

## Draft Preferred Options Policies for Planning Applications

A version of the document was tabled and discussed at Planning Committee on 9 November 2007 and from that discussion several changes have been proposed to the following sections:

- Integrated Waterspace Management section (PO 15 & 16) - taking into account comments made by a member of Planning Committee
- Buildings in the countryside without historic or architectural merit (41 PO) – 'but' changed to 'and' to improve policy wording for clarity.
- Agricultural and Forestry Dwellings (PO47) - from evolving housing advice reference to Registered Social Landlords

These are shown as tracked changes in this version.

### **A Policies of Principle**

#### **1 PO – Landscape Character**

Development will only be permitted where it protects the visual amenity and tranquillity of the Broads landscape character. Development proposals should identify opportunities to address intrusive features within the landscape and seek to provide new benefits through restoration or enhancement in order to strengthen the distinctive landscape character of the Broads.

Where proposals have a wider impact on the Broads landscape through the introduction of visual, light generating and/or noise generating features, a landscape impact assessment will be required and the issues addressed.

#### **2 PO – Biodiversity**

Development which would have an adverse impact on biodiversity and earth heritage will not be permitted.

Proposals should seek to protect and positively enhance habitats and species of nature conservation importance achieving net environmental gains through the retention of existing assets, enhancement measures and new habitat creation on and adjacent to development sites.

The Authority may require evidence of ecological surveys or assessments of ecological impacts used to assist in determining the location and design of developments on sites where statutory environmental assessments are not required by legislation.

The Authority will require the submission of a comprehensive landscaping scheme with all planning applications for new development. The Authority may also require a landscaping scheme for other forms of development if appropriate.

#### **3 PO – Trees and Hedgerows**

Development and/or works which would have a significant adverse effect on trees or hedgerows of landscape or wildlife importance will not be permitted. Development, which would compromise the future growth of trees and woodlands covered by existing tree preservation orders will not be permitted.

#### **4 PO – Landscaping**

Where appropriate arboricultural assessments and landscaping schemes will be required for development and/or works proposed in order to ensure that the development preserves and enhances the Broads Landscape. These should include details of:

- (a) existing trees and hedgerows to be retained and details for their protection during the course of development;
- (b) existing trees to be removed and details of replacement;
- (c) new planting or other landscaping measures including hard landscaping and boundary treatments; and
- (d) details of ongoing maintenance.

Where trees or hedgerows are to be removed the Authority will require the commissioning and submission of a protected species survey to ensure that any habitat loss resulting from development is either prevented or mitigated against.

### **5 PO - Design**

A high standard of design will be required in all development, which will reinforce and complement the character and landscape of the Broads.

Development proposals must demonstrate the highest standards of design solutions, which can be integrated successfully within the surrounding landscape to ensure the existing and future local distinctiveness and cultural heritage value of the area is preserved, enhanced and evolved.

Proposals will be assessed against the following criteria:

- (a) siting and layout;
- (b) mix of uses;
- (c) scale, form and massing; and
- (d) detailed design and materials.

### **6 PO– Sustainable Design**

Developers will be expected to demonstrate the positive effects of development on climate change by submitting a sustainability appraisal assessing the development. Development proposals will only be permitted where the following sustainable design solutions have been considered:

- (a) basic water management, Water efficient systems and grey water recycling;
- (b) sustainable Drainage Systems;
- (c) insulation and ventilation;
- (d) renewable energy;
- (e) rainwater Harvesting;
- (f) locally sourced materials;
- (g) orientation and solar gain;
- (h) reuse of existing buildings and building materials; and
- (i) measures to aid recycling.

Proposals for development will also be required to demonstrate that appropriate consideration has been given to the selection of local materials in construction and sustainable construction methods thereby promoting local crafts, industry and businesses and therefore improving all aspects of sustainability. Unsustainable methods of construction and use of unsustainable materials such as UPVC should be avoided.

