

Local Development Framework

Development Management Policies DPD

Proposed Submission Document

December 2010



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PREFACE

The Purpose of this Document

This document is the Proposed Submission version of the Development Management Policies Development Plan Document (DPD) of the Broads Authority Local Development Framework. It constitutes the Authority's final draft of this DPD and builds upon the Authority's adopted Core Strategy (September 2007). It includes more detailed development management policies that set out the criteria against which development in the Broads will be assessed, providing clear guidelines on the circumstances in which planning permission will be granted or refused. The policies have been formulated to ensure that development contributes to the delivery of the Core Strategy, which sets out the long-term spatial vision for the Broads. It contains Development Management policies which the Authority considers to be 'sound' and which will deliver sustainable development in the Broads. The Authority has arrived at this version of the DPD having taken account of representations received during previous stages of consultation over a number of years.

Upon publication and prior to the submission of this document to the Secretary of State (and for subsequent examination by an Independent Inspector), there will be a period of at least six weeks when representations can be made on its content. At this stage, representations must relate to either the legal compliance of the plan preparation process or to whether the Plan is 'sound' (whether it is justified, effective and consistent with national policy). Explanation of the tests of soundness is set out below.

Tests of Soundness and Legal Requirements

The Government's policy statement on the preparation of Local Development Frameworks, Planning Policy Statement 12: Local Spatial Planning sets out the 'tests of soundness'. The tests determine whether the submitted Plan is in accordance with legal requirements and whether its content is sound. The following tables illustrate the tests.

Table A: Legal Compliance

Test of Legal Compliance	Explanation
Has the DPD been prepared in accordance with the Local Development Scheme (LDS) and, in compliance with the Statement of Community Involvement (SCI)?	The LDS sets out the documents the Authority intends to prepare and the timescales proposed. The SCI outlines the Authority's approach to engaging with the public and stakeholders in the preparation of its Plans.
Does the DPD comply with the Town and Country Planning (Local Development) (England) Regulations 2004, as amended 2008 and 2009?	These Regulations set out the procedural and legislative framework within which Plans have to be prepared.
Does the DPD have regard to the Sustainable Community Strategy for its area?	As a Special Statutory Authority established under the Norfolk and Suffolk Broads Act 1988, the Broads Authority does not prepare a Community Strategy of its own. However, it does have a duty to take into account the Broads Plan together with Community Strategies by the adjacent Authorities within the boundaries of the Broads Authority Executive Area.
Has the DPD been subject to a Sustainability Appraisal?	Local Planning Authorities are required to prepare and submit a Sustainability Appraisal to accompany a Plan. The Sustainability

	Appraisal tests the social, environmental and economic impacts of the DPD policies.
Does the DPD conform generally to the Regional Spatial Strategy (RSS)?	[Note: Hitherto, the policies and proposals of a DPD were required to be in general conformity with the RSS (East of England Plan) as both formed part of the Statutory Development Plan (for the purposes of S.38 of the Planning and Compulsory Purchase Act 2004). However, on 6 th July 2010, the Secretary of State revoked the RSS; it no longer forms part of the Development Plan.]
Does the DPD conform to the Core Strategy?	The Core Strategy of the Broads Authority was adopted in September 2007. It provides an overarching, strategic policy document with a vision for the Broads up to 2021, including environmental, social and economic objectives and the primary policies for achieving that vision.

Table B: Soundness

Test of Soundness	Key Considerations
Is the DPD justified?	To be justified the DPD must be based on a robust and credible evidence base and the most appropriate when considered against reasonable alternatives.
Is the DPD effective?	To be effective the DPD must be deliverable, flexible enough to deal with changing circumstances and able to be monitored.
Is the DPD consistent with National Policy?	National Policy is set out in Planning Policy Statements, Planning Policy Guidance Notes and Circulars. The DPD should have regard to these policies. Where a departure is made, local evidence is needed to justify why.

Further information on the tests of soundness and legal requirements can be found in Planning Policy Statement 12: Local Spatial Planning; Department for Communities and Local Government, 2008 (<http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp>) and Local Development Frameworks - Examining Development Plan Documents: Soundness Guidance; The Planning Inspectorate, 2009 (2nd Edition) (http://www.planning-inspectorate.gov.uk/pins/appeals/local_dev/ldf_testing_soundness_feb10.pdf).

How You Can Make Representations

This document, together with its accompanying Sustainability Appraisal and Appropriate Assessment reports, is subject to a six-week period of consultation from 13 December 2010 to 28 January 2011. All comments are welcomed. Representations must be made in writing and received by the Authority by no later than 16.00 on 28 January 2011 if they are to be taken into account. Representations received after the closing date/time of the consultation period cannot be considered. Please be aware that representations cannot be treated as confidential.

In order to comply with Government guidance and to help ensure that representations are submitted in a format that the Inspector and the Authority can use easily, they should:

- Clearly identify to which policy or paragraph the representation relates;
- Identify to which test of 'soundness' or legal requirement the representation relates;
- State whether the DPD is considered 'sound' or 'unsound'. If unsound, explain what needs to be amended and why in order to make the document sound;
- State whether the issue has been raised at previous consultations. If not, the representation must explain why the issue has not been raised previously;
- State whether you would like to appear at the public hearing.

Representations can be made by completing the forms which accompany this DPD; forms and guidance notes can be obtained from the Authority's head office (details below) or can be downloaded from the Broad's Authority website at www.broads-authority.gov.uk. Representations should be submitted in writing:

By post to: Planning Policy Officer
Broads Authority
Dragonfly House
2 Gilders Way
Norwich NR3 1UB

By fax to: 01603 756069

By email to: ldf@broads-authority.gov.uk

All representations must be received by the Authority by no later than 16:00 on 28 January 2011.

Further copies of the DPD and accompanying documentation (submission documents) are available from the Authority's head office (opening hours 9.00am-5.00pm, Monday-Friday) and on the Authority's website at www.broads-authority.gov.uk. Reference copies can be viewed at the following venues:

- Broadland District Council: Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 ODU, tel: 01603 431133;
- Great Yarmouth Borough Council: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF, tel: 01493 856100;
- Norwich City Council: City Hall, Norwich, NR2 1NH, tel: 01603 212212;
- Norfolk County Council: Martineau Lane, Norwich, NR1 2DH, tel: 0844 800 8020;
- North Norfolk District Council: Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN, tel: 01263 513811;
- South Norfolk Council: South Norfolk House, Swan Lane, Long Stratton, Norfolk, NR15 2XE, tel: 01508 533633;
- Suffolk County Council: Endeavour House, Russell Road, Ipswich, Suffolk, IP1 2BX, tel: 01473 583000;
- Waveney District Council: High Street, Lowestoft, Suffolk, NR32 1HS, tel: 01502 562111;
- Acle Library, Bridewell Lane, Acle, Norfolk, NR13 3RA;
- Cromer Library, Prince of Wales Road, Cromer, Norfolk, NR27 9HS;
- Great Yarmouth Library, Tolhouse Street, Great Yarmouth, NR30 2SH;
- Norwich Millennium Library, The Forum, Millennium Plain, Norwich, NR2 1AW;
- Wroxham Library, Norwich Road, Wroxham, Norfolk, NR12 8RX;
- Beccles Library, Blyburgate, Beccles, Suffolk, NR34 9TB;
- Bungay Library, Wharton Street, Bungay, Suffolk, NR35 1EL;

- Lowestoft Library, Clapham Road South, Lowestoft, Suffolk, NR32 1DR;
- Oulton Broad Library, Council Offices, 92 Bridge Road, Oulton Broad, Suffolk, NR32 3LR.

What Happens Next?

At the conclusion of the consultation period the Authority will review and consider all representations received. It may be appropriate to make minor changes to the DPD at that stage, for example to address matters of accuracy, clarity or consistency. Provided the Authority considers the representations to have raised no fundamental issues of soundness, it will submit the DPD, together with other requisite documentation, to the Secretary of State for Examination in Public by an independent Inspector.

At the commencement of the consultation period, when representations can be submitted, a Programme Officer will be appointed to be first point of contact. The Programme Officer will be employed through to the completion of the Examination in Public. He/she is an independent person who reports directly to the Inspector.

The Inspector appointed by the Secretary of State to examine the DPD will consider all representations made on the Submission DPD. The majority of representations will be considered by way of written representations but in some more complex cases these issues may be explored through Public Hearing sessions of the Examination. All matters, whether written or the subject of a Hearing, are treated with equal importance.

Following the conclusion of the Examination, the Inspector will determine whether the DPD is sound. In coming to this decision he/she will take into account the representations received and consider the document against the tests outline in Tables A and B above.

If the DPD is found to be sound then it may still be subject to minor changes, details of which will be set out in the Inspector's report. The Authority is bound by the report's findings and must incorporate them into the document prior to adoption. If the DPD is found to be unsound then the Authority may be required to undertake the preparation of all or parts of the document again.

On receipt of the Inspector's binding report and having implemented the requisite changes, the Authority will make the decision whether or not to adopt the DPD. On adoption, the Authority will produce an Adoption Statement that will be advertised in the local press and the adopted DPD, Adoption Statement and Sustainability Appraisal will be available for inspection at the Broads Authority's head office.

A flowchart illustrating the stages of document preparation is shown at Figure 1.

1. INTRODUCTION

- 1.1 The Norfolk and Suffolk Broads ('the Broads') is the United Kingdom's premier wetland. Consisting of a mosaic of interconnecting rivers and shallow lakes, fens, marshes, wet woodland, mud flats and coastal dunes, the Broads represents a unique landscape of international natural and cultural importance. Due to the distinctiveness and special character of the area, the Broads was granted status equivalent to a National Park under the Norfolk and Suffolk Broads Act 1988 (as amended).
- 1.2 The purposes of National Parks are to conserve and enhance natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public. The Broads shares these purposes. However, the Broads has a third purpose: to protect the interests of navigation and maintain the navigation area for the purposes of navigation to such standards as it requires. None of these three purposes takes precedence.
- 1.3 The Broads Authority is the Local Planning Authority for the Broads, with responsibility for planning, conservation, development management and enforcement. A key challenge that the Authority faces is how to manage development to achieve an appropriate balance between conserving what is special and valued about the Broads' environment and meeting the need for new development.
- 1.4 This Development Management Policies DPD builds upon the Authority's adopted Core Strategy (September 2007). It includes more detailed development management policies that set out the criteria against which development in the Broads will be assessed, providing clear guidelines on the circumstances in which planning permission will be granted or refused. The policies have been formulated to ensure that development contributes to the delivery of the Core Strategy, which sets out the long-term spatial vision for the Broads.

Preparation of the Development Management Policies DPD

- 1.5 The Statement of Community Involvement (SCI) is part of the Broads Authority's Local Development Framework and sets out how the Authority intends to involve local communities and other stakeholders in the preparation of its Local Development Documents (DPDs, Supplementary Planning Documents and SCI), including this DPD. The first SCI was adopted in 2006 and a revision adopted in March 2008. A key element of the Plan-making process, and that of the SCI, is the need for the earliest and fullest public involvement in the preparation of such Plans and documents. This DPD has been the subject of a number of stages of consultation during its preparation.

Consultation on the Development Management Policies DPD began in mid-2006, when the Authority published an 'issues scoping' leaflet, setting out the central themes of the adopted Core Strategy and asking people to raise issues they felt needed to be addressed by detailed development policy. Drawing upon the feedback received, a Development Policies DPD Issues and Options report was prepared by the Authority and consulted upon in summer 2007. This included holding workshops with community forums, local interest groups and Authority members and staff to refine the DPD and reach agreement on more contentious issues.

- 1.6 A preferred options report was subsequently published for consultation in December 2007. The responses to that consultation necessitated significant amendments to the draft DPD. Further consultation took place in relation to the issue of residential moorings in August-September 2008. Further consultation on a Preferred Options DPD took place between June and July 2010.
- 1.7 Figure 1 below, illustrates the stages of preparation for this DPD.

Figure 1: Development Management Policies – Stages of Preparation



Sustainability Appraisal

- 1.8 A Sustainability Appraisal (incorporating a Strategic Environmental Assessment) is a key component of the Local Development Framework process and the preparation of this DPD has been informed by a Sustainability Appraisal Report, assessing the potential significant social, economic and environmental impacts of policies and proposals.
- 1.9 This Development Management Policies DPD has been subject to Sustainability Appraisal at all stages of its preparation and the findings of the Sustainability Appraisal Report have guided the preparation and content of this DPD as it has progressed. The Final Sustainability Appraisal Report of this Development Management Policies DPD can be found on the Authority's website at www.broads-authority.gov.uk

Appropriate Assessment

- 1.10 The Appropriate Assessment is an assessment of the potential effects of a Plan on European nature conservation sites: Special Areas of Conservation, Special Protection Areas, Ramsar sites and Offshore Marine Sites. Under the provisions of the Habitats Directive, a Plan-making Authority is required to determine whether a Plan is likely to have a significant effect upon a European site. An Appropriate Assessment undertaken at the earlier, Further Preferred Options stage of the DPD identified a number of policies that could potentially have an adverse impact on the integrity of a European site and mitigation measures were recommended to address them.
- 1.11 Those mitigation measures have been addressed through amendment of a number of policies within this Development Management Policies DPD. An Appropriate Assessment of the Plan has been undertaken and is published for consultation alongside this document. The Appropriate Assessment report can be downloaded from www.broads-authority.gov.uk

Structure of this Development Plan Document

- 1.12 **Section 2** provides a contextual overview of the Broads Development Management Policies DPD. Specifically, it considers the national, regional and local planning context that has informed the preparation of this document.
- 1.13 **Sections 3 to 5** set out the **development management policies** that will be used to assess development proposals, ensuring that they contribute to the delivery of the Core Strategy and are consistent with the long-term spatial vision for the Broads. These policies follow the structure of the Core Strategy, which divided the issues into three areas:
- 1.14 **Section 3** contains policies relating to **respecting the environment and cultural assets**.
- 1.15 **Section 4** contains policies relating to the **use and enjoyment of water and land**.
- 1.16 **Section 5** contains policies relating to **fostering communities**.
- 1.17 **Section 6** of this report then provides details on how the policies in this DPD will be implemented. It also clarifies the arrangements for monitoring the implementation of the policies to enable the Authority to establish whether the

policies are having the desired impact or, conversely, whether they need to be reviewed.

2. CONTEXT

National

- 2.1 National policies on different aspects of planning and the operation of the planning system are set out by the Government in Planning Policy Statements (PPSs), Planning Policy Guidance notes (PPGs) and Circulars. Local authorities are required to take their contents into account when preparing their Local Development Frameworks by ensuring that the plans and policies within them are consistent with this national guidance. Up to date copies of all these statements and guidance can be found at www.communities.gov.uk
- 2.2 In preparing the policies and proposals in the Development Management Policies DPD, the Authority has therefore had full regard to the whole range of PPSs, PPGs and Circulars that are relevant to the issues facing the Broads. The DPD should be read alongside this relevant national planning policy.
- 2.3 Statements of national planning policy are material considerations which must be taken into account in decisions on planning applications where relevant. As a result, it is not necessary for the policies in this DPD to repeat national planning policy/guidance; instead, it seeks to explain how these policies apply to the Broads.

Regional

- 2.4 The East of England Plan (the Regional Spatial Strategy for the East of England (RSS) was published in May 2008 and hitherto formed the top tier of the Development Plan for the region. However, on 6th July 2010 the Secretary of State revoked all Regional Strategies; there is now no regional, strategic tier of planning policy and the RSS no longer forms part of the statutory Development Plan.

Local Development Framework

- 2.5 The Local Development Framework (LDF) comprises a portfolio of documents that will gradually replace the Broads Local Plan. The Core Strategy forms the overarching document in the LDF. It sets out the spatial vision for the Broads up to 2021, which states that:

The Broads will continue to be a key national and international asset for the East of England and has a key role in the protected landscape of the region. There are close relationships with the adjoining Local Planning Authorities over the boundary of the Broads executive area. Therefore the landscape character and setting of the Broads have been protected. In line with this is the approach of an area of general restraint. Development will only have been permitted to meet social and economic needs for the purposes of the Broads Authority, set out in legislation.

