

**Broads Local Plan – May Bite Size Piece**

Report by Planning Policy Officer

**Summary:** This report introduces the following topics for the Publication version of the Local Plan: Preferred options – comments, Local Green Space – revised topic paper, SFRA position statement, Flood Risk – revised policy, Surface water – revised policy, Spinnakers – revised policy, TSA2 – revised policy, Hoveton Town Centre policy, Thunder Lane site assessment, Stokesby site assessment.

**Recommendation:** Members' views are requested.

**1.0 Introduction**

- 1.1 This report introduces the following topics for the Publication version of the Local Plan: Preferred options – comments, Local Green Space – revised topic paper, SFRA position statement, Flood Risk – revised policy, Surface water – revised policy, Spinnakers – revised policy, TSA2 – revised policy, Hoveton Town Centre policy, Thunder Lane site assessment, Stokesby site assessment.
- 1.2 Members' views are requested to inform the draft policy approach in the Publication version of the Local plan.
- 1.3 It is important to note that this is not necessarily the final text or approach, but is part of the development of the final text. There could be other considerations that come to light between now and the final version being presented to Planning Committee.

**2.0 Topics covered in this report:**

- a) Comments received during the Preferred Options consultation – this report documents the comments received and proposes a response to the comments.
- b) Local Green Space – This is an updated Local Green Space Topic Paper following the Preferred Options consultation. It promotes the removal of one draft allocation but the addition of another potential site.
- c) SFRA Position Statement – this explains the way forward in relation to the Strategic Flood Risk Assessment and has been worked up with the Environment Agency.

- d) Flood Risk section – this revises the flood risk section of the Local Plan following the adoption of the Supplementary Planning Document and comments received on the Preferred Options.
- e) Surface Water policy – this has been improved in liaison with Norfolk County Council as the Lead Local Flood Authority for most of the Broads.
- f) Spinnakers (PUBSOL2) update – following further investigations, some changes are proposed to this policy for a site in St Olaves. We will then write to the boatyard and the owner of the site for their thoughts.
- g) TSA2 (Thorpe Island, Thorpe St Andrew) – this policy applies to the entire Island, but splits it into three parts. It is proposed to undertake a brief focused consultation on the proposed new policy with the local landowners and the Town Council.
- h) Hoveton Retail policy – produced in liaison with North Norfolk District Council, this policy addresses Hoveton Town Centre.
- i) Sites put forward during the Preferred Options consultation – these are two new sites put forward during the Preferred Options consultation; land at Thunder Lane, Thorpe St Andrew as well as land in Stokesby.

### **3.0 Financial Implications**

- 3.1 Generally officer time in producing these policies and any associated guidance as well as in using the policies to determining planning applications.

Background papers:None

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Appendices:

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| Appendix A | <a href="#">Preferred options – Responses</a>             |
| Appendix B | Local Green Space – revised topic paper                   |
| Appendix C | SFRA Strategic Flood Risk Assessment - position statement |
| Appendix D | Flood Risk section update– revised policy                 |
| Appendix E | Surface water – revised policy                            |
| Appendix F | Spinnakers St Olaves – revised policy                     |
| Appendix G | TSA2 Thorpe Island, Thorpe St Andrew– revised policy      |
| Appendix H | Hoveton Town Centre policy                                |
| Appendix I | Thunder Lane, Thorpe St Andrew site assessment            |
| Appendix J | Land at Tiedam Stokesby site assessment.                  |