### **7 PO– Neighbour Amenity**

Development, will only be permitted if it provides for a high standard of amenity to existing or potential neighbouring properties or uses. This will include:

- (a) overlooking;
- (b) overshadowing;
- (c) light pollution;
- (d) airborne pollutants;
- (e) smell;
- (f) noise pollution; and
- (g) provision of a satisfactory external amenity space to residential properties.

Where existing amenity is poor, improvements will be sought in connection with any development.

### **8 PO – Water Resources**

Development will not be permitted which would result in an unacceptable risk to the quantity or quality of water resources, leading to adverse environmental consequences.

Development should be connected to a foul sewer wherever practicable. Other arrangements, including septic tanks and private sewage treatment works, will be accepted only if the Broads Authority, in consultation with the Environment Agency and Natural England, is satisfied that there would be no harmful effects on the Broads environment or on groundwater and that effluent will be of a standard sufficient to meet the needs of Broads restoration

### **9 PO - Development and Flood Risk Policy**

Sustainable development which is compatible with the purposes of the Broads and which is necessary to achieve the social, economic and environmental objectives of the Core Strategy will be permitted where it:

- is supported by a Flood Risk Assessment which takes account of the nature of flood events affecting the site and concludes development will be safe;
- utilises previously developed land and contributes to Broads related employment, commerce, tourism, recreation or environmental purposes to ensure a viable business economy;
- replaces a residential property on a like for like basis with no increase in the number of bedrooms on the same footprint;
- converts a building outside Flood Zone 3b for holiday accommodation;
- maintains holiday accommodation or second homes use of residential property in Flood Zones 3a and 3b;
- decreases the current level of risk of flooding to people and / or property on and off site;
- incorporates resilience to flooding taking into account sea level rise and climate change over the planned life of the development;
- in the functional flood plain development will only be permitted where it can be demonstrated that the development will have a (neutral or) positive effect on or lessen climate change using National criteria i.e. BREEAM Assessment or Eco homes rating to demonstrate betterment in the case of extension or re-ordering or an “Eco-homes” rating of 1-3 in the case of new build;
- contributes to adaptation to climate change;
- utilises innovative measures; and
- avoids compromising future flood alleviation or flood defence schemes.

Development will continue to be restricted in the coastal zone identified on the Proposals Map where there is a threat of tidal flooding.

Measures to minimise the risk of flooding to new development must not themselves lead to development which, by virtue of its scale, layout or design, is visually damaging to its surroundings. Therefore, even though the principle of development may be acceptable, acceptability in terms of design, landscape character, impact on the environment must also be addressed.

The relocation of existing development out of Flood Zone 3b to an undeveloped site with a lower probability of flooding will be considered and will be subject to the reinstatement of the vacated site as naturally functioning flood plain.

### **10 PO – Location of development**

All development proposals should address and where possible resolve the following criteria:

- (a) Location - and whether there is, or the potential for, a realistic choice of access by means other than the private car and for opportunities to service the site through sustainable transport.
- (b) Capacity of existing and potential infrastructure (including for energy supply, waste management, water and sewerage, and community infrastructure to service the site or area in ways consistent with cutting carbon emissions and successfully adapting to likely changes in the local climate.
- (c) Ability to build and sustain socially cohesive communities with appropriate community infrastructure so as to avoid social exclusion, having regard to the full range of local environmental impacts that could arise as a result of likely changes to the climate.
- (d) Effect of development on biodiversity and the capacity for adaptation, having regard to likely changes in the local climate.
- (e) Physical and environmental constraints on the development of land such as sea level rises, flood risk and stability, and take a precautionary approach to increases.

Green travel plans should be submitted with applications for leisure and tourism proposals likely to attract more than small scale or local level of visitors. Such plans should include: providing for safe walking and cycling, and where appropriate secure cycle parking and changing facilities and if necessary an approach to the provision and management of car parking.