The Broads will continue to contain areas of true tranquillity and wildness that many come to visit it for. However, this will not have been at the expense of those who come to use the Broads for more active recreational pursuits, such as boating, sailing and other water sports. Indeed the important navigation resource will have been protected and, where possible, enhanced.

The Broads will become a naturally functioning floodplain of extensive and connected habitats, accommodating the longer-term impacts of climate change, social and economic influences over the next 100 years.

The cultural heritage will be protected and enhanced, keeping alive lifelong skills in the process. Reed and sedge will continue to be harvested and grown commercially, and be re-established as a key employer in the Broads. By working with adjoining planning authorities, the problem of a lack of affordable housing for practitioners in local crafts will have been rectified in or adjoining the Broads' area.

The Broads, an area for renowned sustainable tourism, will have a network of facilities around the waterways system complementing the range of moorings in urban and rural areas. Indeed, the tourist economy will be buoyant and thriving. The key gateway towns and city of Norwich, Great Yarmouth and Lowestoft will have been clearly established as such and their links to the Broads promoted, including emphasis of access by sustainable means. This enables visitors and residents to experience both the Broads and the attractions of established urban areas.

The Broads will be an area thriving with wildlife, and conservation sites will all be in good condition. The water quality will remain good, with any new development contributing to maintaining this. Water quantity will have been managed effectively in times of flood, and where possible protection measures will have added to the biodiversity and ecology of the Broads. Waste will have been managed effectively so there is no detriment to the environment.

- 2.6 The Core Strategy also contains a range of environmental, social and economic objectives for the Broads and a suite of strategic policies for achieving the vision.
- 2.7 The Development Management Policies DPD is not a stand-alone document; it complements other documents already prepared as part of the Authority's emerging LDF. In particular, the contents of the DPD must be in conformity with the Core Strategy.
- 2.8 The primary purpose of the Development Management Policies DPD is to provide the additional detailed policies required to support the implementation of the Core Strategy and the achievement of its spatial vision. The policies contained within the DPD should therefore be seen as part of the wider LDF and should not be read in isolation from the Core Strategy. Accordingly, if an issue is dealt with sufficiently by the Core Strategy, or indeed by national or regional planning policy/guidance, it should not be included in this document.
- 2.9 The relationship between the policies in the Core Strategy and those contained within this DPD is shown in Table 1 below.

Table 1: Relationship between Core Strategy Policies and supporting Development Management Policies

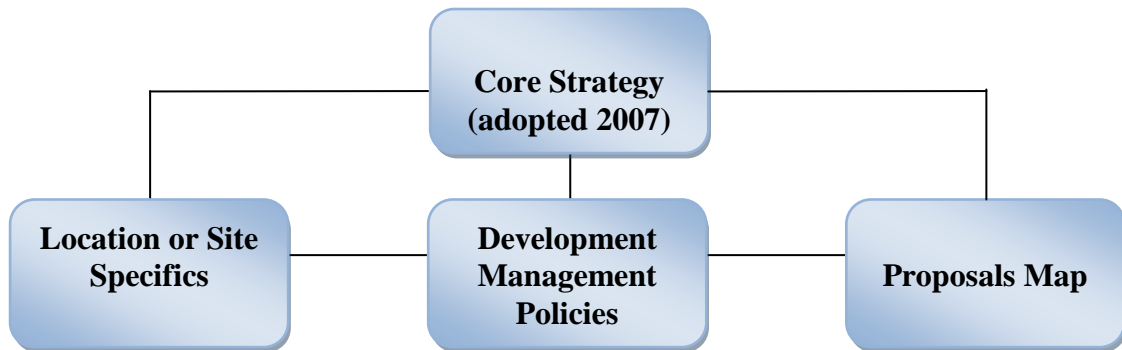
Core Strategy Policies	Development Management Policies
Respecting the Environment and Cultural Assets	
CS1: Landscape Protection and Enhancement	DP1: Natural Environment DP2: Trees and Landscape DP9: Telecommunications Development DP10: Advertisements and Signs
CS2: Nature Conservation Designations	DP1: Natural Environment
CS3: The Navigation	No need for more detailed policy
CS4: Creation of New Resources	DP1: Natural Environment DP2: Trees and Landscape DP4: Design
CS5: Historic and Cultural Environments	DP5: Historic Environment DP6: Re-use of Historic Buildings
CS6: Archaeology of the Broads	DP5: Historic Environment
CS7: Environmental Protection	DP3: Water Quality and Resources
CS8: Response to Climate Change	DP7: Energy Generation and Efficiency DP8: Renewable Energy
The Use and Enjoyment of Water and Land	
CS9: Sustainable Tourism	DP14: General Location of Sustainable Tourism and Recreation Development
CS10: Gateways and Entrances to the Broads	No need for more detailed policy
CS11: Tourism and Recreation Development	DP14: General Location of Sustainable Tourism and Recreation Development DP21: Conversion of Buildings in the Countryside
CS12: Holiday Accommodation	DP15: Holiday Accommodation
CS13: Water Space Management	DP12: Access to Water DP13: Bank Protection
CS14: Moorings	DP16: Moorings DP17: Moorings Plots and Leisure Plots DP25: New Residential Moorings
CS15: Dredging and Cut Material	No need for more detailed policy
CS16: Access and Transportation	DP11: Access on the Land
CS17: Recreational Access	DP11: Access on the Land
Fostering Communities	
CS18: Rural Sustainability	DP22: Residential Development within Defined Settlement Boundaries DP21: Conversion of Buildings in the Countryside
CS19: Visitor Attractions	DP14: General Location of Sustainable Tourism and Recreation Development DP21: Conversion of Buildings in the Countryside
CS20: Development and Flood Risk	DP29: Development on Sites with a High Probability of Flooding
CS21: Developer Contributions	DP30: Developer Contributions
CS22: Economy	DP18: Protecting General Employment DP19: Employment Diversification
CS23: Waterside Employment Sites	DP20: Development on Waterside Sites in Commercial Use, including Boatyards
CS24: Residential Development and the Local Community	DP22: Residential Development within Defined Settlement Boundaries DP23: Affordable Housing DP24: Replacement Dwellings

	DP25: New Residential Moorings DP26: Permanent and Temporary Dwellings for Agricultural, Forestry and Other Workers
CS25: New Community Facilities	DP27: Visitor and Community Facilities and Services

Note: Policy DP28 has no corresponding Core Strategy policy

- 2.10 On adoption, the policies contained within this Development Management Policies DPD will supersede a number of the saved policies from the Local Plan. Details of the Local Plan policies (as saved) to be deleted and replaced by policies of this DPD are provided in Appendix A.
- 2.11 The current Local Plan Proposals Map remains extant, having been saved beyond September 2007. The Development Management Policies DPD does not review the settlement boundaries that are defined on the Local Plan Proposals Map; instead, a replacement Proposals Map will be prepared alongside a Location or Site Specifics Development Plan Document. Pending their adoption, the settlement boundaries defined on the Local Plan Proposals Map will continue to be valid in the determination of planning applications. Figure 2 illustrates the proposed structure and relationship of the current and subsequent component DPDs of the Broads Authority.
- 2.12 Further detail on the LDF system and the planning context under which it is prepared, including the relationship between the LDF and the Broads Authority's strategic management plan (the Broads Plan), is provided in the Core Strategy.

Figure 2: Development Plan Documents



3. RESPECTING THE ENVIRONMENT AND CULTURAL ASSETS

- 3.1 The Broads is part of a global network of protected landscapes and has status equivalent to a National Park. The Broads is not only of value for its high scenic beauty but is also an area of high biodiversity value with 28 Sites of Special Scientific Interest (SSSIs), and 9 National Nature Reserves; parts of the area have been classified into Ramsar Sites, Special Areas of Conservation and Special Protection Areas. It is also of significant cultural value. The landscape reflects historic patterns of human activity over thousands of years, and contains features particular to the area. The Broads also has 12 Scheduled Ancient Monuments, 24 Conservation Areas, 272 listed buildings and over 1000 records on the Historic Environment Record.
- 3.2 National planning policy set out in *Planning Policy Statement 7: Sustainable Development in Rural Areas* states that the Broads should have the highest level of protection in relation to landscape and scenic beauty. It indicates that the conservation of the natural beauty of the landscape should therefore be given great weight in planning policies and development management decisions. The conservation of wildlife and cultural heritage are also recognised as important considerations for the area.
- 3.3 National Planning Policy in *Planning Policy Statement 9: Biodiversity and Geological Conservation*, states that Plan policies should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions they should ensure that appropriate weight is attached to designated sites of international, national and local importance, protected species and to biodiversity and geological interest within the wider environment. Furthermore, Plan policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development.
- 3.4 Core Strategy policies aim to protect, enhance and restore the environmental assets of the Broads and, in particular, ensure that adverse effects on European and national nature conservation sites are avoided. Core Strategy Policies CS5 and CS6 also encourage the protection and enhancement of features of cultural heritage value and support the appropriate re-use of historic buildings, structures or features.
- 3.5 The Core Strategy also recognises that climate change and sea level rise will be among the key environmental challenges facing the Broads in the future. It recognises that incorporating renewable energy technologies into development and using sustainable design principles that achieve energy efficiency throughout the development's lifecycle will therefore be important measures for tackling climate change.

DP1	Natural Environment
<p>All development should:</p> <ul style="list-style-type: none"> (a) Protect biodiversity value and minimise the fragmentation of habitats; (b) Maximise opportunities for restoration and enhancement of natural habitats; (c) Incorporate beneficial biodiversity and geological conservation features where appropriate; and (d) Include green infrastructure where appropriate. <p>Development proposals where the principal objective is to restore or create new habitat, particularly where these contribute to the Broads Biodiversity Action Plan or enhance geodiversity, will be supported.</p> <p>Development that could affect the integrity of a Special Protection Area (SPA), Special Area of Conservation (SAC) or Ramsar Site, either individually or cumulatively with other development, will only be permitted where it can be demonstrated to the satisfaction of the competent authority that the implementation of measures to mitigate the effects of the development on the site would avoid or overcome any adverse impact on the integrity of the site and its qualifying features.</p> <p>Development that may affect the special interest of a Site of Special Scientific Interest (SSSI) which is not also subject to an international designation, or a National Nature Reserve, will only be permitted in exceptional circumstances where:</p> <ul style="list-style-type: none"> (e) The benefits of the development clearly outweigh the impact of the development on the features of the site and the contribution that it makes to the network of habitats and/or geological features in England; and (f) The detrimental impact of the proposal on biodiversity interest and/or geodiversity has been minimised through the use of all practicable prevention, mitigation and compensation measures. <p>Development that would have an adverse impact on a Local Nature Reserve, County Wildlife Site, a habitat identified in the UK or Broads Biodiversity Action Plan (BAP), or a local site of geodiversity, including peat soils, will only be permitted in exceptional circumstances, having regard to:</p> <ul style="list-style-type: none"> (g) The international, national, regional and local importance of the site in terms of its contribution to biodiversity, scientific and educational interest, geodiversity, visual amenity and recreational value; and (h) The benefit of the proposed development in relation to the overriding public interest. <p>Development that would be likely to have an adverse impact on a legally protected species will only be permitted where mitigation measures are implemented to maintain the population level of the species at a favourable conservation status within its natural range. Habitat and species enhancement will be sought, provided they will accord with the importance of the Broads protected area. Where the proposed development would impact upon European protected species or habitats it must also be demonstrated that:</p> <ul style="list-style-type: none"> (i) The development is necessary for reasons of overriding public interest; and (j) There are no satisfactory alternatives, in terms of the form of, or location for, the development, that would have a lesser impact on the species or habitats. 	

Reasoned Justification

3.6 The Broads is a biodiversity resource of international importance, recognised by various national and international conservation designations. It contains 28 Sites of Special Scientific Interest (SSSIs), two Special Areas of Conservation (SAC), three Special Protection Areas (SPA), nine National and four Local Nature Reserves and 64 County Wildlife Sites. Virtually the entire SSSI network is

designated as being internationally important for nature conservation and has either SPA or SAC status under European legislation. The Broads also contains areas of wetland that have been designated under the international Ramsar Convention.

- 3.7 Despite these designations, the ecosystem of the Broads is under considerable pressure. Climate change, water quality, habitat fragmentation, non-native species and scrub encroachment all pose threats to biodiversity in the Broads, while demands for higher levels of food production, waste disposal, infrastructure and small-scale developments are also placing strains on the natural environment. As a result, the proportion of SSSIs considered to be in an 'unfavourable condition' (44.1%) is significantly above the national average.
- 3.8 Protecting and enhancing the natural environment is a statutory purpose of the Broads Authority. The Authority also has a legal duty under the Natural Environment and Rural Communities Act 2006 and the Wildlife and Countryside Act 1981 to protect and enhance biodiversity. Development proposals will therefore be expected to consider the protection and enhancement of biodiversity from the outset. In particular, proposals should take opportunities for the restoration and enhancement of priority habitats and species identified in the Broads BAP and the Norfolk Ecological Network Mapping Report and incorporate appropriate beneficial biodiversity conservation features.
- 3.9 Sites of nature conservation value will be strongly protected from development that is likely to damage the features that provide their special value. An Appropriate Assessment will be required for all proposals that are likely to have an effect on a SPA, SAC or Ramsar site. Proposals will only be permitted if they do not adversely affect the integrity of the site. Development that may have an adverse impact upon an SSSI, National Nature Reserve, Local Nature Reserve, habitat identified in the UK, Norfolk or Suffolk Biodiversity Action Plan or local site of geodiversity must be accompanied by a suitable environmental assessment that identifies the impact of the development on the site and proposes mitigation measures that would be incorporated to minimise any impact.
- 3.10 Where there is reason to suspect the presence of protected species, development proposals should be accompanied by a protected species survey undertaken by a competent ecologist and submitted with an application. The survey should include an appraisal of the likelihood and level of presence of the protected species and provide sufficient information to assess the effects of the development on the species, together with any proposed prevention, mitigation or compensation measures. A key test will be whether the viability of the species or habitat would be maintained for the foreseeable future. Where the species is protected under the Conservation of Habitats and Species Regulations 2010 (the Habitats Directive) it will also be necessary to demonstrate that the harm to the species is justified by reasons of overriding public interest. This public interest may relate to public health, public safety, beneficial consequence of primary importance to the environment, or other reasons of a social or economic nature.
- 3.11 Where development is likely to have an adverse impact upon a species not protected by the Habitats Directive, and in particular where that species is identified in the Broads BAP, there will still be an expectation that the development proposal will be accompanied by an impact study commensurate with the scale of the impact and the importance of the species.

- 3.12 'Geodiversity' is the variety of rocks, fossils, minerals, landforms and soils, along with the natural processes that shape the landscape that forms the earth heritage resource. Although there are currently no designated Regionally Important Geological or Geomorphological Sites (RIGS) in the Broads, there is one SSSI designated for its geological interest, Bramerton Pits. New development has the potential to result in the loss of geodiversity, including the valuable biodiversity and carbon stores supported by peat soils, through operations such as landfill, destruction of geomorphology (landform) and mineral extraction. However, there is also potential to enhance geodiversity by recording sediments exposed during development and by the retention of geological sections. The Authority will therefore ensure development is managed to protect this important asset.
- 3.13 Wherever a proposed development may have a detrimental impact upon a designated site or protected species, conditions and/or planning obligations will be used to ensure that appropriate mitigation measures are implemented.

