

Broads Authority Sites Specifics Local Plan

Appendix - Main Modifications – updated 26 February 2014

The modifications below are expressed in the form of a red **strikethrough** for deletions and blue **underlining** for additions of text. Other instructions are set out in *italics*.

The page numbers and paragraph numbering below refer to the second publication version of the Plan, and do not take account of the deletion or addition of text.

| Ref. | Page No. (From Broads Site Specific Policies Pre-Submission) | Policy/ Para. No. (From Broads Site Specific Policies Pre-Submission) | Modification |
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| Chapter 2 Approach to Common Issues | | | |
| MM1 | 26 | 2.9.13 (new) | <p><i>Add the following to make the last paragraph of section 2.9:</i></p> <p><u>'Policies in the Sites Specifics DPD will be reviewed at a maximum of every five years (from the year of adoption). It is, however, the intention of the Broads Authority to start to review all adopted policies of the Core Strategy, Development Management Policies DPD and the Sites Specifics DPD (if adopted) sooner, potentially in 2014, as a single Local Plan for the Broads is produced.'</u></p> |
| MM2 | 26 | 2.10 (new) | <p><i>Add a new section that refers to water quality monitoring that could be required as part of any planning application. This would be of relevance to all policies and by stating this up front, negates the need to repeat in each policy or supporting text:</i></p> <p><u>'The Broads area is an internationally important wetland and as such water quality is a high priority for this sensitive area. The NPPF emphasises the importance of supporting Water Framework Directive objectives. The Water Framework Directive (WFD) encourages everyone with an interest in water to work together to protect and improve the quality of every aspect of our water environment. It will help us improve and protect inland and coastal waters; drive wiser, sustainable use of water as a natural resource; and create better habitats for wildlife that live in and around water.</u></p> <p><u>Developments should have regard to the Water Framework Directive and its objectives, the River Basin Management Plan (RBMP) and detailed assessments for individual water bodies where available. We</u></p> |

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| | | | <p>would normally expect development proposals to:</p> <ul style="list-style-type: none"> • Developments should not lead to the deterioration of WFD water body status or potential and should help conserve and enhance watercourses and riverside habitats. They should not prevent a water body reaching good status / potential in the future. • Development proposals should aim to improve the water environment. This could include restoring 'natural' watercourses by encouraging the removal of culverts and hard engineered structures, physical improvements to riverbanks and habitats and adapting barriers to fish to be fish and eel friendly or removing them completely. • Developments should include appropriate upgrades to water supply, wastewater sewerage and treatment, flood risk management, sustainable drainage and green infrastructure). • Planning applications should include details regarding waste or surface water drainage and identify the water management issues relevant to the development location. These issues should be addressed and / or mitigated. • Developments that are next to a watercourse should be set back from the watercourse to enable space for water, habitats and enhancement of the water environment where possible. • Sustainable Drainage Systems (SUDS) should be incorporated into new developments and other developments should consider SUDS retrofitting to reduce flood risk and improve water quality and ecology. <p>A WFD compliance assessment should be undertaken when a proposed development could impact the water body. Suitable mitigation should be considered where impacts are expected. Developers should engage with the Local Authority and the Environment Agency at an early stage to ensure they have the most up to date evidence and data to enable them to meet the objectives outlined above.'</p> |
| Chapter 3 Settlement Based Policies | | | |
| MM3 | 31 | 3.3.4 | <p><i>Add new text at 3.3.4:</i></p> <p>3.3.4 Brundall Parish Council have been instrumental in assisting the Broads Authority in producing this section of the Sites Specifics DPD, particularly in relation to Residential Moorings. Brundall Parish Council,</p> |