### **11 PO - Access and highways policy**

Development will not be permitted where there is unacceptable access:

- (a) For all members of the community, including those with a physical disability
- (b) By pedestrians and cyclists
- (c) By public transport
- (d) By the proposed means of access/egress for the traffic generated to the surrounding highway network without significant impacts on the character of the area, amenity of neighbouring occupiers or highway safety

### **12 PO – Rights of way**

When determining development proposals, the Authority will:

- (a) protect and actively safeguard existing public rights of way;
- (b) pursue opportunities for increased public access where appropriate; and
- (c) identify new routes in new development proposals where appropriate.

## **B Policies for topics/issues/proactive themes**

### **13 PO - Climate Change and Energy Efficiency**

The Authority will require all proposals for new residential, commercial and Industrial development to be submitted with a statement of environmental performance. This shall include the following details:

- (a) Measures to address high levels of energy conservation and resource efficiency in the building over its intended lifetime.
- (b) How the development will be built to meet at least minimum current standards of energy efficiency (currently 3 star rating Code for Sustainable Housing for residential development and a BREEAM rating of 'very good' for commercial and industrial development).
- (c) How the proposed development (new or conversion) will provide on site renewable energy generation consistent with the scale, nature and location of the development and applicability of technical solutions. All non-residential developments (new or conversion) above a threshold of 1,000 sq m internal floorspace and all residential developments (new or conversion) of 10 or more units will be expected to provide at least 10% of energy requirements from onsite renewable energy generation.

The Authority recognises the particular challenges and opportunities such development will present in order to achieve the delivery of sustainable design solutions, such development will only be supported where it would not adversely effect the special character of the Broads landscape/where it contributes to the local distinctiveness and future cultural heritage of the Broads landscape.

All residential development should aim to be built to above minimum standards ie to three star sustainability rating (Code for Sustainable Housing) and aim to reach six star rating due to the status of the Broads as a protected landscape and the requirement to reduce their impact on the environment.

The Authority will encourage Innovative solutions, utilising sustainable design solutions specific to the Broads, to minimise the impacts of sea level change and climate change will be encouraged taking into the account implications on scale and design and incorporating resilience to flood events.

### **14 PO - Creation of New Landscapes**

The Authority will encourage the creation of high quality land and water-based landscapes which reflect the essential Broads characteristics, protect or significantly enhance local landscape character, contribute to the Broads statutory purposes and where development associated with such changes is in the wider public interest. The following factors should guide any proposals.

- (a) Landscape creation should offer biodiversity gains through habitat creation and improve facilities for navigation and recreation.
- (b) The creation of landscapes will be particularly welcomed in areas that have suffered inappropriate development or neglect where landscape changes would be beneficial.
- (c) The Authority will encourage 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 (eg the creation of washlands, set back schemes).
- (d) Proposals to extend the waterspace should also contribute to providing new landscapes.

This approach does not over-ride policies for the redevelopment of previously developed land especially on the waterside and where indeed new landscapes can be complementary to other forms of reuse.

### **15 PO - Waterways and Navigation**

Proposals for waterside development should protect navigational safety and access to the water. Developments should identify and provide for new access to the water and / or the waterside and implement opportunities to provide recreational and navigational enhancement. Proposals should

be designed taking into account their impact when viewed from the waterway and to open up views of the water from the land. In order to protect the navigation:

- Development which would obstruct or result in a hazard to navigation will not be permitted, **including the use of trees in landscaping which will have to be used carefully near waterways to avoid loss of wind.**
- Proposals to restore or extend navigable waterspace, to create new water areas and provide by-pass channels, will be considered. New development should not compromise realistic opportunities for waterway restoration for navigation.
- Where a new or replacement bridge is to be constructed, the Authority will seek to ensure that temporary moorings would be provided for demasting, sufficient width and clearance under the bridge would be provided and the bridge should have a high quality of design and materials

#### **16 PO – Integrated waterspace management**

To protect the water space proposals will have to:

- (a) Accord with an appropriate level of use of the waterspace, which is not in conflict with natural ~~and~~ cultural heritage conservation, **recreation** interests **or the Authority's navigation function**, and
- (b) In areas with site management plans identify in the design statement how the character or appearance of the area would be preserved or enhanced by the proposal.

