



Appropriate Assessment of the Core Strategy - Submission Report.

Under the Conservation (Natural Habitats, &C) (Amendment) (England and Wales) Regulations 2006.

September 2006.

Appropriate Assessment Report

Appropriate Assessment (AA), is the assessment of the plans/programmes and whether they have impacts either on their own or in combination with other plans/projects on the integrity of Special Areas of Conservation (SAC) and Special Protected Areas (SPA) sites in view of these sites European conservation objectives. The European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) sets out the requirement for Appropriate Assessment of plans and projects. Recent guidance issued from the Department for Communities and Local Government (DCLG) specifies this *includes* the assessment of land-use plans, but *excludes* plans directly associated with conservation management.

Policies in the Core Strategy – Submission Report are therefore considered to require this type of appropriate assessment. Given the nature of the Core Strategy, however, written for an authority that has a statutory purpose to ‘conserve and enhance’ an element of the policies relate very closely to conservation management. The non-conservation management aspects of the Core Strategy reflect the other statutory functions of the Broads Authority, protecting the navigation and promoting understanding & enjoyment by the public. The Sandford principle does not apply to the Broads, meaning none of these functions takes precedence. The Authority has established with advisers at Natural England (previously known as English Nature) that these, conservation management elements of the Core Strategy are exempt from AA. The policies where AA *is* required was arrived at in consultation with Natural England. A full list of Core Strategy policies is contained in appendix 1.

The Core Strategy sets out the Broads Authority’s ‘planning policies of principle’ and is the first in a series of documents that will make up the Local Development Framework. As a result the policies are overarching in nature and not related to detailed matters or site specifics, therefore in some cases the full impacts of these policies on European designated sites can be hard to judge because the implementation is dependent on future documents. AA on these aspects will have to be made along side lower tier more detailed plans that are to be developed and published later. Where this is the case this is clearly stated in the analysis tables and will be revisited in due course when the detailed policies are developed.

Map of the locations of SSSIs in the Broads that are also of European importance is contained in an appendix to the Core Strategy – Submission Report.

Appropriate Assessment analysis tables.

Natura 2000/ Ramsar Site	Qualifying features	Key environmental features	Possible impacts from the Broads Core Strategy policies	Possible impacts from trends, other plans and projects	Assessment of significant risk on site integrity
Broads SAC	Habitat types are: the shallow lakes and rivers system, on clay and peaty soils. Fens, grazing marshes & wet woodland.	Inland water bodies (standing water, running water) (16%) Bogs. Marshes. Water fringed vegetation. Fens (19%)	Policy CS 1 – Landscape, Protection & enhancement. The mitigation of visually intrusive features could well have an impact on habitats, but this would depend on the location and type of scheme. More detail will be set out in the DC DPD and AA carried out at that time.	There may be other plans also to mitigation of visually intrusive features, however where this would constitute development in the Broads any planning permission would have to be in accordance with policies in the Broads LDF.	No effect Any risks will be prevented by the holistic interpretation of CS policies, using CS 2 for sites designated with European or National Importance.
	Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp. Natural eutrophic lakes with <i>Magnopotamion</i> or <i>Hydrocharition</i> -type vegetation	Heath. Scrub. Maquis and garrigue. Phygrana (1%) Dry grassland. Steppes (1%) Humid grassland. Mesophile grassland (39%)	Policy CS 2 – Core Strategy policies will take into account National & European designated nation conservation sites.		No effect
	Transition mires and quaking bogs Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> Alkaline fens Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i>)	Broad-leaved deciduous woodland (24%)	Policy CS 3 - Protecting and enhancing navigable water space may have an impact on the habitats in the Broads if it is done in an uncontrolled and unmonitored way. Such as flood alleviation works or Navigation depth need to be maintained for safety reasons, the latter is to meet one of the BA statutory purposes. Policy CS 2 would apply and need to be satisfied. This means that the statutory	BA works closely with Environment Agency and Broadland Environmental Services Ltd (BESL) who plan and carry out the flood alleviation works. All works that require planning permission will be judged against policies in the LDF.	No effect Any risks will be prevented by the holistic interpretation of CS policies, using CS 2 for sites designated with European or National Importance.