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| | | | during the production of the Sites Specifics DPD, have promoted further areas where Residential Moorings could be appropriate. |
| MM4 | 33 | BRU2 | <p>Add new text to BRU2, to give revised policy wording as follows:</p> <p>Policy BRU 2: Riverside Estate Boatyards, etc. , including land adjacent to railway line</p> <p>Inset Map 2</p> <p>In this area the development and retention of the boatyards and related uses will be encouraged, and Broads Policies DP18 (General Employment) and DP20 (Boatyards) will apply.</p> <p>Full regard will be given to the limitations of the road access, avoidance of potential water pollution, and the risk of flooding to the site</p> <p>Retention of existing, and provision of new or replacement landscape planting, including trees and nectar-mixes, will be encouraged. The type and location of planting should have regard to the desirability of limiting wind shadow on the river in the interests of sailing.</p> <p>Development Management policy DP25 (New Residential Moorings) will apply as the area will be treated as if it were adjacent to the development boundary. Proposals for Residential Moorings will be allowed in this area if they are not at a scale which would compromise existing business on the site as well as meeting the criteria in DP18 and DP20 of the Development Management Policies DPD.</p> |

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| MM5 | 34 | BRU2 | <p>Add new text to the Planning Summary Rationale:</p> <p>The BA would support perhaps one or two of the moorings at a Boatyard being converted to Residential Moorings the benefits of a regular income as well as passive security which Residential Moorings can bring are acknowledged. However, in accordance with Development Management Policies DP18, DP20 and DP25, conversion of an entire business to Residential Moorings would not be supported. These sites have good access by foot to every day services and facilities provided in Brundall (such as a supermarket, pharmacy, school and Post Office). Bus stops and railway stations to wider destinations are also within walking distance from these areas.</p> | | | | | | | | |
| MM6 | 34 | BRU2 | <p>Add new Monitoring Indicators:</p> <table border="1" data-bbox="564 1193 1362 1496"> <tr> <td data-bbox="564 1193 603 1301">D</td> <td data-bbox="603 1193 983 1301">Have Residential Moorings been provided?</td> <td data-bbox="983 1193 1362 1301">Planning records and Site Visits.</td> <td data-bbox="1362 1193 1434 1301"></td> </tr> <tr> <td data-bbox="564 1301 603 1496">E</td> <td data-bbox="603 1301 983 1496">Has any business stopped operating as a result of Residential Mooring provision?</td> <td data-bbox="983 1301 1362 1496">Planning records and Site Visits.</td> <td data-bbox="1362 1301 1434 1496"></td> </tr> </table> | D | Have Residential Moorings been provided? | Planning records and Site Visits. | | E | Has any business stopped operating as a result of Residential Mooring provision? | Planning records and Site Visits. | |
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| MM7 | 41 | BRU6 (new) | <p>Add new policy BRU6:</p> <p>Policy BRU 6: Brundall Gardens</p> <p>Inset Map 2a</p> <p>Development Management policy DP25 (New Residential Moorings) will apply as the marina will be treated as if it were adjacent to the development boundary. Proposals for Residential Moorings will be allowed in this area if they are not at a scale which would compromise existing business on the site as well as meeting the</p> | | | | | | | | |

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| | | | <p>criteria in DP18 and DP20 of the Development Management Policies DPD. Proposals must ensure no adverse effects on the conservation objectives and qualifying features of the nearby SSSI.</p> <p><i>Add new Constraints and Features:</i></p> <p>CONSTRAINTS & FEATURES</p> <p>Area is just across river from a Site of Special Scientific Interest. Yare Broads and Marshes SSSI is a component SSSI of Broadland SPA and Ramsar site and The Broads SAC.</p> <p>Brundall Gardens Railway Station next to Marinas.</p> <p>Area in flood zone 3 (EA 2013).</p> <p><i>Add new Sustainability Appraisal conclusion:</i></p> <p>SUSTAINABILITY APPRAISAL CONCLUSION</p> <p>Positive assessment.</p> <p><i>Add new Planning Summary Assessment:</i></p> <p>PLANNING SUMMARY ASSESSMENT</p> <p>The BA would support perhaps one or two of the moorings at a Boatyard being converted to Residential Moorings the benefits of a regular income as well as passive security which Residential Moorings can bring are acknowledged. However, in accordance with Development Management Policies DP18, DP20 and DP25, conversion</p> |