#### **17 PO – Increased sediment input**

Developers will be required to take all available practical measures to prevent any additional sediment input. However where development increases use or changes the nature of use of the navigation causing greater sediment input or requiring increased maintenance of the navigation, developers will be required to make financial contributions to the upkeep of the navigation. This will be calculated on a site by site basis and using the Authority's latest available dredging costings.

#### **18 PO – Reuse and disposal of dredgings**

Where development involves dredging, the beneficial use of dredgings will be encouraged through reuse (direct reuse options include habitat creation, flood protection works), and recycling (in construction schemes). Engineering works to enable responsible/sustainable methods of storage will be permitted, on a temporary basis where necessary.

Applications for large scale disposal sites should be justified according to an agreed network of strategic disposal/storage sites.

#### **19 PO – Listed Buildings**

Proposals for development or works to a listed building will only be permitted where the form, fabric and setting of the building are preserved, protected and where possible enhanced. The Authority will require all applications for works to a listed building to be accompanied a statement including a detailed analysis of the impact of the development on the listed building and the justification for it.

The demolition or partial demolition of a listed building will only be permitted in the most exceptional circumstances. In those exceptional circumstances where demolition is acceptable and replacement or remediation appropriate, the Authority will seek to ensure that any remediation works are carried out in full.

#### **20 PO – Historic and Cultural Assets**

Development that would have a significant adverse effect on the form, fabric and setting of a listed building, a scheduled or registered historic assets or any other historic or cultural asset which gives the Broads its distinctive character or which is integral to the understanding and/or context of the asset will not be permitted.

Development on sites where a listed building, a scheduled or registered historic assets or any other historic or cultural asset is located will be expected to contribute to the upkeep of that building in order to secure its future as part of a comprehensive approach for the site's development.

### **21 PO – Conservation Areas**

Development within or adjacent to Conservation Areas will only be permitted if it would preserve or enhance the area's character and appearance. Demolition of buildings and other structures within a conservation area will only be permitted in exceptional circumstances where demolition is acceptable and replacement appropriate, consent will not be granted until redevelopment plans have been approved by the Authority and appropriate contracts for redevelopment accepted prior to demolition. Outline applications will not be appropriate in such locations

### **22 PO – Sensitive areas**

Development within or adjacent to sensitive areas of cultural or landscape heritage value, or at gateway or other high profile sites will only be permitted if it would preserve or enhance the area's character and appearance. The authority will require a high standard of design and materials, the submission of detailed plans and outline applications will rarely be appropriate.

### **23 PO – Open Space**

Development will not be permitted if it would have a significant adverse effect on open space, common land or land at parish or public staithes which makes a positive contribution to the character, appearance or recreation of the Broads landscape.

### **24 PO – Archaeology**

Where development proposals are on sites which appear to raise archaeological issues, the Authority will require an evaluation of the site to determine its archaeological significance so that informed and reasonable planning decisions can be taken.

Proposals affecting a site of known archaeological or palaeo-environmental importance where there is a case for preservation of remains development will not be permitted. Where there is no case for preservation of remains, or where archaeological remains are discovered during development the Authority will require the remains to be evaluated, recorded and/or safeguarded through survey, publicity, provision of public access, interpretation of remains or landscapes and the Authority will require artefacts to be removed from the development site be recorded, analysed and displayed.

Where development can take place and still preserve important archaeological remains in situ, planning permission will be subject to an effective management plan ensuring the continued protection of remains after development.

### **25 PO - Protection of existing local facilities**

The Authority will not permit the change of use or redevelopment of existing local community, visitor or recreational facilities (including shops and public houses), if it would result in the significant loss of a use which meets a local need or contributes to the network of facilities through the river valleys.

