2 August and 26 September 2022. Following endorsement of the final draft Open Space SPD by this Committee on 8 November 2022, a consultation took place over four weeks between 25 November and 23 December 2022. The consultation responses have been reviewed, and necessary changes made to the document.

3. About the SPD consultation

- 3.1. Through the final draft consultation, the Open Space SPD had responses from 10 individuals/organisations, most of which contained multiple representations to be considered. A Consultation Statement is attached to this report setting out what comments were made and how they have been addressed. The following changes have been made to the final version SPD:
 - Reference to the Lead Local Flood Authority's guidance
 - Reference to the Broads Authority
 - Clarifying when and how on/off-site accessible natural green space will be required
 - Typographical & formatting errors corrected
- 3.2. In addition to these changes, the heading of section 2 has been clarified as relating to 'on-site' open space, replacing 'thresholds' as the title. A final paragraph within this section has also been added to ensure that when submitting a planning application, a plan is provided clearly showing the areas that are to be considered as 'public open space'. Such requirement can also be picked up within the Validation Checklist.
- 3.3. No representations were made in respect of the Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Regulations Screening Assessments, which was also subject to consultation. This means that the Council can adopt the Screening Reports to meet the relevant SEA and HRA regulations.
- 3.4. Overall, the proposed amendments to the final draft document are relatively minor.

Author: Natalie Beal

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Appendix 1: [Open Space Supplementary Planning Document](#)

Appendix 2: [Open Space SPD adoption statement](#)

Appendix 3: [Open Space SPD consultation statement](#)

Appendix 4: [Open Space Strategic Environmental Assessment screening report](#)
Appendix 5: [Open Space SPD Habitat Regulations Assessment screening report](#)