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| | | | <p>of an entire business to Residential Moorings would not be supported.</p> <p>These sites have good access by foot to every day services and facilities provided in Brundall (such as a supermarket, pharmacy, school and Post Office). Bus stops and railway stations to wider destinations are also within walking distance from these areas.</p> <p>POLICIES OF PARTICULAR RELEVANCE TO THE JUSTIFICATION OF THIS POLICY</p> <p>CORE STRATEGY: CS1, CS2, CS4, CS7, CS8, CS13, CS14, CS18, CS24, NPPF: 7, 16, 17, section 6, section 11.</p> <p><i>Add new Monitoring Indicators:</i></p> <p>MONITORING INDICATORS</p> <table border="1" data-bbox="564 1391 1401 1765"> <thead> <tr> <th data-bbox="564 1391 624 1458"></th> <th data-bbox="624 1391 983 1458">MONITORING INDICATOR</th> <th data-bbox="983 1391 1401 1458">LIKELY INFORMATION SOURCES</th> </tr> </thead> <tbody> <tr> <td data-bbox="564 1458 624 1570">A</td> <td data-bbox="624 1458 983 1570">Have Residential Moorings been provided?</td> <td data-bbox="983 1458 1401 1570">Planning records and Site Visits.</td> </tr> <tr> <td data-bbox="564 1570 624 1765">B</td> <td data-bbox="624 1570 983 1765">Has any business stopped operating as a result of Residential Mooring provision?</td> <td data-bbox="983 1570 1401 1765">Planning records and Site Visits.</td> </tr> </tbody> </table> | | MONITORING INDICATOR | LIKELY INFORMATION SOURCES | A | Have Residential Moorings been provided? | Planning records and Site Visits. | B | Has any business stopped operating as a result of Residential Mooring provision? | Planning records and Site Visits. |
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| MM8 | 49 | HOR1 | <p><i>Replace last part of policy with:</i></p> <p>'New development likely to give rise to additional foul drainage output will not be permitted where either (a) this intensifies the use of non-mains foul drainage arrangements, or (b) this intensifies the use of mains foul sewer ahead of essential sewerage infrastructure works and demonstration that there is sufficient capacity at the sewage treatment works to serve the proposed development without harming</p> | | | | | | | | | |

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| | | | nearby designated sites. <u>To ensure the protection of designated sites, no new development requiring connection to the public foul drainage system within the Horning Catchment, should take place until it is confirmed capacity is available within the foul sewerage network and at the Water Recycling Centre to serve the proposed development.</u> |
| MM9 | 50 | HOR2 | <p><i>Add to the last paragraph of the policy:</i></p> <p><u>'To ensure the protection of designated sites, no new development requiring connection to the public foul drainage system within the Horning Catchment, should take place until it is confirmed capacity is available within the foul sewerage network and at the Water Recycling Centre to serve the proposed development.'</u></p> |
| MM10 | 51 | HOR2 | <p><i>Add after last paragraph of Planning Assessment:</i></p> <p><u>'Restrictions on development without benefit of adequate mains sewerage are added on the advice of the Environment Agency in light of the potential for harm to nearby environmentally designated sites and the current shortcoming of the mains sewerage in the locality'</u></p> |
| MM11 | 54 | HOR5 | <p><i>Add to the last paragraph of the policy:</i></p> <p><u>'To ensure the protection of designated sites, no new development requiring connection to the public foul drainage system within the Horning Catchment, should take place until it is confirmed capacity is available within the foul sewerage network and at the Water Recycling Centre to serve the proposed development.'</u></p> |
| MM12 | 55 | HOR5 | <p><i>Add after last paragraph of Planning Assessment:</i></p> <p><u>'Restrictions on development without benefit of adequate mains sewerage are added on the advice of the Environment Agency in light of the potential for harm to nearby environmentally designated sites and the current shortcoming of the mains sewerage in the locality'</u></p> |
| MM13 | 57 | HOR7 | <p><i>Add to the last paragraph of the policy:</i></p> <p><u>'To ensure the protection of designated sites, no new development requiring connection to the public foul drainage system within the Horning Catchment, should take place until it is confirmed capacity is available within the foul sewerage network and at the Water Recycling Centre to serve the proposed development.'</u></p> |
| MM14 | 58 | HOR7 | <p><i>Add after last paragraph of Planning Assessment:</i></p> |