### **26 PO - Policy on affordable housing**

The Broads Authority will, in the absence of a housing remit, use the evidence base of adjoining districts to inform percentage targets and thresholds for negotiation on contributions to affordable housing on planning applications. Thereby adopting the standards of adjoining Local Planning Authorities.

Housing development will be required to make a financial or physical contribution towards the provision of affordable housing within the area. The level of contribution will be based on factors

including the size of new properties and the extent of local need measured by a survey of the parish or evidenced by riparian Council surveys and research.

**27 PO - Policy on standards and planning obligations**

Reflecting the approach to affordable housing, the Authority will use the evidence base of the riparian authorities to negotiate provision of facilities such as recreational open space and car parking.

The Authority will facilitate negotiations with applicants on contributions towards county council services (schools, libraries, fire hydrants) and the police.

Where SuDs has been installed the Authority will seek provision for future maintenance be included in any scheme.

## **C Policies for specific types of Proposals /Development**

### **28 PO - The general location of sustainable tourism and recreation development**

New tourism and recreational development will be permitted where:

- (a) The site is within an existing settlement or is closely associated with an existing tourism site, group of holiday dwellings or boatyard.
- (b) The site offers benefits for regeneration or enhancement of the area

Those recreational facilities requiring a location in the open countryside should make a positive contribution of Broads purposes and not involve a significant amount of new built development, do not involve densely developing sites in open land, enhance the ecology, ensure equipment and infrastructure is unobtrusive and the subdivision of fields/paddocks is acceptable.

Due to the significance and permanent impact on the Broads landscape, some tourism and leisure uses will not be permitted on greenfield sites. This would include for example new sites for static caravans, New leisure plots, Holiday dwellings owned and occupied as second homes.

Minor extensions to and upgrading or replacement of existing static caravan sites maybe permitted where applicants can justify to the satisfaction of the Authority that the extension will be subordinate to the existing site, and will make a positive contribution.

The Authority will encourage improvements to the layout and appearance of existing holiday accommodation, including chalet sites and caravan sites. The improvement of associated facilities will be permitted provided that any associated buildings are modest in scale and they would minimise visual intrusion by appropriate siting, design, external materials and colour.

Regard will be had to the potential cumulative impacts of any future expansion of the site or precedents for similar uses in the vicinity.

### **29 PO - New Community facilities**

The Authority will permit the development of new buildings, the extension of existing buildings or the use of land to meet a need for local community uses and facilities compatible with a Broads location.

### **30 PO - Holiday dwellings**

New holiday lettings units will be permitted but holiday homes (occupied as second homes) will only be acceptable as a replacement dwelling, where it directly replaces a dwelling with the same occupancy condition.

When permitting new holiday dwellings the occupation will be restricted as a holiday lettings unit to maintain and develop tourism infrastructure and the local economy. The Authority will continue to seek that holiday accommodation remains as such in perpetuity and not is not sold off on the open market for year round occupation or as a second home, therefore changes in the occupancy conditions from a holiday lettings unit to a second home will not be permitted.

### **31 PO - New Community facilities**

The Authority will permit the development of new buildings, the extension of existing buildings or the use of land to meet a need for local community uses and facilities provided that the development compatible with Broads purposes.

### **32 PO - New permanent moorings**

New mooring basins or reconfigured mooring basins/marinas for permanent moorings or long stay moorings for private motor craft will only be permitted where:

- (a) an adequate range of on and off site services can be provided, and

- (b) they would directly replace an equivalent number of established moorings on the river frontage, and
- (c) they are in an off-river basin or within a boat yard or they are for riverside dwellings/chalets that would be located off-river and their use would be directly connected with the occupation of the dwelling/chalet, and
- (d) in locations where it would not result in an increase in motor craft numbers or the increased boat use can be accommodated of the likely size and number of boats proposed, and
- (e) the periods of occupancy appropriate. (New residential moorings will not be permitted),
- (f) new visitor (short stay or temporary) moorings are provided at not less than 10% of total new moorings with a minimum provision of 2, and
- (g) there is no loss of temporary visitor moorings, and
- (h) the proposal makes adequate provision for car parking, waste and sewage disposal. Including installation of pump-out facilities (where on mains sewer), unless the proposal is for less than 100 berths and site specific assessment shows that adjacent facilities are within a quarter of a mile of the new marina. New boat yards which provide boat wash down service for cleaning or treating hulls of boats to require a purpose built wash-down facility which enables appropriate filtration of waste water from washing of boat hulls.

Proposals that utilise previously developed land will be encouraged.

### **33 PO – New Visitor Moorings**

New visitor moorings will be permitted where they contribute to the objectives of the mooring strategy in terms of their location and quality: wild, rural, country park, urban or flagship.

Development which compromises the future provision or the loss of such moorings will not be permitted.

Ancillary facilities in accordance with their function will be encouraged, especially electric recharging points and benefits for other recreational users, such as provision for anglers.

### **34 PO – Mooring plots**

The use of mooring plots will be restricted to the mooring of boats and uses incidental to that activity. No buildings or structures will be permitted other than storage lockers for use incidental to the enjoyment of the mooring plots.

The permanent or seasonal occupation of vehicles, structures and the standing of caravans will not be permitted.

While electric boating is encouraged renewable energy structures to provide energy for electric hook up points will be considered on a site by site basis and proposals will need to be compatible with other policies in the LDF.

The Authority will not permit further moorings for houseboats or the further use of craft for residential purposes on the Broads. It will seek the removal of existing houseboats and craft used for residential purposes from development sites where they have a significant adverse effect on the landscape or built environment.

### **35 PO – Waterside sites in commercial non-residential use and boat yards**

In order to protect waterside sites in commercial non-residential use and boat yards that are prominent in the Broads system whilst maintaining key visitor services the Authority will permit diversification or redevelopment providing the proposal does not mean a loss of the visitor and boating facilities or services and in diversification schemes is compatible with the current business.

### **36 PO – Access to the Water**

The Broads Authority will pursue opportunities to restore and improve staithe and provide new slipways on development sites . (A staithe notation will be shown on the preferred options draft proposals maps.)

Proposals will need to meet the following criteria:

- (a) The use of the slipway and any associated uses or facilities, including car parking, would not have a significant adverse effect on either the waterway or the adjacent riverside.
- (b) Access and other highway requirements for cars and trailers would be adequately provided

The Authority may seek a planning obligation to ensure the proper management of the slipway and to regulate its use.

The Authority will seek to protect existing freight wharves and freight facilities. Development proposals for new freight wharves and for the provision of freight interchange on brownfield sites adjacent to the navigation will be permitted where this is in line with other policies within the development plan.

### **37 PO - Bank protection, piling and quay heading**

Proposals for bank protection will be required to address the following factors:

- (a) The feasibility for new or replacement boat mooring
- (b) The feasibility for use of natural or 'soft' engineering techniques
- (c) The scale of tidal range
- (d) The character of the location
- (e) Whether the site has been piled previously

Piling and quay heading of banks will be permitted only where there is a need to prevent bank erosion by this method and it is for navigation purposes, for compliance with the water framework directive, for the prevention of diffuse pollution to the water environment, to meet flood defence requirements, or where piling is required in association with development which has been granted planning permission.

Where appropriate, the Authority may seek to prevent mooring on banks which have been piled or will specify the numbers and size of craft allowed, where mooring is permitted, and indicate whether stern on or single alongside only mooring will be permitted.

### **38 PO - Protecting general employment**

Where redevelopment (reuse or replacement) is proposed for sites currently in employment use these will be protected to support the local economy by:

\*Seeking the reuse of employment uses (typically classes B1, B2 & B8 in the Town and Country Planning Use Classes order: amended 2006) in the first instance.