<p><i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>)</p> <p>Desmoulin`s whorl snail <i>Vertigo moulinsiana</i></p> <p>Fen orchid <i>Liparis loeselii</i></p> <p>Otter <i>Lutra lutra</i></p>		<p>protection necessary for SACs & SPAs will be afforded and built into the decision making process.</p>		
		<p>CS 4 – Creation of new resources. Could have an impact in certain locations and may increase visitor numbers. Policy CS2 is a key consideration. Further investigation into carrying capacity is needed to input into future LDDs.</p>		<p>No effect</p> <p>Any risks will be prevented by the holistic interpretation of CS policies, using CS 2 for sites designated with European & National Importance.</p>
		<p>CS 5 – In order to retain key buildings and structures and/or restore them may not always be compatible with surrounding nature designations, such as using local and traditional materials and site access at the time works are being carried out.</p>	<p>Evidence gathering for Landscape Character Assessments, cultural heritage strategy and local list of buildings/ features. Raising awareness by this research could encourage more public access/ visitor pressures. Although these documents will provide evidence for the LDF, any impact is an indirect one. Steps will be taken at that time to prevent any impacts to protected sites.</p>	<p>No effect</p> <p>Any risks will be prevented by the holistic interpretation of CS policies, using CS 2 for sites designated with European & National Importance.</p>
		<p>CS6 – Protecting & raising awareness of existing archaeology may have implications, supportive</p>		<p>No effect</p> <p>Any risks will be prevented by the</p>

			<p>constructions and increasing visitor numbers. Policy CS2 is a key consideration and further research on whether there is a carrying capacity for the Broads is required, this could feed into later LDDs.</p>		<p>holistic interpretation of CS policies, using CS 2 for sites designated with European and National Importance.</p>
			<p>CS 7 – Air, water quality, water resources & waste. Resource efficiency measures, re-use and recycling schemes could have an impact.</p>	<p>This policy will encourage new ideas to combat climate change. Development that will require planning permission will be subjected to policies in the LDF.</p>	<p>No effect Any risks will be prevented by the holistic interpretation of CS policies, using CS 2 for sites designated with European and National Importance.</p>
			<p>CS 9 – Sustainable Tourism. If tourist development occurs near to or in protected sites there may well be impacts. Points iv) and v) of the policy will ensure schemes are environmentally sustainable and encourage low impact tourism. However policy CS2 will protect sites against significant impacts. Further work will need to be done on establishing whether there is a carrying capacity for the Broads and if this limits growth. This will form part of the evidence base for future LDDs.</p>	<p>There may also be effects of new tourist development in adjoining Districts; this would need AA through their LDFs.</p>	<p>No effect caused by this policy, further AA maybe needed by adjoining Districts.</p>

			<p>CS 10 – Gateways for tourism promotion, primarily at key settlements on the edge of the Broads. This would encourage greater use of the Broads for tourist purposes and help the local tourist economy. However may lead to increased visitor pressures in sensitive areas. Gateway promotion on edges of Norwich and Lowestoft will need careful consideration so not to effect Broads SAC sites.</p>		<p>No effect</p> <p>Any risks will be prevented by the holistic interpretation of CS policies, using CS 2 for sites designated with European and National Importance. Any development would need to be assessed on a site by site basis, the Core Strategy is not setting out specific locations.</p>
			<p>CS11 – Tourist and recreation development will be located in appropriate locations, though this does not cite designated sites as determining factor. Policy CS 2 would also be used in any decision. Further work will need to be done on establishing whether there is a carrying capacity for the Broads and if this limits growth. This will form part of the evidence base for future LDDs.</p>		<p>No effect</p> <p>Any risks will be prevented by the holistic interpretation of CS policies, using CS 2 for sites designated with European & National Importance.</p>