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| | | | 'Restrictions on development without benefit of adequate mains sewerage are added on the advice of the Environment Agency in light of the potential for harm to nearby environmentally designated sites and the current shortcoming of the mains sewerage in the locality' |
| MM15 | 72 | OUL2 | <p>Add the following to make the last sentence of the Policy OUL2:</p> <p><u>'In the light of the potential for archaeological remains in the area an archaeological survey may be required in advance of any grant of planning permission.'</u></p> |
| MM16 | 73 | OUL3 | <p>Add to Policy to make last sentence:</p> <p><u>'In the light of the potential for archaeological remains in the area an archaeological survey may be required in advance of any grant of planning permission.'</u></p> |
| MM17 | 76 | POT1 | <p>Add new paragraph after Latham's section:</p> <p><u>'New development should not impact negatively on the Potter Heigham bridge or its setting as it is a Scheduled Monument and Grade II* listed building'.</u></p> |
| MM18 | 91 | 3.22 | <p>Add new supporting text at 3.22.2 – 3.22.6:</p> <p>3.22.2 The Lion is included in the Waterside Pubs Network Policy (see Non-Settlement Policies section later in this document).</p> <p>3.22.3 Apart from this the existing policies of the Broads Core Strategy and Development Management Policies DPDs are considered adequate to cover the area.</p> <p><u>3.22.2 The village has two seasonal shops, but is lacking permanent facilities and is not served by public transport, so is not suitable for a development boundary. It does have a pub and The Lion is included in the Waterside Pubs Network Policy (see Non-Settlement Policies</u></p> |

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| | | | <p>section later in this document).</p> <p>3.22.3 Within the centre of the village there is a holiday complex (Hedera House) comprising 11 detached bungalows and a7 bedroomed house which are all used for holiday hire, plus a heated swimming pool and games room for the use of guests. The properties are rundown and do not meet modern standards for holiday accommodation, consequently the site is increasingly becoming unviable.</p> <p>3.22.4 Thurne is an attractive village at the centre of the Broads system where tourism is an important part of the local economy and existing visitor facilities should be protected and enhanced. The Hedera House complex has the potential to make a significant contribution to the tourism economy, however its redevelopment will be required</p> <p>3.22.5 In order to deliver a scheme which makes best use of this site, it will be necessary to include a proportionate amount of enabling development. Open market residential development is considered to be an appropriate and complementary land use for the Hedera House site redevelopment.</p> <p>3.22.6The policies of the Broads Core Strategy and Development Management Policies DPDs will continue to apply to the village and wider area in addition to the policy below.</p> |
| MM19 | 92 | THU1 (new) | <p><i>Add new policy THU1:</i></p> <p>Policy THU 1: Tourism development at Hedera House, Thurne</p> <p>Inset Map 16</p> |