DP2	Landscape and Trees
<p>Development will be permitted where it would not have a detrimental effect on, or result in the loss of, a significant landscape or a feature of landscape or ecological importance, including trees, woodlands or hedgerows.</p> <p>The landscaping of new development should:</p> <ul style="list-style-type: none"> (a) Reflect the local landscape character, having regard to the findings of the Authority's Landscape Character Assessment; (b) Ensure that biodiversity is taken into account in the planning stage to create an environment of high amenity and nature conservation value and contribute to the Broads Biodiversity Action Plan; (c) Where appropriate, maintain, and enhance, restore or add to geodiversity; (d) Wherever possible, support adaptation to climate change, for instance by incorporating Sustainable Drainage Systems (SUDs) and providing shade and shelter; (e) Have regard to its impact on navigation. <p>Development proposals should normally be accompanied by:</p> <ul style="list-style-type: none"> (f) An ecological survey as required by the nature and scale of the proposal; (g) A landscaping scheme that details new planting and including, when appropriate, replacement trees of a value commensurate or greater to that which is lost, boundary treatments and proposals for ecological enhancement; (h) An arboricultural assessment detailing the measures to be put in place to protect trees and hedgerows during construction works and providing justification for the removal of any trees or hedgerow; (i) Details of landscaping maintenance arrangements; and (j) A method statement for any land raising and/or dispersal of excavated or dredged materials. <p>In exceptional circumstances, where the landscape, biodiversity, navigation, social or economic benefits of a proposal are considered to outweigh the loss of a feature, impact on landscape character, or existing habitat, development may be permitted subject to adequate compensatory measures being implemented. However, wherever possible the design and layout of the development should be configured to make provision for the retention, enhancement or restoration of these features.</p>	

Reasoned Justification

- 3.14 The Broads are a man-made landscape of historic and cultural significance. The quality and uniqueness of the landscape, both visually and historically, are central to the attractiveness, distinctiveness and diversity of the Broads. It has high economic and cultural value and is a major draw for visitors to the area. Accordingly, having been awarded status equivalent to a national park, the highest status of protection has been conferred upon the landscape and natural beauty of the Broads. Whilst acknowledging this duty to protect the special landscape quality of the Broads, the Core Strategy recognises the need for a 'living landscape', with development necessary to support local communities and the economy being permitted, subject to criteria to protect and enhance the essential qualities of the landscape.
- 3.15 Despite its distinctiveness, the landscape of the Broads is not homogeneous and there are areas better able to accommodate change than others. The Authority has undertaken a Landscape Character Assessment which identifies 31 distinctive local character areas. The key characteristics which combine to give a particular area its unique sense of place are listed, incorporating information on topography, land cover and important landscape features.
- 3.16 Where appropriate, development proposals will be expected to be accompanied by a landscape statement that assesses the impact of the proposal on the landscape and details the measures that will be implemented to mitigate any adverse impact. To ensure development proposals do not have a detrimental effect on the distinctive character, condition, features and sensitivities of the landscape, the Landscape Character Assessment should be considered by applicants and will be used by the Authority to assess the impact of development proposals and the suitability of any proposed mitigation measures. The Broads BAP and County species and habitat action plans will also be used when assessing the appropriateness of landscaping schemes, together with the potential for enhancements for wet and dry woodlands, hedgerows and associated species.
- 3.17 The Broads is principally an open and low-lying environment. However, there are areas where trees, hedgerows and other natural features form essential features of the Broads landscape, providing vital habitats for a range of species as well as having potential historic/cultural significance in demonstrating traditional land management. Where a development would involve works that could affect any tree or landscape feature, detailed site plans showing the species, spread, roots and position of these features must be submitted alongside the proposal. This plan should be accompanied by an arboricultural assessment carried out in accordance with the relevant British Standard (currently BS5837: 2005) that explains which features, if any, will be removed or cut back, and how any of these features will be protected during the course of the development. Details of replacement trees or hedges, including measures for maintenance and aftercare should also be included.
- 3.18 Landscaping proposals, both hard and soft, should normally form an integral part of development proposals. The Authority will however seek appropriate conditions and/or planning obligations to secure the implementation of landscaping schemes and the replacement of trees, hedgerows or other natural features or their protection during the course of development. Payment for the maintenance and management of new landscaping may be sought and controlled via a planning obligation.

- 3.19 Landscaping proposals, in particular those involving hard landscaping, should ensure that they do not unnecessarily damage geodiversity and geological conservation interests. Proposals should aim to maintain, and enhance, restore or add to geodiversity and wherever possible incorporate geological features within the design.

DP3	Water Quality and Resources
<p>Sufficient water infrastructure capacity to meet the additional requirements arising from a development should be in place before the development is occupied.</p>	
<p>Development will only be permitted where it can be demonstrated that it will not have an adverse impact on surface or ground water in terms of quality and quantity. This should include the requirements of the Water Framework Directive.</p>	
<p>Development should be connected to a foul sewer unless proven not to be appropriate. Other arrangements, including septic tanks and private sewage treatment works, will only be acceptable if the Authority is satisfied that there would be no harmful effects on the environment.</p>	
<p>New development should incorporate measures to minimise water consumption. Water management systems, including grey water recycling and rainwater harvesting, should be incorporated into new development unless proven unfeasible.</p>	
<p>All new development should address surface water run-off. Sustainable Drainage Systems (SuDS) should be used unless, following adequate assessment, soil conditions and/or engineering feasibility dictate otherwise.</p>	

Reasoned Justification

- 3.20 The Broads is faced with a number of water resource problems, including low river flows, depleted groundwater and the threat of salt water incursions and tidal flooding. Many of these threats are likely to be exacerbated by climate change which is expected to result in more frequent drought conditions and increased flood risk.
- 3.21 In addition, the water bodies and wetland environments of the Broads are particularly sensitive to water pollution. Diffuse pollution, including from sewage treatment, is an increasing problem for the Broads. This has the potential to have a detrimental impact on water quality and biodiversity and thereby adversely affect the Authority's ability to meet its obligations under the Water Framework Directive and Natural Environment and Rural Communities Act 2006.
- 3.22 Core Strategy Policy CS7 requires all development to address its impacts on water quality and water resources. To minimise the likelihood of development having an adverse impact on water resources, new development will only be permitted if it can be properly serviced. If an application proposes to connect a development to the existing drainage system, details of the existing system should be provided. If the development would necessitate any alterations to the system or the creation of a new system, detailed plans of the new foul drainage arrangements must also be provided. The costs of providing these systems will, where appropriate, fall on the developer. Anglian Water will have the responsibility for the provision and adoption of any new foul sewers provided as part of a new development.

- 3.23 Non-mains drainage proposals, including the use of septic tanks, can have an adverse effect on the quality of controlled waters, the environment and amenity, particularly if there is a high water table at any point of the year or if the site is susceptible to flooding. Accordingly, where development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, a foul drainage assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and to provide details of the method of effluent storage, treatment and disposal. The statement should include a thorough examination of the impact of disposal of the final effluent, whether it is discharged to a watercourse or disposed of by soakage into the ground. Consent will be required from the Environment Agency if it is proposed to discharge treated sewage effluent to controlled waters or ground. Further guidance on the information that should be incorporated into this statement is provided in Circular 03/99. Where development proposes non-mains drainage, early liaison with the Environment Agency is encouraged.
- 3.24 Planning Policy Statement 1(PPS1): Planning and Climate Change Supplement requires developments to consider and take account of the availability of water resources and to more generally incorporate resource efficiency. Due to the anticipated impacts of climate change on drought conditions in the region, water efficiency measures and water management systems should be incorporated into new development where practicable. Where a water management system is not incorporated evidence should be provided of the feasibility or viability reasons for not doing so.

DP4	Design
<p>All development will be expected to be of a high design quality. Development should integrate effectively with its surroundings, reinforce local distinctiveness and landscape character and preserve or enhance cultural heritage. Innovative designs will be encouraged where appropriate.</p> <p>Proposals will be assessed to ensure they effectively address the following matters:</p> <ul style="list-style-type: none"> (a) Siting and layout: The siting and layout of a development must reflect the characteristics of the site in terms of its appearance and function. (b) Relationship to surroundings and to other development: Development proposals must complement the character of the local area and reinforce the distinctiveness of the wider Broads setting. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the landscape, streetscape and waterscape quality of the local area. Design should also promote permeability and accessibility by making places connect with each other and ensure ease of movement between homes, jobs and services. (c) Mix of uses: To create vitality and interest, proposals should incorporate a mix of uses where possible and appropriate. (d) Density, scale, form and massing: The density, scale, form, massing and height of a development must be appropriate to the local context of the site and to the surrounding landscape/streetscape/waterscape character. (e) Appropriate facilities: Development should incorporate appropriate waste management and storage facilities, provision for the storage of bicycles, connection to virtual communication networks and, if feasible, off-site provision for a bus shelter and/or a bus service serving the development. (f) Detailed design and materials: The detailing and materials of a building must be of high quality and appropriate to its context. New development should 	

employ sustainable materials, building techniques and technology where appropriate.

- (g) **Crime prevention:** The design and layout of development should be safe and secure, with natural surveillance. Measures to reduce the risk of crime and anti-social behaviour must however not be at the expense of overall design quality.
- (h) **Adaptability:** Developments should be capable of adapting to changing circumstances, in terms of occupiers, use and climate change. In particular, dwelling houses should be able to adapt to changing family circumstances or ageing of the occupier and commercial premises should be able to respond to changes in industry or the economic base.
- (i) **Flood Risk and Resilience:** Development should be designed to reduce flood risk but still be of a scale and design appropriate to its Broads setting. Traditional or innovative approaches may be employed to reduce the risks and effects of flooding.
- (j) **Biodiversity:** The design and layout of development should aim to maintain, and enhance, restore or add to biodiversity.

Reasoned Justification

- 3.25 Good design is vital for protecting and enhancing the special character of the Broads. It is also essential for achieving truly sustainable development. The design principles set out in this policy provide a high-level design framework for new development that supports the diverse nature of good design. Where development proposals are required to be accompanied by a Design and Access Statement, it should be used to explain how the principles of good design, including the issues set out in this policy, have been incorporated into the development.
- 3.26 Development proposals are not designed in isolation from their context. Although there is considerable variation in local architectural styles, buildings in the Broads are typically of simple construction, often from lightweight materials, and of a scale which blends with their natural surroundings. New development should take account of the characteristics of the site, as well as the distinctiveness of the wider Broads' setting, and make a positive contribution to the surrounding area. The density, scale and mix should be compatible with the character of the local area and avoid adverse impacts of development on views, vistas and skylines. In accordance with PPS1, development will not be acceptable if its design is inappropriate in its context, or fails to take opportunities available for improving the character and quality of an area and the way it functions. In the interests of sustainability and good design, it is also important to promote ease of movement, ensuring places are easy to move within and between, and to facilitate ease of movement between places where people live, work and use services and recreation.
- 3.27 Attention should be given to details in regard to the appearance of development. This should take into account the decoration of a building or structure and the texture, colour, pattern and durability of materials used. To improve the sustainability and local distinctiveness of new development, the use of locally sourced materials and materials recovered from demolished structures on site will be encouraged where it is feasible and appropriate. However, it is acknowledged that there will be instances when modern construction methods and sustainable design solutions will necessitate the use of other materials.
- 3.28 Appropriate facilities for users of new development should be integrated effectively into its design and layout to ensure that they can be accessed in a safe and convenient manner and do not detract from the overall appearance of

the development. The nature of the facilities will vary depending on the development proposed but should include waste management and storage facilities, provision for the storage of bicycles, connection to virtual communication networks and, if feasible, off-site provision for a bus shelter and/or a bus service serving the development.

- 3.29 The safety and security of the users of new development is an important consideration at an early stage in the design process. The attributes of good design include safer places; well designed development will create safe, sustainable and attractive places to live and work. It is therefore important that new development is designed to minimise both the opportunity for crime and the perception or fear of crime, whilst ensuring that other planning and design objectives are not compromised.
- 3.30 When designing new development, consideration should also be given to the design implications set out in other policies in this plan. Of particular relevance are: DP2: Landscape and Trees; DP3: Water Quality and Resources; DP5: Historic Environment; DP7: Energy Generation and Efficiency; DP11: Accessibility on Land; DP12: Accessibility to Water and DP29: Development on Sites with a High Probability of Flooding. Regard should also be had to the guidance contained within the Broads Authority Sustainability Guide.

DP5	Historic Environment
<p>New development will be expected to protect, preserve or enhance the fabric and setting of historic, cultural and architectural assets that give the Broads its distinctive character.</p> <p>Development that would affect a Heritage Asset, including a Listed Building, Conservation Area, Registered Park and Garden, Scheduled Monument or its setting, or a locally listed asset, will be considered in the context of national policy (currently PPS5), having regard to the significance of the asset. Harm to or loss of significance to a Designated Heritage Asset will only be permitted in exceptional circumstances.</p> <p>Proposals for development on sites that are of known or suspected archaeological interest must be accompanied by an archaeological field evaluation that determines the significance of the archaeological remains and assesses the implications of the development on these remains. Development that would adversely affect important archaeological remains will only be permitted where:</p> <ul style="list-style-type: none"> (a) The benefits of the development outweigh the harm to the remains and the value of retaining the remains in situ; (b) The degree of disturbance has been minimised; and (c) Satisfactory provision is made for the evaluation, excavation, recording and interpretation of the remains before the commencement of development. <p>Where development can take place and still preserve important features in situ, planning conditions will be sought to secure the implementation of effective management plans that ensure the continued protection of those features.</p>	

Reasoned Justification

- 3.31 The Broads has a rich and varied cultural heritage which includes 12 Scheduled Monuments, 24 Conservation Areas and 272 listed buildings (which collectively constitute the Designated Heritage Assets of the Broads), together with over 1000 sites or structure worthy of inclusion on the Historic Environment Record. In addition, there are many other landmark buildings, structures, historic landscape

or landscape features that contribute to local character and heritage but are not statutorily protected and instead will be assessed for inclusion on a local list of assets, depending upon their significance. The Broads also contains a wealth of important archaeological sites, many of which owe their preservation to waterlogged conditions that enable the conservation of organic material; this material source also requires consideration as a significant heritage asset. Indeed, much of the landscape of the Broads is a product of historic and cultural practices and is of itself an historic landscape, providing the context for individual sites of archaeological interest.

- 3.32 The Authority recognises the importance of protecting and preserving these cultural assets but new development may in some cases be appropriate to enable historic buildings and areas to react to the changing circumstances. Development proposals will however be judged against their effect on the significance of the asset and its setting. Policy DP5 should be read in conjunction with the policy principles and information set out in Planning Policy Statement 5: Planning for the Historic Environment (PPS5).
- 3.33 Development that would affect a Designated Heritage Asset, including a Listed Building, Conservation Area, Registered Park and Garden or Scheduled Monument or its setting must be accompanied by a Heritage Statement. This statement should provide a schedule of works and analyse the impact of the proposal on the form, fabric and setting of the asset and any features of historic or architectural interest, together with an assessment of the significance of the heritage asset to be affected. The statement should provide justification for the proposed works and their impact on the special character of the asset. When a Design and Access Statement is required, the Heritage Statement should form part of this.
- 3.34 In assessing the effect of development proposals on a Heritage Asset, consideration will be given to the significance of the asset and its setting, its intrinsic historic interest and rarity, the contribution it makes to the character of the area and the social and economic benefits of the proposal. Development that would harm the special architectural or historic interest of a Listed Building, Conservation Area or Scheduled Monument will only be permitted where the harm is outweighed by substantial public benefits of the proposal or where the nature of the heritage asset prevents all reasonable uses of the site and the asset cannot be protected through either grant-funding or by establishing a viable use of the asset that will enable its conservation. ('Significance' can be defined as the value of a heritage asset because of its heritage interest. 'Setting' refers to the surroundings in which a heritage asset is experienced. Further information and detailed national policy and guidance are provided in PPS5).
- 3.35 Archaeological remains are a finite resource, often highly fragile and vulnerable to damage and destruction. Wherever possible, development proposals should be located and designed to avoid damage to archaeological remains and should enable these remains to be preserved in situ. Norfolk Landscape Archaeology and Suffolk County Council Archaeology Service will be consulted on development proposals with the potential to have an adverse impact on a site of known or suspected archaeological interest. When a proposal has a potential adverse affect on a site of known or suspected archaeological interest the development must be accompanied by archaeological field evaluations that detail the impact the proposal would have on these remains.

DP6	Re-use of Historic Buildings
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The conversion or change of use of a statutorily protected or locally listed building or structure which makes a significant historical, cultural or architectural contribution to the character of the Broads will only be permitted where:

- (a) A structural survey demonstrates that the conversion or change of use can be undertaken without extensive building works, alterations or extensions that would have a significant detrimental effect on the structure's character and appearance;
- (b) The proposal can be achieved in a way that preserves the structure's historic, cultural and architectural features and its character;
- (c) The nature, scale and intensity of the proposed use are compatible with, and would not prejudice, surrounding uses or the character of the locality; and
- (d) It would not adversely affect protected species or habitat.