			<p>CS 13 – The water space will be managed in a strategic & integrated way, consistent with conservation interests. Any extension to the water space could well have implications to protected sites, but policy CS2 would be a key consideration.</p>	<p>Site management plans will be developed for key Broads.</p>	<p>No effect Any risks will be prevented by the holistic interpretation of CS policies, using CS 2 for sites designated with European and National Importance.</p>
			<p>CS 14 – Additional moorings may increase visitor impact on sites, and increase visitor pressure. No sites are identified in the Core Strategy, any detailed allocations may be set out in later LDDs and AA would be carried out then.</p>	<p>The sediment management strategy sets out ways to dispose of dredged material.</p>	<p>No effect Any risks will be prevented by the holistic interpretation of CS policies, using CS 2 for sites designated with European and National Importance.</p>
			<p>CS 15 – As the navigation authority the BA has a responsibility to ensure safe navigation depths, but will avoid and mitigate any adverse impacts, including from dredgings.</p>	<p>The rights of way improvement plans. Access and improvements should be sustainable and impact of developments on sites would be protected by policy CS2.</p>	<p>No effect Any risks will be prevented by the holistic interpretation of CS policies, using CS 2 for sites designated with European and National Importance.</p>

			<p>CS 16 & 17 – Accessing the Broads (safely) in a sustainable manner will have benefits for the air quality and health of the Broads and protected sites. Although visitor numbers may increase. Further investigation into carrying capacities is required, research could feed into later LDDs.</p>		<p>Any impacts would be mitigated under the policies in the Core Strategy and CS2 would be a key consideration.</p>
			<p>CS19 – Medium/larger scale visitor development should be located in sustainable locations with a range of facilities and accessible by modes other than private car. Such sustainable locations, in terms of access and facilities may be close to protected sites, policy CS 2 would ensure conservation interests were considered in the decision making process. Further detail may well be set out in forthcoming LDDs and AA will be done at this time.</p>		<p>No effect</p> <p>Any risks will be prevented by the holistic interpretation of CS policies, using CS 2 for sites designated with European Importance.</p>
			<p>CS 20 – Development in flood risk areas would need to satisfy criteria, but protected sites may also be in flood risk areas and development vital to their protection. This would need to be considered on a site by site basis</p>		<p>This would need to be judged on a site by site basis. If further site specifics are added in later LDDs then AA would be</p>

			and impossible to set out every eventuality here. The purposes of the BA include conservation and the protection of sites is a key consideration, policy CS 2 may also be relevant.		carried out at that time.
			CS24 – The Broads has no residential growth to provide for and so any new development will be minimal and not of a scale to make things like water quality measures an issue. Policy CS2 is a key consideration should development be considered to have an impact on designated sites.		No effect Any risks will be prevented by the holistic interpretation of CS policies, using CS 2 for sites designated with European Importance.

The Core Strategy policies are *not* geographically specific and so the assessment stated above against the policies will apply to both the Breydon SPA and the Broadland SPA & Ramsar sites. Where there are geographical areas hinted at that could specifically effect individual sites more than others, this is drawn out and analysed under the relevant sections.

Natura 2000/ Ramsar Site	Qualifying features	Key environmental features	Possible impacts from the Broads Core Strategy policies	Possible impacts from trends, other plans and projects	Assessment of risk on site integrity
Breydon Water SPA	Bewick's swan, Avocet, Golden plover, Ruff, Common tern, Shelduck, Widgeon, Lapwing, Shoveller, gadwall, European		As above with the following additions: CS 10 – Gateways for tourism promotion, primarily at key	As above.	No effect Any risks will be prevented by the holistic interpretation of CS policies, using CS 2

	white fronted goose and Black tailed godwit.		settlements on the edge of the Broads. Great Yarmouth is an established visitor centre, but close to Breydon Water. Significant adverse impacts would need to be prevented or mitigated. Visitor numbers may increase at this location.		for sites designated with European & National Importance. Any development would need to be assessed on a site by site basis, the Core Strategy is not setting out specific locations.
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Natura 2000/ Ramsar Site	Qualifying features	Key environmental features	Possible impacts from the Broads Core Strategy policies	Possible impacts from trends, other plans and projects	Assessment of risk on site integrity
Broadland SPA & Ramsar	<p>Bittern, Marsh harrier, Hen harrier, Bewicks Swan, Bean goose, Great crested grebe, Cormorant, Whooper swan, Pink-footed goose, White fronted goose, Widgeon, gadwall, Teal, Shoveler, pochard, Tufted duck, Coot and Ruff.</p> <p>Ramsar criterion 2 - site supports a number of rare habitats and species including: Calcareous fens with <i>Cladium mariscus</i> and</p>	A mosaic of important and rare habitats, including open water, reedbeds, fens, grazing marshes and carr woodlands. These support a wide range of rare and local species of flora and fauna, and support breeding and over-wintering populations of a number of protected bird species.	<p>As above with additions:</p> <p>CS 10 – Gateways for tourism promotion, primarily at key settlements on the edge of the Broads. This would encourage greater use of the Broads for tourist purposes and help the local tourist economy. However may lead to increased visitor pressures in sensitive areas. Gateway promotion on edges of</p>	As above	Any risks will be prevented/ mitigated by the holistic interpretation of CS policies, using CS 2 for sites designated with European & National Importance. Any development would need to be assessed on a site by site basis, the Core Strategy is not setting out specific locations.