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| | | | <p><u>Land at Hedera House is allocated for tourism- uses, with a proportionate amount of general market housing as enabling development. Development proposals on this site shall provide the following:</u></p> <ul style="list-style-type: none"> (i) <u>The majority of the site to be retained in holiday accommodation available as short-stay lets;</u> (ii) <u>The proportion of the site to be developed for general market housing shall be only that required to deliver satisfactory redevelopment, renovation or upgrading of the existing holiday accommodation. This shall be demonstrated to the satisfaction of the Broads Authority, in a viability assessment of the proposed development which shall be prepared by an independent chartered surveyor;</u> (iii) <u>A layout, form and design which strengthens the rural character of the village and its location in a national park equivalent area and reinforce local distinctiveness and landscape character;</u> (iv) <u>Retention of mature hedgerows and provision of suitable boundary landscaping and areas of open space to retain a spacious and 'green' approach within the site appropriate for a rural village;</u> (v) <u>Demonstration that there is adequate capacity in water recycling centre (sewage treatment works) and the foul sewerage network to serve the proposed development and that proposals demonstrate they will not have an adverse impact on surface or ground water in terms of quality and quantity;</u> (vi) <u>Protect the amenities of nearby residents;</u> (vii) <u>Adequate vehicular access compatible with the above criteria; and</u> (viii) <u>Proposals must ensure no adverse effects on the conservation objectives and qualifying features of the nearby SSSI.</u> <p>The inclusion of ancillary facilities (for example the retention of the swimming pool and/or games room) for the benefit of visitors or residents would be welcomed, subject to it not compromising the provision of a suitable scheme.</p> <p><i>Add new Constraints and Features:</i></p> |

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| | | | <p><u>CONSTRAINTS AND FEATURES</u></p> <p><u>EA 2013 Flood Risk Zone 2 and 3.</u></p> <p><u>Riverside pub nearby.</u></p> <p><u>SAC, SPA, RAMSAR site to the north of the Staithe. Shallam Dyke Marshes SSSI is a component SSSI of Broadland SPA and Ramsar site and The Broads SAC.</u></p> <p><u>A low density site with boundary hedges, specimen trees and high levels of planting.</u></p> <p><i>Add new Sustainability Appraisal conclusion:</i></p> <p><u>Positive, depending on implementation.</u></p> <p><i>Add new Planning Summary Assessment:</i></p> <p><u>PLANNING SUMMARY ASSESSMENT</u></p> <p><u>Thurne is an attractive settlement in the Broads, centrally located, easy to access from the water and as such is very popular with visitors. One of the Specific Purposes for the creation of the Broads is ‘Promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public’. With Hedera House being a tourist accommodation offer in such an attractive location, but being rundown and offering ‘old fashioned’ tourist accommodation (and running at a loss to the owners), this policy seeks the retention of holiday accommodation on the site, whilst taking a pragmatic approach with regards to viability, by allowing a proportionate element of enabling development.</u></p> <p><u>Of particular importance to Hedera House are the issues of the potential for Flood Risk as well as the quality in the design and landscaping of any scheme to reflect Thurne’s attractiveness. These factors will be taken into consideration during the viability assessment</u></p> |