Wherever possible, the building or structure should remain in the use for which it was originally designed. Where this is not possible, employment, recreation or tourism uses (including holiday accommodation for short stay occupation on a rented basis) will be the next preference.

Conversion to residential uses, where the building would be used as a second home or for the main residence of the occupiers, will only be permitted where employment, recreation or tourism uses of the building are shown to be unviable.

Reasoned Justification

- 3.36 The Broads contains a wealth of Designated and non-Designated Heritage Assets, making a significant contribution to the special character of the area. The Authority recognises that, in the majority of instances, the most effective way of protecting and preserving these buildings will be to retain them in their original use. However, where these buildings can no longer sustain the use for which they were originally designed, finding an appropriate alternative use for the building often represents the best way of protecting the building. The sensitive re-use of historic buildings is also good sustainable practice, both in terms of making the optimum use of the embodied energy of the building and also in relation to maintaining a local skill base in the restoration of historic buildings and traditional construction techniques.
- 3.37 Nevertheless, when considering proposals for the re-use of historic buildings, close attention must be paid to the design of any such conversion to ensure that it is appropriate for the character and appearance of the building and would not adversely affect its context or setting. In particular, the loss of the primary fabric of the building and internal or external features that contribute to its character can devalue its significance. Some buildings will therefore not be suitable for reuse. Accordingly, development proposals should be accompanied by a structural survey undertaken by an independent Structural Engineer to assist determination of whether the building is capable of conversion without works that would have a significant detrimental effect on its character. In accordance with Policy DP5, a Heritage Statement (included within the Design and Access Statement where this is required) should also be submitted to provide a schedule of the proposed works, analyse the impact of the proposal on any important features of historic interest, and provide justification for the proposal. Policy DP6, including information requirements for, and the determination of such applications should be read in conjunction with Planning Policy Statement 5: Planning for the Historic Environment. Applicants are encouraged to discuss their proposals at an early stage with appropriate Officers of the Authority and, when appropriate, with English Heritage.

- 3.38 Where it is not possible for the building or structure to remain in the use for which it was originally designed, preference will be given to reusing historic buildings for alternative employment, leisure or tourism uses that will have social and economic benefits for the Broads. Conversion of an historic building to a residential use can often have an adverse impact on its character, given the scale and nature of work required to meet the expectations for a permanent residence. For this reason such residential conversions tend to be considered as a last resort. Applications to convert a historic building to residential use will be expected to be accompanied by a report undertaken by an independent Chartered Surveyor that demonstrates why economic, leisure and tourism uses would not be suitable or viable as a result of inherent issues with the building. Issues relating to the personal circumstances of the applicant or as a result of a price paid for the building will not be taken into consideration. Details should be provided of conversion costs, the estimated yield of the commercial uses and evidence provided on the efforts that have been made to secure economic, leisure and tourism re-use during the previous 12 month period.
- 3.39 Applicants should be aware that historic buildings, particularly those in rural areas, have the potential to provide important breeding and resting places for a number of species protected under a range of legislative provisions, including bats, barn owls or other nesting birds. If the presence of a protected species is suspected, the applicant will normally be required to submit a survey undertaken by a competent ecologist to establish whether the species is present, whether the development would harm the species and what measures are proposed to avoid potential harm.

DP7	Energy Generation and Efficiency
<p>New development, including redevelopment and conversion of existing buildings, will be expected to use energy, water, materials and other natural resources efficiently in order to achieve reduced carbon emissions and reduce the impact of development on climate change.</p> <p>To meet these requirements development should:</p> <ul style="list-style-type: none"> (a) In the case of housing development, meet at least Level 3 of the Code for Sustainable Homes, on the adoption of this Plan (until exceeded by national Building Regulation standards, at which point revised level/s will apply); (b) In the case of non-housing development over 1000m², achieve at least the BREEAM 'Very Good' standard or equivalent, on adoption of this Plan; (c) For development over 10 residential units, or 1,000m² for non-residential development, provide at least 10% of their predicted energy requirements from decentralised and renewable or low-carbon sources. Off-site provision may be acceptable where it can be demonstrated that this would have a greater benefit; (d) Maximise the use of energy efficiency and energy conservation measures in its design, layout and orientation to reduce overall energy demand; and (e) Incorporate water conservation and sustainable drainage methods, in accordance with, respectively, Policies DP3 and DP29 of this Plan. <p>An energy statement should accompany applications to demonstrate, in terms of energy efficiency and renewable energy, how the target of 10% renewable or low-carbon energy is to be met.</p> <p>Where applicants can demonstrate, to the satisfaction of the Authority, that the requirements of Policy DP7 are either not feasible or not viable, then it will consider</p>	

reducing the building standard rating or renewable/low-carbon energy provision requirements in exceptional circumstances.

Reasoned Justification

- 3.40 The construction and use of buildings has a range of impacts, for instance through energy use, water consumption, the use of materials and the generation of waste. As a result, the buildings that are designed and built today will affect our ability to live in an environmentally sustainable way for years to come.
- 3.41 The Climate Change Act legislates for a 34% reduction in greenhouse gas emissions against 1990 levels by 2020, and an 80% reduction by 2050. The incorporation of renewable energy generation technologies and energy efficiency measures into the design of new development can make a significant contribution to achieving these targets. Core Strategy policy CS8 therefore stipulates that contributions to climate change should be minimised by, inter alia, using sustainable design principles that achieve energy efficiency throughout the development's lifecycle and by incorporating small-scale renewable energy technologies into development.
- 3.42 PPS1 Supplement: *Planning and Climate Change* sets out strong measures to address climate change as well as encouraging Local Planning Authorities to set target contributions of decentralised renewable or low-carbon energy in developments. Microgeneration has the potential to play a significant role in moving towards the Government's objective of sustainable, reliable and affordable energy for all. The now revoked RSS policy ENG1 set a requirement that all development proposals above 10 dwellings or 1,000m² (non-residential development) should secure at least 10% of the predicted energy requirements of the building from decentralised and/or on-site renewable sources. Given the nature of the Broads and the more constrained policies towards development in this Plan (particularly for new, residential development), the instances of such major development being proposed will be limited. Nevertheless, the Authority has no evidence to support the viability of introducing lower thresholds such that more development would be 'captured' by such a policy approach. The Authority considers a 10% requirement reasonable for major development but will in the future consider the potential for increasing this figure and/or associated thresholds given that costs of provision are predicted to fall over time.
- 3.43 On-site provision will normally be the preferred mechanism for renewable energy generation; however, off-site schemes will be permitted where it would result in the generation of a greater amount of energy or would have a lesser visual/environmental impact. Planning conditions and/or obligations will be used to ensure that the energy infrastructure comes on-line before the development is occupied.
- 3.44 Addressing climate change is also about making improvements to resource and energy efficiency. The Code for Sustainable Homes and Building Research Establishment Environmental Assessment Method (BREEAM) building standards are nationally recognised levels which require building design and construction to address these challenging issues. The Government's 'Building a Greener Future: Policy Statement' (2007) is a programme for ensuring that all new homes are zero carbon for energy use by 2016. Accordingly, it is proposed that there are set increments of improved building standards to be applied in legislation through the Building Regulations, leading to 2016. Whilst the Authority

acknowledges that improvements in resource efficiency will be made through the revisions to the Building Regulations, it is considered appropriate and urgent to require developments to demonstrate a commitment to sustainable development in the Broads through the planning system. Policy DP7 reflects that approach.

- 3.45 The Authority is mindful that these requirements lead to increased costs and may impact upon development viability. In exceptional circumstances, the Authority may be prepared to negotiate on the requisite environmental building standards or renewable/low-carbon energy provision requirements.
- 3.46 Further guidance on designing new development to minimise energy consumption is provided in the Broads Authority Sustainability Guide.

DP8	Renewable Energy
<p>Renewable energy proposals should be of a scale and design appropriate to the locality and should not, either individually or cumulatively, have an unacceptable impact on the distinctive landscape, cultural heritage, biodiversity or recreational experience of the Broads. The impact of ancillary infrastructure, including power lines, sub-stations, storage buildings, wharves and access roads, will form part of the evaluation.</p> <p>Wherever possible, renewable energy proposals should utilise previously developed sites and result in environmental improvements over the current condition of the site.</p>	

Reasoned Justification

- 3.47 It is widely acknowledged that tackling the challenges posed by climate change will necessitate a radical increase in the proportion of energy we use that is generated from renewable sources. The EU Renewable Energy Directive (2009) requires the UK to secure at least 15% of its energy usage from renewable sources by 2020. The Authority must ensure that the causes of climate change are addressed at the local level. This will however need to be undertaken within the context of the special circumstances pertaining to the Broads.
- 3.48 A range of renewable energy technologies may be suitable for the Broads, including solar photovoltaic cells, ground and air source heat pumps and wind turbines. However, the sensitivity of the Broads landscape means that large-scale renewable energy developments will generally be inappropriate. In accordance with national policy as set out in PPS22, planning permission for renewable energy developments will only be granted where the objectives of the designation will not be compromised.
- 3.49 Wind turbine developments in particular have the potential to impact significantly on the special character of the Broads. Wind turbines are tall structures that have the potential to detract from the mainly open and low-lying character of the Broads landscape, particularly when they are in large groups or sited in prominent locations. Proposals for wind turbines must therefore be accompanied by a landscape and visual impact assessment, which assesses the impact of the development from a full range of viewpoints, including from the waterways. When considering such proposals, the Authority will take into account: the scale of the wind farm (in terms of turbine groupings and heights); the condition of the landscape; the extent to which topography and/or trees screen the lower part of turbines; the degree of human influence on the landscape; and the presence of strong visual features and focal points. The Authority’s Landscape Character

Assessment will be used to assist in assessing the impact of individual proposals.

- 3.50 The operation of the turbines can also adversely affect ecological interests, particularly birds and bats. If a proposal is considered likely to have an effect on internationally designated sites, it will need to be considered in the context of the Conservation of Habitats and Species Regulations 2010 (the Habitats Directive) and a project level Appropriate Assessment undertaken. Development that could affect the integrity of a European site would not be in accordance with Policy CS2 of the Core Strategy.
- 3.51 The Authority will not support proposals for renewable energy development sited outside but close to the Broads boundaries that would have a significant adverse impact on the Broads environment and the special landscape setting and character.
- 3.52 To minimise the long-term impact of renewable energy development on landscape character, planning conditions and obligations will be sought to require the removal of structures associated with power generation and secure the appropriate restoration of the site, when the energy generation aspect becomes redundant.

DP9	Telecommunications Development
<p>The provision of essential infrastructure for telecommunications will be supported where it is of a scale and design appropriate to the Broads and would not have an unacceptable impact on the special landscape setting and character of the Broads.</p> <p>In particular, proposals for the erection of telecommunications masts, equipment and associated development will only be permitted where:</p> <ul style="list-style-type: none">(a) The proposal has an essential role in the provision of a regional and national network;(b) There is no opportunity for undergrounding or no suitable alternative locations outside the Broads protected landscape;(c) There is no unacceptable impact on the character of the locality, the wider landscape and the amenity of neighbours;(d) Full consideration has been given to the opportunities for sharing a site, mast or facility with existing telecommunications infrastructure already in the area and the least environmentally intrusive option has been selected;(e) The proposal is in conformity with the latest national guidelines on radiation protection; and(f) It would not adversely affect protected species or habitats. <p>The operator will also be required to remove any telecommunications equipment when it is redundant.</p>	

Reasoned Justification

- 3.53 The Authority understands the importance of modern telecommunications for local communities and the economy, including rural broadband coverage. However, by its nature, telecommunications development and its associated equipment has the potential to have a significant impact on the landscape, built environment and wildlife of the Broads. In particular, the open and low-lying

character of the area increases the likelihood of installations forming visually prominent features that detract from the special character of the Broads.

- 3.54 Government guidance in PPG8 advocates that local authorities should respond positively to telecommunications development proposals but recognises that in National Parks and the Broads proposals must demonstrate that there are no suitable alternative locations capable of accommodating the proposed installation.
- 3.55 Planning applications for mast and antennae development must be accompanied by supplementary information on the area of search, details of any consultation undertaken, details of the proposed structure and measures to minimise its visual impact, photomontages, and technical justification for the proposed development. Measures to reduce the visual impact of a proposal will be secured by planning condition where necessary. To avoid the proliferation and visual impact of new telecommunications installations, preference will be to accommodate new installations on existing masts and/or within existing telecommunication apparatus sites where this represents the least environmentally intrusive option. Applicants who choose not to mast or site share where there is an opportunity to do so should submit a statement setting out the extent of the area of search and fully justifying their reasons for discounting this option.
- 3.56 The impact of telecommunications equipment on health is a source of public concern. It is the Government's firm view that the planning system is not the place to determine health safeguards. The Authority will nevertheless require all operators to demonstrate that their proposed installation would be in conformity with the latest national guidelines on radiation protection. To this end, the submission of information to certify compliance with the International Commission of Non-Ionizing Radiation Protection (ICNIRP) standards will be sufficient to demonstrate that a proposed development would not have an unacceptable impact on people's health.
- 3.57 Because of the rapid pace of change in technology, permissions will normally be temporary so that masts are required to be removed when they are no longer necessary to meet the requirements of the operator.

DP10	Advertisements and Signs
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Advertisements will only be permitted where the size, design, positioning, materials and degree of illumination of the advertisement would not have an adverse visual impact on the built or landscape character of the Broads or a detrimental effect on public safety on land or water.

Reasoned Justification

- 3.58 The Authority recognises that advertisements provide businesses with an important means of attracting customers and can play an important role in informing visitors to the Broads and supporting visitor trade. Nevertheless, by their very nature advertisements are designed to attract attention and are frequently displayed in prominent positions. The impact of advertisements and signs on the character and appearance of buildings, settlements and the landscape can as a result be significant. Illuminated advertisements can have a particularly significant visual impact and detract from the tranquillity of the Broads.

- 3.59 The Authority will therefore carefully consider proposals for advertisements to ensure that they are sympathetic to the special character of the Broads and do not have an unacceptable impact on public safety on land and water. The design of an advertisement, together with its size, positioning and materials, can determine how well it fits into or stands out from the surrounding area. To reduce unnecessary visual intrusion, the number of advertisements will be kept to a minimum and, wherever possible, an advertisement or sign should complement existing architecture and the local context.
- 3.60 Some types of advertisement are exempted from detailed control and other specific categories do not require express consent from the Local Planning Authority and instead qualify for 'deemed consent', provided they conform to stated conditions and limitations for each category. Further information on advertisement control can be found in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and Communities and Local Government Circular 03/2007.

4. THE USE AND ENJOYMENT OF WATER AND LAND

- 4.1 The Broads is a key national and international asset for the East of England. Largely comprising a network of rivers and shallow lakes, fens, marshes, wet woodland, mud flats and coastal dunes, the Broads represents a unique landscape of international natural and cultural importance which attracts significant numbers of visitors who come for the opportunities for sailing, motor-boating, canoeing, angling and bird-watching, and other recreational pursuits such as walking, cycling and horse riding. The tourism sector is, as a result, a primary contributor to the local economy of the Broads.
- 4.2 With status equivalent to a National Park, the Authority has a duty to promote opportunities for the understanding and enjoyment of the special qualities of the Broads by the public and Core Strategy policies support the promotion of tourism. Nevertheless, while there is a recognised need to encourage development proposals that support the tourism sector, it is imperative that the nature or location of these proposals do not adversely affect the very asset that attracts visitors to the Broads in the first instance, namely the special qualities of the environment.
- 4.3 The Broads comprises approximately 200km of boating on lock-free tidal rivers and in the region of 1,974 hectares of water space and 63 permanently open water bodies. A primary objective of the Authority is to maintain the navigation area for the purposes of navigation. Closely aligned to this is the Authority's objective of encouraging a greater range of people to take up sailing, canoeing and fishing and other water related activities. The provision of appropriate infrastructure and facilities, including moorings, to enable people to access and enjoy the waterways is therefore regarded as essential for achieving the purposes of the Broads.