\*Seeking the reuse for tourism, recreation, leisure or community facilities or services in the second instance.

Only when these uses are evidenced as being unviable economically and the need demonstrated to the satisfaction of the Broads Authority, will the Authority consider other uses. Reuse for residential uses will only be possible where the site is within an established settlement or for retail within an established settlement or a boat yard.

### **39 PO – Employment diversification**

Business diversification to provide a mix of uses is to be supported and permitted where the uses proposed are complementary and supportive the original business, there is no loss of local or visitor facilities, the proposed use is subordinate to that of the original use and there is no impact

on the main priorities of the authority. Residential uses are not seen as diversification as they would deny opportunity for economic development. Diversification to tourism uses is supported, particularly in the Countryside.

There will be implications for change of use arising out of the flood risk zone the site is within, for instance only other water compatible uses may be acceptable.

#### **40 PO – Reuse of historic buildings**

The conversion of buildings or structures which make a significant historical, cultural or architectural contribution to the character of the Broads landscape will be permitted subject to all of the following criteria and other policies within the development plan:

- (a) A structural survey demonstrates that the conversion can be achieved without significant detrimental effect to the building or structures character and appearance and would not require extensive alterations or replacement.
- (b) The conversion can be achieved in a way which preserves the building or structures historic, cultural and architectural features and assets.
- (c) The proposed use is compatible with surrounding uses and would not prejudice any adjoining agricultural or employment use.

Where buildings have previously been in use for employment-related activities, priority should be given to their re-use for employment uses. Proposals for holiday accommodation or permanent residential accommodation will only be permitted in exceptional circumstances where conversion to another use is demonstrated to be economically or physically non-viable to the reasonable satisfaction of the Authority.

#### **41 PO – Buildings in the countryside without historic or architectural merit**

The Authority will support the sustainable re-use of rural buildings and structures, however re-use of existing buildings in unsustainable locations will not always be possible. Applicants will be required to demonstrate through a sustainability assessment why permission should be granted for the re-use of more isolated rural buildings given the remoteness of the buildings and the implications of this, compared to the advantages of the embodied energy contained within the existing building or structure, to justify the overall sustainability of the development. Proposals not demonstrating a net positive effect will not be permitted.

Where the location is considered sustainable, the Authority will seek that employment uses in the countryside are continued to support the local economy. Where the last known use is no longer viable other employment or secondly tourism and recreation uses will be acceptable provided all the following criteria are met:

- (a) The building is capable of conversion without major rebuilding and or substantial extension.
- (b) The building can be redeveloped without an adverse effect on the character of the Broads landscape or setting.
- (c) The proposal represents a significant improvement in its appearance.
- (d) Conversion is possible without an adverse effect on adjoining agricultural or other uses or the amenity of any adjoining occupiers or future adjoining occupiers.

Only when the building is not viable for employment, tourism or recreation uses ~~but~~ **and** in or adjoining an established settlement will residential uses be acceptable. Residential uses must not have an impact on the building's character.

Applications for the conversion of existing buildings in the countryside will require the submission of a structural report, a sustainability impact study and a protected species survey.

#### **42 PO - Telecommunications and Renewable Energy Developments**

Essential infrastructure projects such as Telecommunications and Renewable Energy Developments can potentially have a significant adverse effect on the landscape character, wildlife, waterways or built environment. They will be considered in accordance with national policy for protected landscapes and:

The development of renewable energy projects will be permitted where it can be clearly demonstrated that such development would comply with the overarching policies of principle and would be consistent with the statutory purposes of the Broads and where they would result in an environmental improvement over the current use of the site. The impact of ancillary development (e.g. power lines; sub-stations etc) will form part of the evaluation.

Projects will be encouraged where attractive landmark structures can be reused or on previously developed industrial sites. Any permission may require the removal of all structures, with the appropriate reinstatement of the site, if the development becomes redundant. Use of the navigation for servicing would be encouraged.