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| | | | <p>of the tourist accommodation redevelopment proposals. Proposers are encouraged to engage early with the Broads Authority on the issues of mix of uses, site layout and design and with regards to flood risk, a site-specifics flood risk assessment will be required to accompany proposals.</p> <p>POLICIES OF PARTICULAR RELEVANCE TO THE JUSTIFICATION OF THIS POLICY CORE STRATEGY: CS1, CS2, CS4, CS5, CS6, CS7, CS8, CS9, CS11, CS12, CS16, CS18, CS20, CS21, CS23, CS24, NPPF: 17, 28, 34, 54, 55, 111. Technical Guidance on Flood Risk.</p> <p><i>Add new Monitoring Indicators:</i></p> <p>MONITORING INDICATORS</p> <table border="1" data-bbox="564 1301 1434 2038"> <thead> <tr> <th data-bbox="564 1301 624 1413"></th> <th data-bbox="624 1301 927 1413">MONITORING INDICATOR</th> <th data-bbox="927 1301 1249 1413">LIKELY INFORMATION SOURCES</th> <th data-bbox="1249 1301 1434 1413">NOTES</th> </tr> </thead> <tbody> <tr> <td data-bbox="564 1413 624 1563">A</td> <td data-bbox="624 1413 927 1563">Site Redeveloped / Upgraded / Renovated?</td> <td data-bbox="927 1413 1249 1563">Planning Records and Site Visits.</td> <td data-bbox="1249 1413 1434 1563"></td> </tr> <tr> <td data-bbox="564 1563 624 1753">B</td> <td data-bbox="624 1563 927 1753">Majority of redevelopment for tourist accommodation?</td> <td data-bbox="927 1563 1249 1753">Planning Records and Site Visits.</td> <td data-bbox="1249 1563 1434 1753"></td> </tr> <tr> <td data-bbox="564 1753 624 1865">C</td> <td data-bbox="624 1753 927 1865">Some enabling development?</td> <td data-bbox="927 1753 1249 1865">Planning Records and Site Visits.</td> <td data-bbox="1249 1753 1434 1865"></td> </tr> <tr> <td data-bbox="564 1865 624 1977">D</td> <td data-bbox="624 1865 927 1977">Adequate viability assessment produced?</td> <td data-bbox="927 1865 1249 1977">Planning records.</td> <td data-bbox="1249 1865 1434 1977"></td> </tr> <tr> <td data-bbox="564 1977 624 2038">E</td> <td data-bbox="624 1977 927 2038">Landscaping</td> <td data-bbox="927 1977 1249 2038">Planning Records and</td> <td data-bbox="1249 1977 1434 2038"></td> </tr> </tbody> </table> | | MONITORING INDICATOR | LIKELY INFORMATION SOURCES | NOTES | A | Site Redeveloped / Upgraded / Renovated? | Planning Records and Site Visits. | | B | Majority of redevelopment for tourist accommodation? | Planning Records and Site Visits. | | C | Some enabling development? | Planning Records and Site Visits. | | D | Adequate viability assessment produced? | Planning records. | | E | Landscaping | Planning Records and | |
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| | | | | | | | | | | | | | | |
| | | | | acceptable? | Site Visits. | | | | | | | | | |
| | | | F | Water recycling centre impact assessed and acceptable? | Planning records. | Anglian Water Services involvement. | | | | | | | | |
| | | | G | Amenity of residents protected? | Planning records. | | | | | | | | | |
| | | | H | Safe access by all modes achieved? | Planning records. | Norfolk County Council involvement. | | | | | | | | |
| MM20 | 87 | TSA3 | <p>Add a new paragraph to Policy wording to make a new final paragraph in the policy:</p> <p>'Any change, in line with the requirements of this policy, should take account of the Listed Grade II building and its setting. Furthermore, in the light of the potential for archaeological remains in the area an archaeological survey may be required in advance of any grant of planning permission.'</p> <p>Add new monitoring indicator:</p> <table border="1"> <thead> <tr> <th></th> <th>Monitoring Indicator</th> <th>Likely Information Sources</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>Has an assessment of archaeological remains been undertaken?</td> <td>Planning records</td> <td>Potential advice from English Heritage</td> </tr> </tbody> </table> | | | | | Monitoring Indicator | Likely Information Sources | Notes | D | Has an assessment of archaeological remains been undertaken? | Planning records | Potential advice from English Heritage |
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| MM21 | 92 | 3.24 | <p>Add amendments to supporting text at 3.24.1:</p> <p>a) 3.24 WEST SOMERTON</p> <table border="1"> <thead> <tr> <th>PARISH</th> <th>DISTRICT</th> <th>COUNTY</th> </tr> </thead> <tbody> <tr> <td>Somerton</td> <td>Great Yarmouth Borough</td> <td>Norfolk</td> </tr> </tbody> </table> <p>3.24.1 The built up area of West Somerton village is largely almost wholly within the Broads area, together with much of the land around the village, including the River Thurne, the staithe, marshes and farmland.</p> | | | | PARISH | DISTRICT | COUNTY | Somerton | Great Yarmouth Borough | Norfolk | | |
| PARISH | DISTRICT | COUNTY | | | | | | | | | | | | |
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| | | | <p>3.24.2 Beyond the designated Broads boundary to the east Great Yarmouth Borough Council is the local planning authority. West Somerton (insofar as it is outside the Broads) is identified as a ‘smaller or tertiary village’ in Great Yarmouth’s evolving emerging Core Strategy, lacking in most facilities, and suitable for only very limited development. The Council expects that approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy.</p> <p><i>Add new text to supporting text at 3.24.3 – 3.24.4:</i></p> <p>3.24.3 Within the Borough there is a very high need for affordable housing. The 2013 SHMA identified a shortfall which requires provision of 438 affordable dwellings per annum. The need exists in all parts of the borough. The current target is higher than the Objectively Assessed Housing Need. Great Yarmouth Borough Council is committed to supporting access to both affordable and market housing for local people. This includes supporting people wishing to build their own home.</p> <p>3.24.4 Self-build housing, also known as custom build, typically involves individuals commissioning the construction of a new house from a builder, contractor, package company or physically building a house for themselves. The development of self-build housing schemes, including the reuse and conversion of redundant buildings into housing will continue to be encouraged and supported in principle if the proposal is in accordance with other policies in the Local Plan, the NPPF and Neighbourhood Development Plans where relevant.</p> <p>3.24.5 The Broads West Somerton area is included within the Upper Thurne Policy area (see Non-Settlements Policies section later in this document). The policies of the Broads Core Strategy and Development Management Policies DPDs will continue to apply to the village and wider area in addition to the policy below.</p> |
| MM22 | 92 | WES1 | <i>Amend text of WES1 policy:</i> |