DP11	Access on Land
<p>Development proposals that need to be accessed by land shall:</p> <ul style="list-style-type: none">(a) Be assessed in terms of their impact upon the highway network in respect of traffic capacity, highway safety and environmental impact of generated traffic. As appropriate, mitigation will be required including off-site works, points of access, visibility and turning facilities;(b) Incorporate opportunities for increased sustainable public access by a choice of transport modes including by foot, bicycle or horse, including where possible new access to CROW access land;(c) Provide parking in accordance with the relevant adopted standards;(d) Where appropriate, be accompanied by a Travel Plan that seeks to improve the accessibility of the developments by non-car modes, the implementation of which will be secured by planning condition or obligation; and(e) Avoid any adverse affect on protected species or habitat. <p>When determining development proposals, the Authority will safeguard public rights of way. Development will not be acceptable where it would result in the severance or loss of an existing public route. New development adjacent to a waterway should, where appropriate, facilitate pedestrian access to, and along, the waterway by providing a safe and attractive waterside walkway and pedestrian links between the waterside and other key pedestrian routes.</p>	

Reasoned Justification

- 4.4 A number of major transportation links, including the A47 trunk road east of Norwich and the A12 south of Great Yarmouth, traverse the Broads. Nevertheless, as a predominantly rural area, access to the villages, rivers and broads is usually via minor roads, which places a constraint on the development of isolated sites. Consequently, in order to maintain the tranquillity and special character of the Broads, the Authority will expect new development to be of a scale and nature appropriate to the adjacent road network and the character of the area. Where a development proposal could have an impact on a trunk road, it will be assessed by the Highways Agency in accordance with policies of the relevant DfT Circular (currently 02/2007: Planning and the Strategic Road Network).
- 4.5 Traffic congestion is a problem in parts of the Broads, particularly in and around the towns that act as a focus for attractions and which provide easy access to the rivers or broads. This congestion creates a negative impression of the Broads, both to visitors and residents, and can have a damaging impact on the local economy. Consequently, to minimise the impact of new development on congestion, proposals should incorporate measures that enable the development to be accessed by a choice of means of transport and provide adequate levels of parking as defined by the appropriate County Council.
- 4.6 A Travel Plan should also be submitted as part of any planning application where the proposed development has significant transport implications. This should illustrate the accessibility of the site by all modes of transport, indicate the probable modal split of journeys to and from the site and provide details of any proposed measures to improve access to the site by public transport, walking and cycling. Guidance on the level of detail which is required is set out in the Department of Transport's Guidance on Transport Assessments.
- 4.7 Public Rights of Way provide opportunities to encourage walking, cycling and horse riding as safe and attractive modes of transport within the Broads, whether for recreational or other purposes. As valuable transport infrastructure, the Authority will therefore afford them protection from development that is likely to prejudice their current or future use. In the context of the policy, Rights of Way include CROW access land, bridleways, cycle ways, permissive paths, byways (and restricted byways) and roads used as public paths and footpaths.
- 4.8 Improving and enhancing public access to the waterways is a key objective for the Broads Authority. New development adjacent to the waterway will be expected to facilitate pedestrian access to, and along, the waterway, secured by legal obligation where required. This will be particularly appropriate in the case of new residential, commercial and tourism related developments. Extensions and changes of use of existing development may present opportunities to secure enhanced public access, although this will be negotiated on a case-by-case basis dependent on the nature of the site and the network of public access adjoining the site.
- 4.9 If a proposal is likely to result in increased vehicular movements and associated emissions that have the potential to affect an internationally designated site, it will need to be considered in accordance with the Conservation of Habitats and Species Regulations 2010 (the Habitats Directive) and a project level Appropriate Assessment undertaken. Development that could affect the integrity of a European site would not be in accordance with Policy CS2 of the Core Strategy.

DP12 Access to the Water

Developments that support and encourage the use of waterways, including the provision of supporting infrastructure for navigation, such as the construction of jetties and walkways and the provision of electric hook up points, will be permitted provided that they:

- (a) Would not result in hazardous boat movements;
- (b) Would not compromise opportunities for access to, and along, the waterside, access to and use of staithe, or for waterway restoration; and
- (c) Are consistent with the objectives of protecting and conserving the Broads landscape and ecology, including the objectives of the Water Framework Directive.

Proposals incorporating staithe or slipways will be permitted where:

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

Development proposals for new freight wharves and for the provision of freight interchange on brownfield sites adjacent to the navigation will be permitted where these are in accordance with the Core Strategy and other policies of the Development Plan.

Reasoned Justification

- 4.10 The Broads is one of the most extensive and varied inland waterway systems in the UK, offering 200km of boating on lock-free tidal rivers, approximately 1,974 hectares of water space and 63 permanently open water bodies. A key objective underlying the designation of the Broads is to protect the interests of navigation and to maintain the navigation area for the purposes of navigation to such standards as it requires. Closely aligned to this is the Authority's responsibility to enable people to enjoy the Broads. To this end, the Government has stated that it expects the Broads Authority to continue to encourage a greater range of people to take up sailing, canoeing and fishing and other water related activities¹.
- 4.11 Accordingly, development proposals that support and encourage the use of waterways will be permitted where they would not have a detrimental impact on public safety on land or water or an unacceptable impact on other people's enjoyment of the Broads. Proposals should also be consistent with the objectives of the Water Framework Directive and with protecting and conserving the Broads landscape and wildlife. In particular, if a proposal is considered likely to have an effect on internationally designated sites, it will need to be considered in accordance with the Conservation of Habitats and Species Regulations 2010 (The Habitats Directive) and a project level Appropriate Assessment undertaken. Development that could affect the integrity of a European site would not be in accordance with Policy CS2 of the Core Strategy.
- 4.12 The waterways of the Broads have the potential to provide a sustainable and efficient mode of transporting freight. However, it is important to ensure that the use of waterways for this purpose does not affect the special qualities of the Broads. Consequently, proposals for infrastructure to support the greater use of the waterways by freight will be permitted provided that they do not have an

¹ English National Parks and the Broads: UK Government Vision and Circular (2010) – Defra

adverse impact on landscape character, biodiversity, tranquillity or other people's enjoyment of the Broads.

DP13	Bank Protection
<p>Development proposals that include bank protection will be permitted where it can be demonstrated that the proposal has been designed to take account of:</p> <ul style="list-style-type: none">(a) The need for protection;(b) The nature of the watercourse;(c) The scale of tidal range;(d) Safe navigation;(e) The character of the location;(f) The effect on European and priority biodiversity habitats and species; and(g) The requirements of the Water Framework Directive. <p>Soft engineering techniques should be used as a first preference where appropriate. Permission for the piling of banks will only be permitted where:</p> <ul style="list-style-type: none">(h) There is a proven need to prevent bank erosion by this method; or(i) The site is within an established settlement where piling is part of the character of the area; or(j) The proposal is for replacement piling for a site that has been piled in the recent past; and(k) The piling works are required for:<ul style="list-style-type: none">o navigation purposes;o compliance with the Water Framework Directive;o the prevention of diffuse pollution to the water environment;o flood defence; oro development that has been granted planning permission. <p>Mooring on banks that have been piled may not necessarily be permitted. Where mooring is permitted, the number of craft allowed and whether stern-on or single alongside only mooring, will be specified.</p>	

Reasoned Justification

- 4.13 By leading to an enhanced rate of soil loss from river banks, erosion can have a significant impact on the appearance and ecological value of the waterways in the Broads. Bank erosion can also add to the reduction of water quality and loss of open water, and release nutrients into the waterways of the Broads. Bank erosion is also expensive to repair and the sediment that enters watercourses increases the amount and frequency of dredging required to maintain adequate water depths for navigation. The careful design of new or replacement bank edging is therefore crucial for protecting the special landscape character and conservation value of Broads habitats and for maintaining the navigation area to the required standard.
- 4.14 The wide variation in depth, width, boating activity, tidal ranges and bank construction on different river sections in the Broads mean that no one bank protection solution will be suitable for the whole area. The appropriate technique will also depend on the objective behind the bank protection. Accordingly, development proposals that include bank protection should be accompanied by a statement that provides justification for the choice of bank protection solution in relation to the issues listed in the policy.
- 4.15 Traditionally, riverbanks in the Broads have been protected using timber or steel piling driven into the riverbed at the bank edge. However, this approach can

damage riverbank habitats, adversely affect protected species, encourage boat mooring in inappropriate locations and create an urban feel in an otherwise rural area. In many parts of the Broads, particularly those with an open rural location, natural or 'soft' engineering techniques such as alder poles, faggots, willow spilling, biodegradable geotextiles and vegetation will represent a more visually and ecologically appropriate solution that should be used in preference to piling where technically feasible. Accordingly, the Authority will ensure that the piling of banks only takes place where there is a demonstrable need to prevent bank erosion by this means, where it is appropriate to the local character of the area or for the use of the frontage for mooring.

DP14	General Location of Sustainable Tourism and Recreation Development
	<p>New tourism and recreational development will be permitted where it is proposed within or adjacent to a defined settlement boundary, as defined on the Proposals Map, or is closely associated with an existing tourism site, group of holiday dwellings, boatyard or established sailing club.</p> <p>Tourism and recreational facilities in the open countryside will be permitted only where there is a clear and demonstrable need for the facilities to be situated in the open countryside and where they:</p> <ul style="list-style-type: none"> (a) Are in accordance with the Core Strategy and other policies of the Development Plan; (b) Do not involve a significant amount of new built development; (c) Do not adversely affect, and wherever possible contribute positively towards, the landscape character of the locality; (d) Do not result in an adverse effect on the integrity of a protected site or protected species; and (e) Would not compromise existing tourism or recreation facilities in more sustainable locations. <p>Intensive tourism and leisure uses, including static caravans, will not normally be permitted on greenfield sites.</p> <p>Regard will be given to the cumulative impacts of tourism and recreation proposals on landscape character, nature conservation value and local transport movements.</p>

Reasoned Justification

- 4.16 PPS4 advises that Local Planning Authorities should support sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and that utilise and enrich, rather than harm, the character of the countryside, its towns, villages, buildings and other features. The tourism sector plays a vital role in the local economy. Policy CS9 of the Core Strategy seeks to support, widen and strengthen this tourism base by encouraging a network of tourism and recreational facilities, protecting against the loss of existing services and supporting the diversification of tourism.
- 4.17 Visitors are attracted to the Broads predominantly by the beautiful wetland landscapes and the opportunities for sailing, motor-boating, canoeing, angling, bird-watching and other recreational pursuits such as walking, cycling and horse riding. The tourism economy of the Broads is therefore heavily dependent on the quality of the natural environment and inappropriate development proposals, including for intensive tourism and leisure uses, are capable of detracting from the special qualities of the Broads upon which tourism relies. The Sustainable Tourism and Recreation Strategy for the Broads therefore aims to develop,

manage and promote the Broads as a high quality sustainable tourism destination, in keeping with its status as an internationally renowned environment.

- 4.18 Core Strategy Policy CS11 directs tourism and recreational development to appropriate locations which have the necessary infrastructure and facilities to support such development. The settlements of the Broads provide the greatest potential for accommodating additional visitor numbers without detriment to the environment. These locations are also amongst the most accessible by public transport. Accordingly, to ensure the special qualities of the Broads are protected for future generations whilst maintaining the economic benefits of tourism, the Authority will support new tourism and recreational development in or adjacent to defined settlements and on existing tourism sites.
- 4.19 Proposals for new tourism and recreation facilities outside these areas will need to be accompanied by a statement that demonstrates why the proposed facility needs to be located in the open countryside and provides evidence to justify the scale of development. Due to the potential impact on the openness and special character of the landscape, facilities in the open countryside will only be permitted where the scale of built development would not have an adverse impact on the character of the local area and special qualities of the landscape. In addition, proposals that may have an effect on a protected site or species will only be permitted where a site level Habitats Regulation Assessment can successfully demonstrate that there are no adverse affects on the qualifying features on those habitats or species.

DP15	Holiday Accommodation – New Provision and Retention
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New holiday accommodation will be permitted where:

- (a) It complies with the approach to locations for tourism and recreation development as set out in Policy DP14;
- (b) It will be for holiday use for short stay occupation on a rented basis and not used as a second home or for the main residence of the occupiers;
- (c) It will be available for holiday lettings for a substantial period of the year and not occupied by the same people; and
- (d) A register of bookings is maintained at all times and is made available for inspection.

When permitting new holiday accommodation, the Authority will seek to ensure that it remains available for short stay occupation on a rented basis by attaching an occupancy condition to restrict the sale of the property on the open market for year-round occupation or as a second home. Changes in the occupancy conditions from a holiday lettings unit to a second home will only be permitted where it can be demonstrated that the existing tourism use is no longer viable.

The extension, intensification, upgrading or replacement of existing static caravan sites will only be permitted where:

- (e) The proposal is in accordance with the Core Strategy and other policies of the Development Plan;
- (f) The proposal is compatible with the Landscape Character Assessment; and
- (g) Any associated buildings proposed are modest in scale and the visual impact of the proposal is minimised by appropriate siting, design, external materials and colour.

The conversion or redevelopment of hotels and guest houses to permanent residential accommodation will be resisted where it would result in the loss of more than five bed spaces available for holiday use unless it can be demonstrated that the existing tourism use is no longer viable.

Reasoned Justification

- 4.20 The provision of a sufficient level and range of accommodation is essential for supporting the contribution made by the tourism sector to the local economy. A significant proportion of visitors to the Broads use hire boat accommodation. Nevertheless, the Sustainable Tourism and Recreation Strategy for the Broads (2006) established that accommodation within the Broads is limited and that even when the area is widened to include the settlements neighbouring the Broads, there is still relatively little serviced accommodation and a shortage of group accommodation. The Strategy therefore identified the need to adopt a more proactive approach to shaping accommodation development and recommended that consideration be given to the promotion of:
- Self-catering accommodation from converted boatyards and farm buildings;
 - New build Broads self-catering eco-lodges;
 - Small-scale camping sites;
 - Camping platforms; and
 - Hostel and bunk house use of old buildings.
- 4.21 Policy DP15 addresses all forms of new holiday accommodation development, including those types listed above, and should be considered in the context of Policy DP14. For the conversion of existing buildings, policies DP6 and DP21 should also be considered, as appropriate.
- 4.22 The policy seeks to secure and retain a supply of appropriately located tourist accommodation. The Authority will expect all new holiday accommodation to be available for lettings for at least nine months in any one year. To ensure that new holiday accommodation is used for tourism purposes that benefit the economy of the Broads, occupancy conditions will be sought to prevent the accommodation from being used as a second home or sold off on the open market. To ensure an adequate supply of holiday accommodation is retained, the removal of such a condition will only be permitted where the proposal is accompanied by a statement completed by a chartered surveyor which demonstrates that the existing use is unviable. Proposals to redevelop an existing hotel or guest house that would result in the loss of more than five bed spaces available for holiday use will also be expected to be accompanied by a statement completed by a chartered surveyor, demonstrating that the existing use is unviable.
- 4.23 Static caravans contribute to the provision of a range of accommodation in the Broads and can also provide a valuable supplementary source of income for farm businesses. Although there is a need to provide a range of tourist accommodation, the nature of this type of activity can have a significant visual impact on the appearance and character of the landscape. Applications for the extension, intensification, upgrading or replacement of existing static caravan sites will therefore only be permitted where the scale of the proposals and their visual impact is compatible with the character of the location and the wider Broads setting.

- 4.24 Holiday homes that will be occupied as second homes are not considered as holiday accommodation for the purpose of this policy and are instead regarded as new dwellings.