In assessing proposals, the cumulative impact of existing and proposed schemes both within and adjacent to the Broads Executive Area will be taken into account (i.e. in order to safeguard the Broads in landscape and nature conservation terms);

Telecommunications developments should be supported by a statement identifying the particular technical constraints involved, the alternative locations explored and any pre-application consultations conducted.

In the interests of the Broads Landscape the Local Planning Authority will require the removal of telecommunications and renewable energy apparatus at the end of their useful life.

#### **43 PO – Winter water storage**

Winter water storage on farms to be promoted where this fits with landscape and biodiversity policies. Decisions on the alteration of hydrology by impoundment or by installation of water control structures in adjacent water courses will be considered based on the same criteria.

#### **44 PO – Development within settlements**

New development compatible with other policies in the Development Plan and the statutory functions of the Authority will be focused within settlements.

An established settlement is: An established community with a good range of facilities (local shops, employment, schools) and good public transport access (a bus stop/train station with several services a day to a larger centre, allowing access to employment).

Given the idiosyncrasies of the Broads Executive boundary that typically does not include whole settlements, along side the differing approaches and LDS timescales of the six local authorities that share settlements with the Broads no development boundaries have been identified.

#### **45 PO - Replacement dwellings in the countryside**

Replacement dwellings in the countryside will be permitted provided:

- (a) the replacement would be of a similar scale to the existing dwelling and the design and external materials are appropriate to its setting; and
- (b) the replacement will be located on the same site as the existing dwelling and there would be no increase in the number of dwellings; and
- (c) the existing dwelling has a lawful residential use.

#### **46 PO - Dwellings for staff at boatyards and other tourist or organised recreation facilities**

The development of a new dwelling for staff at a boatyard or other tourist or organised recreational facilities will only be permitted where strong evidence is submitted in support of the proposal to show that:

- (a) an on-site dwelling is essential for reasons of supervision and security, or to provide services to the public; and
- (b) there is no other reasonable way of meeting this housing requirement

Before such dwellings are permitted, the Authority will seek a planning obligation from the developer to restrict the occupation of the dwelling to a purpose directly linked to the use. If the dwelling is no longer required the permanent residential unit could become holiday accommodation.

#### **47 PO - New agricultural and forestry dwellings**

Development of a new agricultural or forestry dwelling will be permitted only if:

- (a) evidence is submitted which demonstrates that it is essential for an employee to live at, or very close to, their place of work; and
- (b) evidence is submitted which demonstrates that, in the case of a new business, there is a firm intention and ability to develop the agricultural or forestry unit and that, for both new and existing units, the business is capable of being sustained for a reasonable period of time; and
- (c) there has been no prior disposal of agricultural or forestry dwellings which could have been used to meet this need; and
- (d) there is no suitable alternative residential accommodation available in the area in nearby towns and villages.

Should dwelling is to be permitted under this policy, the Authority will impose a condition restricting its initial and successive occupation to a person solely or mainly working, or last working in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

The removal of extant agricultural or forestry occupancy conditions will only be permitted where strong evidence is provided to show that determined but unsuccessful attempts have been made, for a continuous period of at least 12 months, to sell or rent the dwelling at a price which takes account of the occupancy condition. **This includes offering it to local RSLs to buy.**

#### **48 PO - Temporary mobile homes**

The Authority will permit a temporary mobile home for residential occupation for a period of up to three years if it is to accommodate essential staff in a way which cannot be provided in an existing settlement and is required while a farm, forestry business, boatyard, organised recreation or tourist facility proceeds towards sustainable economic viability.

#### **49 PO - Advertisements**

Advertisements will only be permitted where they would not have an adverse visual impact on the built or landscape character of the Broads – in areas identified as being of particular value either in terms of the built environment, landscape or tranquillity the highest standard of design will be required.