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| | | | <p>Policy WES 1: Housing at Staithe Road, West Somerton</p> <p>Inset Map 17</p> <p>Land at Staithe Road, West Somerton is allocated for up to three houses one self-build or affordable dwelling, subject to demonstration of the suitability of the site for this use through a site flood risk assessment.</p> <p>AnySuch development should provide for</p> <ul style="list-style-type: none"> a) A form, design and landscaping of development which strengthens the rural character of the village and its location in a national park equivalent area with the highest degree of protection for its landscape and scenic beauty; b) Demonstration of aAdequate sewerage arrangements, including ensuring no additional phosphorus loading to the catchment. c) Adequate vehicular access compatible with the above criteria; d) Retention and safeguarding of the trees to the rear of the site; e) Protection of the amenity of neighbouring residents; and <p>A proportion of affordable housing in conformity with the current standards of Great Yarmouth Borough Council, or a commensurate contribution to provision of such housing.</p> |
| MM23 | 93 | WES1 | <p><i>Amend Planning Assessment as follows:</i></p> <p>West Somerton does not meet the criteria in the Broads Core Strategy for the concentration of development, but the scale of development proposed is not such that the overall strategy would be jeopardised by it proceeding and it would also make a small contribution to the affordable housing need required by Great Yarmouth Borough Council. The Authority would be concerned about the impacts on its strategic policies if the development became a precedent repeated elsewhere, but this is considered unlikely in that the combination of both community support for additional development and the availability of land outside the highest flood risk zones and environmental designations is relatively unusual in the Broads. Thus in view of the</p> |