DP16	Moorings
<p>In accordance with the Mooring Strategy (2009), new moorings will be permitted where they contribute to the network of facilities around the Broads system in terms of their location and quality.</p> <p>Proposals for new moorings, including mooring basins, marinas or reconfigured mooring basins will be permitted where:</p> <ul style="list-style-type: none">(a) They would be located where they would not have a negative impact on navigation (for example in an off-river basin or within a boat yard);(b) The proposed development would not have an adverse affect on landscape character or protected habitats or species and would meet the requirements of the Water Framework Directive;(c) There is provision for an adequate and appropriate range of services and ancillary facilities, and adequate access to local facilities within walking distance;(d) The proposed development would not prejudice the current or future use of adjoining land or buildings; and(e) The proposed development would not adversely affect the amenity of adjoining residents. <p>In addition, proposals for development at or within commercial basins or marinas should:</p> <ul style="list-style-type: none">(f) Not result in the loss of moorings available for visitor/short stay use;(g) Not have an adverse effect on European habitats or species and meet the requirements of the Water Framework Directive;(h) Provide new visitor (short stay) moorings at not less than 10% of total new moorings provided with a minimum provision of two;(i) Make adequate provision for car parking, waste and sewage disposal and the prevention of pollution;(j) Provide for the installation of pump-out facilities (where on mains sewer) unless there are adequate alternative facilities in the vicinity; and(k) Provide an appropriate range of services and ancillary features, unless there is access to local facilities within walking distance. <p>Any purpose-built wash down facility provided in a mooring basin or marina should enable the filtration and re-use of waste water from the washing of boat hulls.</p>	

(Note: Refer to <http://www.environment-agency.gov.uk/business/topics/pollution> for information on pollution prevention measures)

Reasoned Justification

- 4.25 In the Broads, mooring types traditionally fall under the following definitions:

Private Moorings

A mooring that comprises the usual base for a vessel from which it might or might not go cruising. This type of mooring will often be allocated to or occupied by a single, identifiable vessel. There is no 'residential use'. A charge is usually made for the use of a private mooring.

Visitor/Short Stay Moorings

A mooring that is specifically designated to enable boats to stop-off or stay for short periods whilst cruising, usually for a maximum, specified period. This type of mooring is usually occupied by different visiting vessels in succession (not necessarily continuously). A charge may or may not be made for the use of visitor/short stay mooring.

Casual/Informal Moorings

A mooring where boats moor on a casual basis, anywhere along a river bank, for a short period of time. These do not generally require the benefit of planning permission.

Commercial Moorings

A mooring (usually in a mooring basin or marina) used by a commercial operator on a commercial basis, where boats may be moored for long or short periods between cruising. The vessels may or may not be in the ownership of the commercial operator.

(Note: Residential Moorings are addressed under Policy DP25.)

- 4.26 The provision of a network of moorings throughout the Broads system is essential for both local communities and visitors to the Broads. A lack of moorings can restrict the use and enjoyment of the water, impede the local economy and, by resulting in the concentration of visitors where mooring is most plentiful, have an adverse affect on tranquillity and the quiet enjoyment of the Broads. The Authority will therefore protect existing moorings and encourage the provision of new moorings across the system.
- 4.27 It is however important to ensure that mooring basins and marinas are only provided in appropriate locations. New moorings support the local economy by protecting the economic viability of marinas and boatyards, thereby protecting ancillary services and facilities which might otherwise be lost. Riverside mooring can constrict the navigable waterways and can lead to congestion and overcrowding on the rivers. New moorings will therefore only be permitted where they would not have a negative impact on navigation, for example in an off-river basin or within a boat yard.
- 4.28 The mooring gap analysis undertaken for the Authority's Mooring Strategy (2009) highlighted that the demand for visitor moorings exceeds supply. However, due to the conversion of boatyards to alternative uses and engineering works associated with flood defence works, the quantity of available visitor moorings across the Broads has been in decline for a number of years. Consequently, to encourage the use and enjoyment of the waterways and to support the valuable contribution made by tourism to the local economy, the Authority will ensure that development proposals for commercial basins and marinas do not result in the further loss of moorings available for visitor use. Proposals for new commercial basins and marinas will also be expected to make an appropriate provision for new visitor moorings.
- 4.29 The quality of the waterways and surrounding landscape is vitally important to the wellbeing of the tourism industry and, by extension, the economy of the Broads. It is therefore essential that proposals for mooring basins or marinas do not impinge on the natural beauty, ecological value and local distinctiveness of the Broads or other people's enjoyment of it. Proposals for mooring basins or

marinas that have the potential to have an effect on the integrity of a protected site would not be in accordance with the Development Plan.

DP17	Leisure Plots
<p>New leisure plots will not be permitted. The use of mooring plots will be restricted to the mooring of boats and uses incidental to that activity.</p>	
<p>Renewable energy generating equipment to provide energy for electric hook up points and the provision of storage lockers for use incidental to the enjoyment of leisure plots will be permitted where they would be consistent with the objectives of protecting and conserving the Broads landscape character and ecology and with other policies of the Development Plan. Permission will not normally be granted for the erection of other buildings, enclosures or structures.</p>	

Reasoned Justification

- 4.30 Leisure plots often result in the creation of a suburban appearance, with associated domestic paraphernalia, which detracts from the landscape character of the Broads and the visual quality of the waterscape. Consequently, the creation of new leisure plots will not be supported by the Authority.
- 4.31 The erection of structures on existing leisure plots, such as sheds, summerhouses, caravans and fences to demarcate the plots, has the potential to not only detract from the character and appearance of sensitive parts of the Broads landscape but also damage areas of wildlife importance. For this reason, the Authority will control development on existing plots to ensure that development only takes place where it is incidental to the mooring of boats and is consistent with the other policies in the Plan.
- 4.32 For the purpose of this policy the term ‘leisure plot’ describes a plot resulting from the sub-division of land and its use for leisure purposes. Within the Broads, leisure plots are often established in waterside locations, in which case they are termed ‘mooring plots.’

5. FOSTERING COMMUNITIES

- 5.1 Under the provisions of the Norfolk and Suffolk Broads Act 1988 (as amended), the Authority in carrying out its functions is required to have regard to the needs of agriculture and forestry and the economic and social interests of those who live and work in the Broads. To this end, the Core Strategy acknowledges the need for a 'living landscape', with development necessary to support local communities and the economy permitted where it is compatible with the need to protect and enhance the essential qualities of the landscape.
- 5.2 An element of new development is essential to maintaining the social and economic vitality and character of the Broads. Core Strategy policies set out how the Authority will aim to protect and regenerate the local economy in general and the boating industry in particular. The policies also recognise the need to support appropriate economic diversification where this can strengthen the local economy and where it is consistent with the purposes of the Broads.
- 5.3 Whilst the Broads Authority does not have a strategic housing function, there are a number of key challenges in meeting the residential needs of the local community. In particular, to a greater or lesser extent, the issue of affordable housing is pertinent to each of the constituent District Councils which cover parts of the Broads area.
- 5.4 The Core Strategy and Government policy both promote the creation of sustainable communities; this Plan makes provision for some residential development in defined settlements provided it is of a contextually appropriate form and scale. Most such development will be of between one and five dwellings. However, in exceptional circumstances there may be scope in larger settlements of the Broads to accommodate more significant development. Urban fringes of larger settlements tend to have a landscape structure which can accommodate development more robustly and create attractive, landscaped edges to developments. Nevertheless, the sensitivities of the Broads in terms of biodiversity, landscape, cultural heritage and flood risk mean that all such development must be carefully considered in the context of this Plan's policies.
- 5.5 There is also a significant demand for residential moorings within the Authority's executive area and there will also be instances where it is necessary to permit the provision of dwellings for agricultural, forestry and certain other workers in order to support the local economy.
- 5.6 In addition to ensuring that new development is compatible with the purposes of the Broads, there is a need to ensure that development is acceptable in all other respects. The boundary of the Broads is tightly drawn around the flood plain and the impact of flooding must be carefully considered when assessing development proposals. It is equally important that development is managed judiciously to ensure it does not adversely affect the amenities of local communities or place an unacceptable strain on infrastructure and community facilities.

DP18 Protecting General Employment

Sites currently in employment use, as defined on the Proposals Map, will be protected by permitting:

- (a) The re-use for employment uses in the first instance; and
- (b) Tourism, recreation, leisure or community facilities or services in the second instance.

Alternative uses will only be permitted where it is demonstrated to the satisfaction of the Authority that:

- (c) The above uses are economically unviable;
- (d) The development would not compromise the operation of remaining employment uses adjacent to the site; and
- (e) The proposal provides benefits that significantly outweigh the loss of land for employment uses;
- (f) In relation to proposals for retail uses, the proposal is compliant with the sequential approach to site selection as defined in PPS4 or the retail floor space would be ancillary to services at a boatyard. Planning conditions will be used to ensure any approved floorspace remains ancillary to the primary use; or
- (g) In relation to proposals for residential uses, the site is within a defined settlement boundary and would have adequate access to local services and facilities.

In the case of waterside sites, including boatyards, development proposals will also be determined against Policy DP20 and will, where appropriate, ensure the retention of facilities for water access and mooring.

Reasoned Justification

- 5.7 There are a limited number of developable sites within the Broads. As a result, sites in employment use are likely to be placed under pressure to be developed for alternative uses whenever there is a decline in demand for particular employment uses. However, in order to support and strengthen the local economy it is essential that the needs of new and existing businesses are not constrained by a lack of suitable sites. Accordingly, Policy CS22 of the Core Strategy is unequivocal that sites and properties in employment use should be protected from redevelopment.
- 5.8 To prevent the loss of established employment sites, proposals to redevelop such sites to alternative uses will only be permitted when accompanied by a statement completed by a chartered surveyor which demonstrates that employment uses are not viable. This statement should provide an assessment of the current and likely future market demand for the site, attempts to market the site during the previous 12 months and the value of the site. The level of detail and type of evidence and analysis presented should be proportionate to the scale and nature of the site and/or premises in question.
- 5.9 Non-employment uses in established employment areas can create tensions with existing users and harm the ability of existing businesses to operate effectively. When considering whether a proposed non-employment use has the potential to compromise the operation of remaining employment uses, regard will be had to issues such as noise, odour, dust, hours of operation, vehicular access, parking and servicing and safety associated with both the established and proposed uses.
- 5.10 In considering whether a proposed development would provide benefits that outweigh the loss of employment land, regard will be given to the social and

economic benefits of the proposed use. Consideration will also be given to whether the redevelopment of the site would deliver improvements to its appearance or result in a reduction in traffic, odour, noise, dust or other emissions.

DP19	Employment Diversification
<p>Business or farm diversification to provide a range of employment uses will be permitted where:</p> <ul style="list-style-type: none">(a) The uses proposed are complementary in scale and kind and support the original business or farm operation;(b) There is no loss of local or visitor facilities;(c) The proposed uses would not have an unacceptable impact on the nature or volume of traffic in the area; and(d) The proposal is in accordance with the Core Strategy and other policies of the Development Plan. <p>New build development as part of a business or farm diversification will only be permitted when it can be demonstrated to the satisfaction of the Authority that the diversified use cannot be accommodated through the conversion of an existing building.</p> <p>In the case of farm diversification, development should be complementary in scale and kind to the main farm operation and site area and must not prejudice the agricultural operations. Farm shops will only be acceptable where a significant proportion of the range of goods for sale is produced on the farm.</p> <p>In the case of proposed diversification, redevelopment or change of use of commercial waterside sites, including boatyards, development proposals will be determined against Policy DP20.</p>	

Reasoned Justification

- 5.11 Rural businesses and farming are integral to the long-term sustainability of the Broads. They are not only of economic value but, in a number of instances, also contribute to managing the special landscape character of the Broads and help maintain biodiversity.
- 5.12 For these reasons, the Authority recognises, through the Core Strategy and policies of this Plan, the importance of allowing farming enterprises and businesses to diversify and generate new income streams in order to ensure their continued viability. This reflects the approach promoted by Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4). Nevertheless, it is essential that the diversification of farming and businesses is carefully managed to ensure it does not harm landscape character, adversely affect the original business or farm operation, or have a detrimental impact on the tranquillity of the Broads by resulting in an unacceptable increase in traffic and noise. Additionally, development proposals that could have an adverse effect on the integrity of a protected site would not be in accordance with the Development Plan.
- 5.13 To protect the special landscape character of the Broads, the Authority will ensure that existing buildings are used to accommodate the diversification wherever possible. New build development as part of a business or farm

diversification will only be permitted where it is regarded as the only viable option.

- 5.14 The provisions of this policy do not apply to the diversification of businesses or farms to provide tourist accommodation, which is dealt with separately in policy DP15.

DP20	Development on Waterside Sites in Commercial Use, including Boatyards
<p>Proposals for the diversification, redevelopment or change of use of a waterside site in commercial use will be permitted when:</p> <ul style="list-style-type: none">(a) The proposed use is an employment or commercial use that is complementary in scale and kind with existing waterside commercial uses;(b) The proposed use would not prejudice a return to boatyard use; and(c) The proposals form part of a comprehensive scheme for the site that retains the site as a unified management unit. <p>Within existing boatyards, the development of new boatsheds and other buildings to meet the operational requirements of the boatyard will be permitted. The development of new buildings or uses for other employment purposes within boatyard sites will be permitted provided that:</p> <ul style="list-style-type: none">(d) The development would involve a subsidiary part of the yard;(e) The site is large enough to accommodate the different uses in a manner that would not conflict with each other, and would not have a significant adverse effect on adjoining uses and occupiers;(f) Existing visitor and boating facilities, such as moorings and access to the waterside, are maintained; and(g) Storage of potentially polluting material, e.g. oils, is proposed and implemented in such a way that pollution is avoided, including during flood events. <p>Development proposals should, as far as practicable, ensure that waterside commercial uses, including construction activity, avoid increased sedimentation and disturbance to the waterways.</p>	

(Note: Refer to <http://www.environment-agency.gov.uk/business/topics/pollution> for information on pollution prevention measures.)

Reasoned Justification

- 5.15 Waterside sites in commercial use, including boatyards, are an integral part of the riverside scene and make an essential contribution to the local economy and character of the Broads. Boatyards also provide a range of vital services used by boat hirers and private owners, such as fuel, pump out facilities and short stay moorings.
- 5.16 There have been an increasing number of proposals to redevelop boatyard sites in the Broads. Due to the importance of these and other waterside sites in commercial use to the local economy and character of the Broads, the Authority will seek to ensure these sites are retained in commercial use wherever possible.
- 5.17 Nevertheless, the special qualities of the Broads dictate that away from these sites there are a limited number of suitable sites that could accommodate the changing circumstances of businesses and their needs to diversify. It is therefore important to strike a balance between protecting waterside sites in commercial use and allowing businesses to diversify or relocate. Accordingly, proposals that

seek to establish other employment uses within a boatyard will be permitted provided that the proposed development would not erode the character of the site, compromise the viability of established uses or restrict or reduce opportunities for use of the waterways.

DP21	Conversion of Buildings in the Countryside
<p>The re-use of rural buildings and structures for employment, tourism (including holiday accommodation for short stay occupation on a rented basis), recreation and community uses will be supported where:</p> <ul style="list-style-type: none">(a) A structural survey demonstrates that the building is structurally sound and capable of conversion without major rebuilding and/or substantial extension;(b) The building can be redeveloped without an adverse affect on the character of the Broads landscape or its setting;(c) It can be demonstrated that the building is of sufficient quality to make it worthy of retention;(d) The proposal is of a high quality design, retaining the external and/or internal features that contribute positively to the character of the building, including original openings and materials, and with minimal intervention to the original form and fabric of the building (e.g. new openings);(e) The nature, scale and intensity of the proposed use are compatible with, and would not prejudice, surrounding uses and the character of the locality;(f) The building is in a sustainable location and the highway network is able to accommodate safely the demands resulting from the proposed use; and(g) The design and details of conversion will maintain, and enhance, restore or add to biodiversity. <p>The conversion of a rural building or structure to a residential use, where the building would be used as a second home or for the main residence of the occupiers, will only be acceptable when it is clearly demonstrated that employment, recreation, tourism and community uses would be unviable.</p> <p>In addition to the above criteria, the conversion of a building in the countryside to residential use will only be acceptable where the building has adequate access to services and facilities.</p>	

Reasoned Justification

- 5.18 The re-use of buildings in the countryside can support the vitality of rural communities and help minimise the need for new built development which has the potential to detract from the special landscape character of the Broads. The Authority is therefore generally supportive of the re-use of appropriately located and suitably constructed buildings in the countryside. Nevertheless, certain buildings may not be suitable for conversion and re-use.
- 5.19 The conversion and re-use of buildings in the countryside will only be acceptable where a structural survey undertaken by an independent Structural Engineer demonstrates that the building is structurally sound and capable of conversion without major rebuilding or reconstruction. The building must also be of a sufficient quality to warrant retention. Large, modern agricultural buildings will generally be considered to be unsuitable for conversion.
- 5.20 To protect the character of the building and the surrounding landscape all conversion works must be undertaken sensitively, utilising a high standard of design and good quality materials. The erection of substantial extensions can have a detrimental impact on the original form of a building or group of buildings

and on the openness and special character of the landscape, whilst the removal of external features, including original openings and materials, can erode the character of the building. It is expected that such conversion works should involve minimal intervention to the original form and fabric of the building (e.g. new openings).