	<p>species of the <i>Caricion davalliana</i> (Calcium rich fen dominated by great fen sedge)</p> <p>Alkaline fens (Calcium-rich springwater-fed fens)</p> <p>Alluvial forests with Alder, <i>Alnus glutinosa</i> and Ash, <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) (Alder woodland on floodplains)</p> <p>Desmoulin's whorl snail, <i>Vertigo moulinsiana</i></p> <p>Fen orchid, <i>Liparis loeselii</i></p> <p>Otter, <i>Lutra lutra</i></p> <p>Outstanding assemblages of rare plants and invertebrates</p> <p>Ramsar criterion 6 - species/ populations occurring at international levels of importance: Tundra (or Bewick's) swan, <i>Cygnus columbianus bewickii</i></p> <p>Eurasian widgeon,</p>		<p>town and villages will need careful consideration so not to effect Broadland SPA & Ramsar sites. More detailed policies to be provided in future LDDs and further AA will also follow.</p>		
			<p>CS 16 & 17 – Accessing the Broads (safely) in a sustainable manner will have benefits for the air quality and health of the Broads and protected sites. Although visitor numbers may increase. Staithe improvements in the Upper Thurne area may have implications for bird populations, but policy CS 2 would be a key consideration.</p>		<p>Any impacts would be mitigated under the policies in the Core Strategy and CS2 would be a key consideration.</p>

	<i>Anas penelope</i> Gadwall, <i>Anas strepera</i> <i>strepera</i> Northern Shoveler, <i>Anas clypeata</i> Pink-footed goose, <i>Anser brachyrhynchus</i> Greylag goose, <i>Anser</i> <i>anser anser</i>				
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Summary and conclusions

The Broads is a member of the National Park family and as a result has conservation management embedded in its plans and strategies, including the Local Development Framework. In recognition of the implications under the EU Habitats Directive and Appropriate Assessment requirements the Broads Authority has added policy CS 2 specifically to deal with European and National protected sites and arising planning and development issues and meet these requirements.

It is clear to see that the overarching policies have very limited impacts on SPAs, SACs and Ramsar sites, because of their strategic nature and that there are no detailed site specifics. Where there maybe implications sufficient to effect site integrity this is drawn out and mitigation measures provided for.

Development is restricted in the Broads, is a member of the National Park family there is no growth requirement in the RSS and major development can only happen under exception circumstances. Another restricting factor is the large proportion at risk of flooding, policy CS20 sets out criteria for determining if development can occur in these areas. Policy CS2 would apply to all proposals and ensure the objectives of designated sites are considered and adverse effects avoided or mitigated.

Appendix 1 – List of Core Strategy Submission Report policies.

Respecting the Environment and Cultural Assets

Landscape protection and enhancement

CS 1 Development and changes in land use / management must ensure that all aspects of the environmental and cultural assets of the Broads distinctive landscape are protected, enhanced and restored.

Proposals should ensure opportunities for positive impacts on the following core assets have been addressed and adverse impacts avoided:

- (i) the defining and distinctive qualities of the varied landscape character areas formed by the built and natural environment
- (ii) tranquillity and wildness as part of the Broads experience
- (iii) the value and integrity of nature conservation interest and
- (iv) the character, appearance and integrity of the historic and cultural environment

Opportunities to mitigate the visual impact of currently intrusive features should be sought.

CS2 In the interpretation and implementation of the Core Strategy policies, account will be taken of the objectives of National and European nature conservation designations, and significant adverse effects avoided.

The Navigation

CS3 Navigable water space will be protected and enhanced through:

- (i) The design of flood alleviation/protection projects
- (ii) Avoiding development and changes in land management which are detrimental to its use.