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| | | | <p>special circumstances above, together with the NPPF’s emphasis on the delivery of additional housing and meeting the needs of people who wish to build their own homes the Authority supports the principle of a modest amount of additional housing development in this location.</p> <p>The policy specifies an upper limit of three a single self-build or affordable dwellings. This reflects the advice-views of Great Yarmouth Borough Council, the Authority’s Ecological consultant and in-house ecologists in relation to avoiding harm to Natura 2000 sites, the view expressed by a number of respondents to the survey of local households that intensive development would not be supported, the pattern of much of the most recent development in the vicinity, and the desirability of avoiding urbanisation of Staithe Road in order to accommodate the traffic likely to be associated with a higher number of dwellings. In addition self-build is an important element of the government’s housing strategy, and supports action to help new house building firms and get empty and redundant land and buildings back into productive use. Indeed the NPPF seeks to widen housing choices and opportunities and enabling people to build their own Homes is an integral part of the mix (see NPPF 50 and NPPF159).</p> | | | | | | | | |
| MM24 | 94 | WES1 | <p><i>Amend policies of particular relevance to the justification of this policy</i></p> <p>CORE STRATEGY: CS1, CS4, CS7, CS8, CS16, CS18, CS20, CS21, CS24</p> <p>NPPF: 17, 47, 50, 54, 55, 69, 109, 110, 115, 155, 157, 159.</p> | | | | | | | | |
| MM25 | 94 | WES1 | <p><i>Add Monitoring Indicators:</i></p> <table border="1" data-bbox="564 1697 1434 2045"> <tr> <td data-bbox="564 1697 603 1933">F</td> <td data-bbox="603 1697 944 1933"> Affordable Housing contribution delivered? Contribution towards affordable housing need delivered? </td> <td data-bbox="944 1697 1190 1933"> Planning records. Great Yarmouth Borough Council SHMA and AMR. </td> <td data-bbox="1190 1697 1434 1933"> Potential for additional advice from Great Yarmouth Borough housing staff. </td> </tr> <tr> <td data-bbox="564 1933 603 2045">G</td> <td data-bbox="603 1933 944 2045"> Is the dwelling self build / custom built? </td> <td data-bbox="944 1933 1190 2045"> Planning records. </td> <td data-bbox="1190 1933 1434 2045"></td> </tr> </table> | F | Affordable Housing contribution delivered? Contribution towards affordable housing need delivered? | Planning records. Great Yarmouth Borough Council SHMA and AMR. | Potential for additional advice from Great Yarmouth Borough housing staff. | G | Is the dwelling self build / custom built? | Planning records. | |
| F | Affordable Housing contribution delivered? Contribution towards affordable housing need delivered? | Planning records. Great Yarmouth Borough Council SHMA and AMR. | Potential for additional advice from Great Yarmouth Borough housing staff. | | | | | | | | |
| G | Is the dwelling self build / custom built? | Planning records. | | | | | | | | | |

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| MM26 | 99 | XNS3 | <p><i>Amend last paragraph of policy to say:</i></p> <p>'Exceptionally, small scale development such as bird-watching hides, seal viewing platforms or footpath bridges, which further these aims, are consistent with managing recreational pressure (particularly in relation to Special Protection Area and Special Area of Conservation features), and unobtrusive in the landscape, will be supported.'</p> |
| MM27 | 102 | XNS5 | <p><i>Amend last sentence of Policy to say :</i></p> <p>'Any works to mills should be assessed for impacts on wildlife and water, and if necessary timed to ensure no disturbance to breeding or wintering birds. will be assessed for impacts on heritage, water (such as resource, quality and flow) and biodiversity. With regards to biodiversity, works will, if necessary, be required to be timed to ensure no disturbance to breeding or wintering birds'</p> |
| Policies Maps | | | |
| MM28 | Policies Maps | BRU6 | <p><i>Insert New Map (2a) for Brundall to reflect changes to Brundall policies:</i></p> |

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| MM29 | Policies Maps | THU1 (new) | Insert New map (Map 16) to show THU1 allocation: |
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| | | | <p>Policy Map</p> <p>Inset Map 16. Thurne February 2014, Scale 1:2,500</p> <p>© Crown copyright and database right 2014. Ordnance Survey Licence number 200021573. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Contains, or is based upon, English Heritage's National Heritage List for England data © English Heritage. © Norfolk County Council. © Broads Authority. The data plotted on this map is derived from the above mentioned sources and is subject to the limitations of the digitising process.</p> |
| MM30 | Policies Maps | WES1 | <p><i>Amend allocation on West Somerton map (15) to reflect amendments to policy:</i></p> |

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