- 5.21 Residential conversions may be appropriate for some types of buildings and in certain locations, providing that it has been demonstrated that a commercial or community use of the building is unviable and that the building is of sufficient quality to merit retention by conversion. Applications to convert a building in the countryside to residential use should be accompanied by a report undertaken by an independent Chartered Surveyor that demonstrates why employment, recreation, tourism and community uses would not be viable due to inherent issues with the building. This should include details of conversion costs, the estimated yield of the commercial uses and evidence of the efforts that have been made to secure economic, leisure and tourism re-use during the previous 12-month period.
- 5.22 Whilst it will not always be possible to apply the same standards of accessibility that would be applied in established settlements to proposals in the countryside, when assessing proposals to convert a building in the countryside regard will be given to the sustainability of the location and the impact the proposed use would have on the local highway network.
- 5.23 Applicants should be aware that buildings in the countryside have the potential to provide important breeding and resting places for a number of species protected under a range of legislative provisions, including bats, barn owls or nesting birds. In accordance with policy DP1, if the presence of a protected species is suspected, the applicant will be required to submit an appropriate protected species surveys. The policy also seeks to ensure that conversion works should aim to maintain, and enhance, restore or add to biodiversity.
- 5.24 Where a building is of historic or architectural merit, regard must be had to Policy DP6: Re-use of Historic Buildings.

DP22	Residential Development within Defined Settlement Boundaries
	<p>New residential development will only be permitted within defined settlement boundaries and must be compatible with other policies of the Development Plan. Such development will normally be limited to individual dwellings or groups of no more than five dwellings.</p> <p>Priority will be given to the development of previously developed land, subject to the provisions of this and other policies of the Development Plan.</p> <p>Outside the defined settlement boundaries, new residential development will not be permitted except in the circumstances defined in Policies DP21, DP23, DP24 and DP26.</p> <p>Proposals for new residential moorings will be determined against Policy DP25.</p>

Reasoned Justification

- 5.25 The Broads Authority has no statutory role in meeting housing requirements but is nevertheless faced with demand for new housing development, given the attractiveness of the area as a place to live. The boundaries of the Broads

executive area are drawn tightly around its constituent river valleys and exclude large parts of the settlements in which most new housing development can be accommodated. The area does, however, include a number of riverside settlements, or parts thereof, together with relatively small areas of Norwich, Great Yarmouth, Beccles, Bungay and Lowestoft (Oulton Broad) but is nevertheless predominantly made up of the characteristic landscapes of the Broads.

- 5.26 Policy CS18 of the Core Strategy seeks to achieve sustainable patterns of development by concentrating development in locations with local facilities, with high levels of accessibility, and where previously developed land is utilised. Settlement boundaries in the Local Plan and subsequently in the LDF Proposals Map are drawn only around those settlements that are deemed sustainable and which meet these objectives. Such settlements will include a good level and range of services and facilities including most if not all of the following: primary school; convenience store; employment or access to employment; public transport provision; village or community hall or similar facility. This approach to promoting more sustainable patterns of development reflects the policies of PPS3 and PPS7.
- 5.27 The inclusion of land within a defined settlement boundary does not mean that it is necessarily appropriate to develop it. The sensitivities of the Broads in terms of biodiversity, landscape, cultural heritage and flood risk mean that careful consideration must be given to the appropriateness of developing a site and each proposal will be determined against this and other policies of the Plan. Appropriate development will normally consist of no more than five dwellings, although in many cases such infill development is often for a single dwelling. Exceptionally more than five dwellings may be acceptable where for example the development is part of a larger proposal, where the settlement is of a scale and character that could accommodate larger development without adverse impacts or where substantial environmental enhancement will result. Priority will be given to the development of previously developed land in such circumstances.
- 5.28 The Settlement Boundaries are defined on the Local Plan Proposals Map and, when this is superseded, on the adopted Broads LDF Proposals Map. Further information and detailed national policy guidance are provided in PPS3 and PPS7.

DP23 Affordable Housing

Affordable housing developments outside defined settlement boundaries, as defined on the Proposals Map, will be permitted where:

- (a) All of the proposed dwellings would be affordable;
- (b) There is an identified local need for affordable housing;
- (c) The need cannot be met within the boundaries of the adjoining local authority's part of the Broads settlement or elsewhere within established settlements in the Broads; and
- (d) The development would be in a sustainable location with adequate access to local services and facilities.

For residential developments within a defined settlement boundary, as defined on the Proposals Map, contributions towards affordable housing provision will be sought in accordance with adopted standards of the relevant District Council, including thresholds, level (%) of contribution, house types/mix and tenure, and having regard to evidence provided by Council surveys and research, including Council waiting list data.

Affordable housing should be provided as completed dwellings built to an agreed standard on site or through contributions to be transferred to a Registered Provider or similar at nil land costs plus the financial contribution to build out the units. Financial contributions in lieu of on-site provision will only be acceptable in exceptional circumstances.

To secure all affordable housing, the Authority will seek a planning obligation from the developer to ensure that:

- (e) The permitted dwellings are affordable in perpetuity by being offered for initial and successive occupation at an affordable rent or low-cost shared ownership;
- (f) The management of the dwellings is undertaken by a local authority, Registered Provider or other suitable body such as a parish or village trust; and
- (g) Initial and successive occupation of the permitted dwellings is restricted to people with strong local connections and who need to live in the immediate area.

'Residential development', for the purposes of this policy, includes residential moorings.

Reasoned Justification

5.29 The Broads Authority does not have a strategic housing function. As a result, the Authority applies the policies of its constituent District Councils regarding affordable housing. There is considerable variation in the housing market of these constituent councils between Great Yarmouth, areas surrounding Norwich and in the heart of the Broads. However, to a greater or lesser extent, the issue of affordable housing is pertinent to all of the Councils.

5.30 There is a limited supply of suitable sites in the Broads for housing to meet local affordable housing need due to the protected landscape of the area, the extent and severity of flood risk and the remoteness of many sites from facilities and public transport. The high demand for second/holiday homes, which inflates land and property prices, and provides a disincentive for the provision of lower cost housing, exacerbates the difficulties in meeting the need for affordable housing in the Broads.

- 5.31 In recognition of this, Core Strategy Policy CS24 states that housing will be permitted outside of the established settlements where it is to provide affordable housing to meet a local need demonstrated by a District Council's or local housing needs survey. Furthermore, the policy specifies that a contribution will be sought from housing development – both new and conversions, permanent and holiday (second homes) – towards the provision of affordable housing.
- 5.32 Financial contributions in lieu of on-site provision will only be acceptable in exceptional circumstances, where the Authority is satisfied that an element of affordable housing either could not practically be accommodated on site or if it can be demonstrated that on-site provision would be unviable. In all cases, planning obligations will be sought to ensure an appropriate contribution to affordable housing is secured.
- 5.33 Developers advancing specific proposals that incorporate an element of affordable housing should submit an affordable housing statement alongside their application. This should provide information on the number of affordable residential units, the mix of affordable units in terms of type, tenure (intermediate/social rented) and size (number of bedrooms and gross floorspace), and the arrangements for managing the affordable housing units. Where the proposal comprises affordable housing on a site outside the established settlements, this statement should also provide information to demonstrate that the local need for affordable housing cannot be met within the boundaries of the adjoining local authority's part of the Broads settlement or elsewhere within established settlements in the Broads.
- 5.34 To ensure all affordable housing remains affordable to the local community in perpetuity, planning obligations will be sought to ensure that the initial and successive occupation of the dwellings is restricted to people with strong local connections and who need to live in the immediate area. This will include people who need to live in the Broads as a result of their current employment and existing residents needing separate accommodation in the area (for example people in housing need due to sub-standard, overcrowded or otherwise unsuitable accommodation).
- 5.35 For the purposes of this policy affordable housing is defined, in accordance with Annex B of PPS3, as housing provided to specified eligible households whose needs are not met by the market.

DP24	Replacement Dwellings
	<p>Replacement dwellings outside of the settlement boundary will be permitted on a one-for-one basis provided that:</p> <ul style="list-style-type: none"> (a) The scale, mass, height, design and external appearance of the replacement dwelling are appropriate to its setting and the landscape character of the location; (b) The replacement would be located within the same building footprint as the existing dwelling or in an alternative location within the same curtilage, which would be less visually prominent and/or at a lower risk of flooding; (c) The existing dwelling has a lawful residential use; and (d) The existing dwelling has no historic, architectural or cultural significance making it worthy of retention.

Reasoned Justification

- 5.36 Replacement dwellings of a scale, mass, height, design or external appearance that is inappropriate to their setting can, either individually or cumulatively, have a detrimental impact on the landscape character of the Broads and undermine the reasons for its designation. The replacement of dwellings outside defined settlement boundaries therefore needs to be managed in order to prevent development that would be unacceptable by virtue of its size, design or positioning.
- 5.37 Proposals should seek to ensure that the replacement dwelling is located where it would have the least visual impact. When considering the suitable positioning and design of a replacement dwelling, regard will be had to national policy contained within PPS25: Development and Flood Risk and its associated Practice Guide, and the guidance provided in the Development and Flood Risk SPD, together with Policy DP29 of this Plan, all of which seek to ensure that development is located and designed to reduce the risks and effects of flooding.

DP25	New Residential Moorings
<p>Applications for permanent residential moorings will be permitted provided that the mooring:</p> <ul style="list-style-type: none">(a) Is in a mooring basin, marina or boatyard that is within or adjacent to a defined settlement boundary and, if more than one residential mooring is proposed, the proposal is commensurate with the scale of development proposed for that settlement. Furthermore, that the mooring basin, marina or boatyard provides an adequate and appropriate range of services and ancillary facilities or provides adequate access to local facilities within walking distance;(b) Would not impede the use of the waterway;(c) Would not have an adverse impact upon:<ul style="list-style-type: none">• the character or appearance of the surrounding area;• protected species, priority habitats and designated wildlife sites;• the amenities of neighbouring occupiers; or• bank erosion.(d) Provides safe access between vessels and the land without interfering with or endangering those using walkways;(e) Has adequate car parking and makes provision for safe access for service and emergency vehicles and pedestrians;(f) Would not prejudice the current or future use of adjoining land or buildings;(g) Makes adequate provision for waste, sewage disposal and the prevention of pollution; and(h) Provides for the installation of pump-out facilities (where on mains sewer) unless there are adequate facilities in the vicinity. <p>All such development will meet the requirements of the Water Framework Directive.</p>	

(Note: Refer to <http://www.environment-agency.gov.uk/business/topics/pollution> for information on pollution prevention measures.)

Reasoned Justification

- 5.38 The high environmental quality of the Broads and wide range of opportunities it offers for boating make the area a popular location. As a consequence there is a significant associated demand for residential moorings. The provision of residential moorings must, however, be carefully managed to ensure that the special qualities of the Broads and their enjoyment are protected.
- 5.39 Tourism makes a valuable contribution to the local economy and a statutory purpose of the Broads is to provide opportunities for the understanding and

enjoyment of the special qualities of the area by the public. To ensure there are sufficient facilities to allow visitors to enjoy the Broads, the Authority will therefore resist proposals for permanent residential moorings where they would result in the loss of visitor/short term moorings or boatyard services.

- 5.40 To ensure the occupants of houseboats have access to adequate facilities, such as education, recreation and other community facilities and services such as domestic waste collection, and to minimise impact of new development on landscape character, the Authority will require new residential moorings to be directed to mooring basins, marinas or boatyards in defined settlements. The Broads Authority is not a Strategic Housing Authority nor does it have a strategic housing target which would require it to accommodate new housing development. Proposals for residential moorings will be expected to be commensurate in scale with the level of residential development proposed for the settlement by the relevant Local Planning Authority.
- 5.41 Residential moorings that have the potential to affect a protected site or species will only be permitted where a site level Appropriate Assessment (under the Habitats Directive) can successfully demonstrate that there are no adverse effects on qualifying features on the site or a detrimental impact on the species.
- 5.42 In order to protect visual and residential amenity and to ensure that the use of residential moorings does not compromise public safety, where permission is granted for a new permanent residential mooring planning conditions and/or obligations will be used to secure agreements for the management of the mooring and surrounding land. Policy DP17 provides guidance on the forms of development that will be permissible on the adjacent waterside environment associated with a mooring.
- 5.43 For the purposes of this policy, a residential mooring is one where someone lives aboard a vessel (which is capable of navigation), that the vessel is used as the main residence and where that vessel is moored in one location for more than 28 days in a year. The vessel may occasionally/periodically go cruising and return to base. The term 'houseboat' refers to a static vessel or purpose-built structure with no form of mechanical propulsion, used or designed for residential purposes. The appearance of houseboats can have a detrimental impact upon the character of the area and will not normally be permitted. Applications for houseboats will be determined against this policy.

DP26	Permanent and Temporary Dwellings for Agricultural, Forestry and Other Workers
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Development of a new dwelling or a residential mooring for agricultural, forestry or rural workers, including boatyard workers, will be permitted if:

- (a) There is a demonstrable need for full time worker(s) to be available at all times for the enterprise to function properly;
- (b) The need is arising from a worker employed full-time or one employed primarily in the Broads in agriculture, forestry or a rural business;
- (c) Evidence is submitted that demonstrates that the business has been established for at least three years and is capable of being sustained for a reasonable period of time;
- (d) The functional need cannot be met by an existing dwelling on the site or in the locality and there has been no sale on the open market of another dwelling on the site that could have met the needs of the worker in the past three years;
- (e) The dwelling would be commensurate in size and scale with the needs of the enterprise; and
- (f) It would not adversely affect protected species or habitats.

Should a new dwelling be permitted under this policy, the Authority will impose a condition restricting its initial and successive occupation to a person solely or mainly employed in agriculture, forestry or a Broads related rural enterprise. The removal of an occupancy condition will only be permitted in exceptional circumstances where it can be demonstrated that:

- (g) There is no longer a long-term need for the dwelling on the particular enterprise on which the dwelling is located; and
- (h) Unsuccessful attempts have been made to sell or rent the dwelling at a price that takes account of the occupancy condition.

Applications for a temporary mobile home or residential mooring for agricultural, forestry or rural workers, including boatyard workers, will be permitted provided that:

- (i) Residential occupation would be for a period of up to three years;
- (j) The worker is required while a farm, forestry business, boatyard, organised recreation or tourist facility develops sustainable economic viability;
- (k) The functional need cannot be met by an existing dwelling on the site or in a nearby settlement; and
- (l) In relation to temporary mobile homes, the proposed temporary dwelling would not be located in Flood Risk Zone 3.

After three years, if there is no planning justification for a permanent dwelling, then the mobile home must be removed or, for a residential mooring, the vessel's residential use must cease.

Reasoned Justification

5.44 The erection of dwellings outside defined settlement boundaries has the potential to have a negative impact on the openness and special character of the Broads. Therefore, in accordance with national guidance contained within PPS7, such dwellings will require special justification for planning permission to be granted. PPS7 states that one such instance is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work.

5.45 Whilst proposals for essential dwellings for agricultural, forestry and other workers will be supported because of their contribution to the local economy, in order to protect the landscape character of the Broads such dwellings will only be permitted where there is a demonstrable need for a full time worker to live at, or

very close to, the site of their work and this functional need cannot be met by an existing dwelling on the site or in the locality. To ensure that this demand for a dwelling is likely to be sustained, proposals must be accompanied by evidence to demonstrate that the business has been established for at least three years and is capable of being sustained for a reasonable period of time. Any new dwelling permitted under this policy will be restricted in size and scale to one which is commensurate with the needs of the enterprise to ensure that the proposal does not have an unacceptable impact on the special landscape character of the Broads.