Creation of new resources

CS4 The Broads landscape is partly man-made and is constantly changing. There will continue to be opportunities to create new environmental and cultural assets on any scale of development and these will be sought where they:

- (i) create new high quality land and water-based landscapes which reflect the essential Broads characteristics, offering biodiversity gains through habitat creation and opportunities to improve facilities for navigation and recreation
- (ii) improve the quality of the built environment
- (iii) involve, for all new developments, good quality design, the use of sustainable construction methods and the use of locally sourced materials
- (iv) incorporate crime reduction measures in line with “Secured by Design”
- (v) protect, maintain and enhance the nature conservation value of the Broads paying attention to habitats and species
- (vi) contribute to ecological networks and create habitat corridors, especially linking fragmented habitats of high wildlife value
- (vii) encourage and facilitate the development of alternative and more sustainable solutions to flood risk and alleviation, taking into account the likely changes as a consequence of climate change

Historic and Cultural Environments

CS5 Key buildings, structures and features which contribute to the Broads’ character and distinctiveness will be protected from inappropriate development or change and enhancements which maintain the overall cultural heritage value of an area will be encouraged through:

- (i) the identification of locally important assets and their context through the cultural heritage strategy and the landscape character assessment and by applicants in their design statements;
- (ii) the revision of the statutory list and the preparation and adoption of a local list published in a Supplementary Planning

- Document;
- (iii) the repair and appropriate re-use of buildings and structures of historic, architectural, cultural or landscape value where the repair and/or use would not be detrimental to the character, appearance or integrity of the building or structure, its context or setting;
 - (iv) encouraging the highest standard of design to protect existing assets and add to the future cultural heritage value of the locality.

CS6 The archaeology of the Broads will be better understood, protected and enhanced by:

- (i) protecting existing archaeology from inappropriate development or change
- (ii) raising awareness of potential archaeology through the identification of likely sites/finds
- (iii) the adoption of methodology and procedures for the notification, recording and interpretation of unanticipated finds; and
- (iv) encouraging the interpretation of archaeology.

Environmental protection

CS7 The environment will be protected and enhanced by ensuring all development addresses impacts on air quality, water quality, water resources and waste. Opportunities should be sought for incorporating measures to achieve resource efficiency, for re-use and recycling.

The Authority will seek their sustainable management and use by working with local authorities, Natural England, the Environment Agency, water companies, Internal Drainage Boards and landowners on land-use and water issues.

Response to Climate change

CS8 Contributions to climate change arising from development will be minimised by means of a reduction of greenhouse gas

emissions. Potential impacts will be identified and assessed by developers and measures taken including:

- (i) Implementing green travel plans
- (ii) Incorporating small scale renewable energy technologies into development
- (iii) Using sustainable design principles that achieve energy efficiency throughout the developments lifecycle

The Use and Enjoyment of Water and Land

Sustainable Tourism

CS9 The tourism base in the Broads will be supported, widened and strengthened by:

- (i) encouraging a network of tourism and recreational facilities throughout the system and protecting against the loss of existing services
- (ii) protecting waterside employment sites to contribute to the local economy
- (iii) incorporating employment uses in new schemes
- (iv) supporting diversification of tourism where economically and environmentally sustainable and
- (v) promoting low-impact tourism

CS10 Gateways and entrances between the Broads and settlements will be created and those already existing will be enhanced.

CS11 Tourism and recreational development will be directed to appropriate locations which have the necessary infrastructure and facilities to support such development by:

- (i) identifying criteria for broad areas to ensure a network of facilities to achieve a hierarchy from high density comprehensive provision through to low key support facilities
- (ii) requiring adequate levels and types of infrastructure and facilities to support development taking into account factors such as accessibility, water quality, sewer capacity, seasonal impacts.

CS12 Additional holiday accommodation will be situated in sustainable locations to achieve a variety of types of facility, support for long distance (walking/cycling/boating) routes, continuing income to local businesses, and be sited and designed in order to protect and enhance the special features and character of the Broads.

Water space management

CS13 The water space will be managed in a strategic, integrated way and navigation and conservation interests will be maintained and enhanced. Site management plans for key broads will be developed and implemented and opportunities for the extension or creation of navigable / recreational water space will be promoted, consistent with natural or cultural heritage conservation interests and other Broads purposes.

CS14 The provision of a range of additional short and long-term visitor moorings will be encouraged in order to ensure that visitor moorings are available in appropriate locations and where they are most needed, where they contribute to the management of a safe and attractive waterway and in settlements where services and facilities are available.

CS15 Adequate water depths will be maintained for safe navigation and the disposal of dredged and cut material will be carried out in ways that mitigate unavoidable adverse impacts on the environment. Beneficial use of dredgings will be encouraged. Opportunities for the disposal of dredged materials to enable the management of the Navigation will be sought and promoted in line with the Sediment Management Strategy. Control of sediment input from surrounding land, highways and river banks will be considered in development proposals.

Access and Transportation

CS16 Improvements to transportation to, and, to access facilities within the Broads will be sought in a manner and at a level which is compatible with sustainability objectives.

Integration between alternative modes of transport will be sought to encourage visitors to arrive and travel within the Broads via sustainable modes of transport.

Within the area particular improvements required include:

- (i) the improvement of access to and views of the waterside by the introduction of additional footpaths and cycleways
- (ii) the promotion of access to enjoy the built, historic and cultural landscape
- (iii) the creation of links from settlements

CS17 Safe recreational access to both land and water and, between the waters edge and the water will be protected and improved through:

- (i) developing the Public Rights of Way network in line with the recommendations of the Norfolk and Suffolk Rights of Way Improvement Plans
- (ii) developing access to designated open country
- (iii) identifying and safeguarding potential crossing points of land and water
- (iv) protection and improvement of staithe and slipways
- (v) creation of new access to the waterside by boat (where there is good road access and provision for parking)
- (vi) the improvement and maintenance of launching facilities for small craft
- (vii) the protection and creation of waterside spaces for informal recreation
- (viii) incorporating appropriate measures for disabled people

Fostering Communities

Rural Sustainability

CS18 Development will be located to protect the countryside from inappropriate uses to achieve sustainable patterns of development by concentrating development in locations with local facilities and high levels of accessibility and where previously developed land is utilised.

CS19 Where development seeks to attract more than a small-scale or local level of visitors it must be accessible by means other than the private car, be located at strategic positions throughout the area where it can be accessed by water and land and be linked to settlements.

CS20 Development within the Environment Agency's flood risk zones will only be acceptable when it is:

- (i) compatible with national policy and when the sequential test and the exceptions test, where applicable, as set out in PPS25 have been satisfied,
- (ii) demonstrated that it is necessary to support the social and economic needs of the local community,
- (iii) would not increase flood risk elsewhere; and
- (iv) would not affect the ability for future flood alleviation projects to be undertaken.

CS21 Developer contributions and management agreements will be sought if deemed necessary to deliver the policies / objectives in the Core Strategy and for the provision of infrastructure via planning obligations and/or conditions.

Economy

CS22 In order to support and strengthen the local and rural economy, sites and properties in employment-uses will be protected from redevelopment resulting in a loss of employment by:

- (i) supporting and promoting appropriate diversification, subject to there being no consequent adverse local impacts
- (ii) strengthening a skilled workforce in the marine and tourism industries and in specialist craft skills on which the distinctive character of the Broads relies
- (iii) supporting and promoting employment in nature conservation.

CS23 A network of waterside sites will be maintained throughout the system in employment use providing boating support services, provision of visitor facilities, access to the water and wider infrastructure to support tourism, recreation and community facilities.

Limited redevelopment of boatyards and other waterside employment sites for tourism or leisure-based operations will be permitted, subject to retention of a network of boating services and to the use for employment purposes of the major part of the sites.

Residential Development and the Local Community

CS24 In order to promote sustainable patterns of development and protect the rural nature of the Broads, new permanent open market residential development will only be acceptable within settlements, compatible with rural sustainability.

Housing will only be permitted outside settlements where it is necessary, and subsequently retained, in connection with agricultural, forestry, tourism or leisure operations or to provide affordable housing where local need has been demonstrated in District Councils' or local housing needs surveys.

A contribution from housing development – both new and conversions, permanent and holiday (Second homes) - towards the provision of affordable housing will be sought.

CS25 New community facilities will be supported where there is a proven need identified and location within the Broads is fully justified.