- 5.46 Due to changing farm practices, the vulnerability of the agricultural sector and potential decline in other rural businesses, there may be instances where a dwelling or mooring for an agricultural, forestry or rural worker is no longer required. The Authority will therefore consider favourably applications to remove occupancy conditions where it can be demonstrated that there is no longer a need for the dwelling on the particular enterprise on which the dwelling is located, either due to changes in the nature of the business or because the business is no longer viable. Applications for the removal of occupancy conditions will also need to be accompanied by robust information to demonstrate that 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, including offering it to local Registered Social Landlords to buy.
- 5.47 Proposals for a temporary mobile home or residential mooring for agricultural, forestry or rural workers will be permitted for a period of up to three years. In order to protect the landscape character of the Broads, a planning condition will be attached to any permission to ensure that any mobile home or vessel is removed at the end of this three-year period.
- 5.48 PPS25 lists mobile homes for permanent occupation as a 'highly vulnerable' use. Accordingly, proposals to site a mobile home in an area defined as being within Flood Zone 3 will not be supported.

DP27	Visitor and Community Facilities and Services
<p>Applications for the change of use or redevelopment of an existing community, visitor or recreational facility or service that meets a local need or contributes to the network of facilities through the river valleys will only be permitted where:</p> <ul style="list-style-type: none"> (a) There is an equivalent facility available in the locality or one is made available prior to the commencement of redevelopment, to serve the same need; or (b) It can be demonstrated through a viability assessment that the current use is economically unviable. <p>Development of new buildings, the extension of existing buildings or the use of land to meet a need for local community uses and facilities will be permitted provided that:</p> <ul style="list-style-type: none"> (c) An assessment can demonstrate a need for the facility and that it will support the social viability of a community; (d) Location within the Broads can be justified and that it would not conflict with other policies of the Development Plan; (e) It would not adversely affect protected species or habitat, nor have an unacceptable impact on landscape character; and (f) The facility is in a sustainable location, accessible by a choice of transport modes. <p>Facilities which are educational in nature or relate to the promotion of the conservation of the Broads environment will be supported.</p>	

Reasoned Justification

- 5.49 The economy of the Broads is underpinned by tourism. Policy CS9 of the Core Strategy seeks to support, widen and strengthen this tourism base by encouraging a network of tourism and recreational facilities, protecting against the loss of existing services and supporting the diversification of tourism where economically and environmentally sustainable. Development proposals that would result in the loss of existing visitor facilities will therefore be expected to robustly demonstrate that the business is no longer economically viable through the submission of relevant financial information.
- 5.50 Community facilities, such as shops, post offices, public houses and primary schools, provide essential services that contribute to the sustainability of communities. The loss of such facilities would result in people having to travel further to meet their everyday needs, which can have a particularly adverse impact on those who do not have the ability to travel easily, such as the elderly. In order to maintain a level of local servicing, the Authority will therefore seek to protect existing community facilities and services and will only approve proposals which would lead to their loss where it can be robustly demonstrated that the facility is no longer suitable or viable for its community use.
- 5.51 Core Strategy Policy CS25 supports new community facilities provided there can be an operational and locational justification. The quality of the natural environment is an important resource which is also vitally important to the wellbeing of the tourism industry and, by extension, the economy of the Broads. It is therefore essential that proposals for new community facilities do not impinge on the natural beauty, ecological value and local distinctiveness of the Broads or other people's enjoyment of it. Core Strategy Policy CS19 therefore requires proposals for new facilities that are likely to attract large numbers of people to be located where they are accessible by a choice of means of transport. Design and Access Statements should be used, where these are required, to justify the sustainability of the location for the proposed development. Development proposals will also be expected to be accompanied by a needs assessment that demonstrates the demand for the proposed facility and why an alternative site outside the Broads could not accommodate the development.

DP28	Amenity
<p>All new development, including alterations and extensions to existing buildings, will be expected to provide the occupiers/users with a satisfactory level of amenity. Development will not be permitted if it would have an unacceptable impact on the amenity of existing or potential neighbouring properties or uses. When considering the impact of a development on amenity, consideration will be given to:</p> <ul style="list-style-type: none">(a) Overlooking;(b) Overshadowing;(c) Visual amenity;(d) Light pollution;(e) Airborne pollutants;(f) Odours;(g) Noise pollution and disturbance; and(h) Provision of a satisfactory external amenity space to residential properties. <p>Where existing amenity is poor, improvements will be sought in connection with any development.</p>	

Reasoned Justification

5.52 Protecting the amenity of both the future occupiers of new development and the occupiers of existing developments is vital for the sustainability of communities in the Broads. Amenity can include many factors, such as overshadowing and the impacts of traffic generation. Policy DP28 lists the general issues that should be taken into account by applicants advancing specific development proposals for planning approval and by the Broads Authority in its role as Local Planning Authority, determining planning applications in consultation with local communities and stakeholders.

DP29	Development on Sites with a High Probability of Flooding
<p>Development will only be permitted in Environment Agency Flood Zones 2 and 3 and those areas deemed to be at risk of flooding in the Authority's Strategic Flood Risk Assessment, where appropriate and when the Sequential Test and Exception Test (parts (a), (b) and (c)) where applicable, as set out in PPS25, have been satisfied. Development proposals should be supported by a Site Specific Flood Risk Assessment.</p> <p>In addition to parts (a), (b) and (c) of the Exception Test, the following will be taken into account in consideration of that Test:</p> <ul style="list-style-type: none">(a) Whether the proposed development will make a significant contribution to achieving the objectives of the Core Strategy and other policies of the Development Plan;(b) Whether the development involves the redevelopment of previously developed land or buildings and would result in environmental improvements over the current condition of the site;(c) Whether appropriate measures to ensure resilience to potential flooding have been incorporated into the development;(d) Whether appropriate measures to reduce the risk of flooding (on and offsite), including sustainable drainage systems with effective attenuation of flows to adjoining land or waterways, have been incorporated;(e) The impact of the proposal on flood risk elsewhere and on the effectiveness of flood alleviation or flood defence schemes; and(f) Where the proposal involves the replacement of an existing building, whether the replacement building is located and/or designed without increasing flood risk and, where possible, to reduce the risks and effects of flooding. <p>The relocation of existing development to an undeveloped site with a lower probability of flooding will be permitted where:</p> <ul style="list-style-type: none">(g) The vacated site would be reinstated as naturally functioning flood plain;(h) The benefits of flood risk reduction outweigh the benefits of leaving the new site undeveloped; and(i) The development of the new site is appropriate when considered against the other policies of the Development Plan.	

Reasoned Justification

5.53 Flood alleviation and preparing for the impacts of climate change are key issues in the Broads. The boundary of the Broads is tightly drawn around the flood plain and, as a result, approximately 95% of the Broads Authority area is at some risk of flooding. The Authority's Strategic Flood Risk Assessment (SFRA) established that the majority of this area is defined as being at a 'high probability' of flooding (Flood Zone 3a) but over time will be defined as the 'functional floodplain' (Flood Zone 3b) due to the impacts of climate change. Due to the extent and severity of

this flood risk there is an extremely limited availability of developable sites in the Broads.

- 5.54 Development proposals of one hectare or greater and all proposals for new development in Flood Zones 2 and 3 will be expected to be accompanied by a site specific Flood Risk Assessment (FRA). This FRA should demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others would be managed. It will also be expected to take climate change into account, identify flood reduction measures that will be incorporated into the development (including the use of Sustainable Drainage Systems) and provide an assessment of any residual risk. The FRA should be proportionate to the level of risk and the scale, nature and location of the development.
- 5.55 In accordance with Policy CS20 of the Core Strategy, development in Environment Agency Flood Zones 2 and 3 and those areas deemed to be at risk of flooding in the Authority's Strategic Flood Risk Assessment will only be permitted when the sequential test and the exception test, where applicable, as set out in PPS25, have been satisfied. The Sequential Test will be carried out by the Authority drawing upon information submitted by the applicant. Where an exception test is necessary, the applicant's FRA must include sufficient information to enable this assessment to be undertaken. For the purposes of this policy, footprint will be defined as the ground floor area of the existing buildings, excluding temporary buildings, open spaces with direct external access between wings of a building, and areas of hardstanding.
- 5.56 Sustainable Drainage Systems (SuDS) are an alternative to traditional drainage systems that attempt to reduce the total amount, flow and rate of surface water run-off. There is a range of possible SUDs techniques that can be utilised. However, not all techniques will be appropriate for individual development sites.
- 5.57 Given the importance and relevance of flood risk issues to the Broads, applicants should, in developing proposals, have regard to PPS25: Development and Flood Risk and its associated Practice Guide. The Authority has prepared a Supplementary Planning Document (SPD) on Development and Flood Risk which provides further details on the applicability of SUDS in the individual Broads settlements. It also contains guidance on the preparation of FRAs, the sequential and exception tests and measures to reduce flood risk to new development.

DP30	Developer Contributions
	<p>The Authority will seek appropriate contributions from developers in order to serve the development and its occupants. Where the development is of a type that will introduce additional pressure on the Broads area, including permanent moorings, contributions will be sought towards the appropriate provision of affordable housing, biodiversity enhancement, recreational, community and navigation facilities and to achieve sustainable development.</p> <p>Contributions may be sought towards:</p> <ul style="list-style-type: none"> (a) Affordable housing (as detailed in policy DP23); (b) Community facilities (including community halls, sports facilities, education facilities and libraries); (c) Green infrastructure and biodiversity/geodiversity mitigation, management and/or enhancement; (d) Open space and children's play facilities;

- (e) Landscaping, landscape enhancement and management;
- (f) Public footpaths, rights of way, green-links, signing and maintenance;
- (g) Waste management and recycling facilities;
- (h) Highway works and/or improved public transport facilities and funding for the implementation of Travel Plans;
- (i) Flood management/mitigation;
- (j) Dredging to maintain navigation; and
- (k) Administrative costs.

Other contributions may be sought in appropriate circumstances. The standards and thresholds adopted by the relevant authority will apply. Contributions may be pooled with others from outside the Broads area, in order to fund wider community infrastructure.

Reduced contributions, where necessary (for example due to the exceptional costs of redeveloping a particular site) will be negotiated on an 'open book' basis based on the financial viability of the scheme.

The Authority will consider the introduction of a Community Infrastructure Levy (CIL) to address strategic infrastructure delivery.

Reasoned Justification

- 5.58 Development can place additional pressure upon physical infrastructure, social facilities and green infrastructure, and it is a well-established principle that new development should contribute towards these additional demands. Where existing infrastructure is inadequate to meet the needs of new development, the Authority will use conditions or planning obligations to ensure that proposals are made acceptable through securing the provision of necessary improvements to facilities, infrastructure and services.
- 5.59 The nature and scale of any contribution sought for this purpose will be related to the development proposed and its potential impact upon the surrounding area. In accordance with the Community Infrastructure Levy Regulations 2010, a planning obligation may only constitute a reason for granting planning permission for development if the obligation is:
- necessary to make the development acceptable in planning terms;
 - directly related to the proposed development; and
 - fairly and reasonably related in scale and kind to the development.
- 5.60 Pending consideration by the Authority of introducing a Community Infrastructure Levy or alternative tariff, the Authority will seek contributions towards education facilities, libraries, fire hydrants and social service provision, where appropriate, utilising Planning Obligations standards prepared by Norfolk and Suffolk County Councils. The Authority will also apply the standards and thresholds adopted by the relevant, constituent District Council to calculate the contributions to be sought. Contributions to affordable housing will be sought in accordance with the approach set out in policy DP23.
- 5.61 In relation to the protection of the waterways and navigation, contributions will be sought from development, where appropriate, towards dredging. The dredging and proper disposal of sediment from the bed of the rivers and broads is the largest cost in the maintenance of the navigation area. The required level of contribution will be calculated on a site-by-site basis using the Authority's latest

available dredging costings. Additionally, the Authority will seek an administrative contribution to cover the cost of arranging and monitoring developer obligations.

- 5.62 Any moneys falling due as a result of planning obligations will be held by the Authority until agreement is reached with the providing body for the relevant facilities to be provided. In the event that agreement is not reached or the infrastructure is not constructed, those moneys will be returned to the developer after a period of 10 years. Maintenance sums will be sought for the first ten years of the life of a facility where relevant.

6. IMPLEMENTATION AND MONITORING FRAMEWORK

- 6.1 Reviewing and monitoring how well the Local Development Framework is performing is an essential component of the planning system. The policies contained within this document will be monitored to ensure that the LDF is delivering the aims and objectives for the Broads up to 2021. By assessing the degree to which policies are being implemented, monitoring their performance against clear targets and checking that outcomes remain as intended, an assessment can be made of past performance and likely future performance. Based upon this assessment, decisions can be taken as to whether policies need to be adjusted or replaced.
- 6.2 The Authority is required to prepare an Annual Monitoring Report in which the effectiveness of the policies will be assessed. The Authority prepares an Annual Monitoring Report (AMR). This report must be based upon the period 1st April to 31st March and be submitted to the Secretary of State no later than the end of the following December. When published, it is available to view on the Authority's website. The need for a review of the Core Strategy will be highlighted in the Annual Monitoring Report.
- 6.3 The development of a monitoring framework comprising performance indicators and targets and identifying the agencies responsible for implementation is central for monitoring the performance of policy. As Government guidance indicates², the development of a monitoring framework will be gradual and evolutionary, as the plan is put into place, and as the spatial approach to planning is developed. It is advised that the number of indicators should be kept to the minimum necessary as part of an integrated system for monitoring the LDF. The key test should be whether the indicators collected provide sufficient information to assess policy implementation and its significant effects, having regard to available resources.
- 6.4 As the role of this document is to provide criteria against which development in the Broads will be assessed, the primary route by which the document will be implemented is through the development management process and the granting of planning permission for particular developments. Table 2 identifies indicators and targets that will be used to assess the performance of the policies of the Development Management Policies DPD. It also lists which agencies will be responsible for their implementation. Each of the indicators will be monitored on an annual basis through the Authority's AMR.

² Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

Table 2: Performance Monitoring Indicators and Targets

Policy	Linked Core Strategy Policy	Indicator	Target	Responsible Bodies
Respecting the Environment and Cultural Assets				
DP1: Natural Environment	CS1, CS2, CS4	Number and extent (ha) of designated nature conservation sites:	No net decrease	Broads Authority, Developers, Natural England, Wildlife Trusts, RSPB, Norfolk Biodiversity Partnership, Norfolk Geodiversity Partnership, Environment Agency, Internal Drainage Board.
		<ul style="list-style-type: none"> • SPAs • SACs • Ramsar Sites • National Nature Reserves • SSSIs • County Wildlife Sites • Local Nature Reserves and Geosites 		
		% of SACs and SPAs in 'favourable' condition.	1% increase per annum	
		% of SSSIs in 'favourable' or 'recovering' condition.	1% increase per annum	
		Number and extent of newly created habitats.		
DP2: Landscape and Trees	CS1, CS4	Number of BAP habitats created as part of new developments.	Annual increase	Broads Authority, Developers, Natural England, Wildlife Trusts, Norfolk Biodiversity Partnership.
		Protected trees lost as a result of development.	Zero per annum	
		% of land having marked changes inconsistent with landscape character.	No increase	

DP3: Water Quality and Resources	CS1, CS2, CS7	Area and % of broads in good (Phase 1) or fair (Phase 2) ecological condition. Water Framework indicators to be set once created (externally).	1% increase per annum Water Framework targets to be set once created (externally)	Broads Authority, Developers, Environment Agency, Statutory Undertakers
DP4: Design	CS1, CS4, CS7	Number of appeals allowed following refusal on design grounds.	Zero per annum	Broads Authority, Developers
DP5: Historic Environment	CS1, CS5, CS6	Number of permissions/consents granted contrary to English Heritage and Conservation Officer advice. Number and % of heritage assets at risk. Number of conservation areas with up to date character appraisals and management plans.	Zero per annum 1% decrease per annum Production of a series of Conservation Area Appraisals and Management Plans.	Broads Authority, Developers, English Heritage, Norfolk Landscape Archaeology, Suffolk County Council Archaeology Service, Amenity Societies
DP6: Re-use of Historic Buildings	CS1, CS5	Number and % of statutory listed buildings at risk. Number and % of locally listed buildings at risk.	1% decrease per annum 1% decrease per annum	Broads Authority, Developers, English Heritage, Amenity Societies
DP7: Energy Generation and Efficiency	CS8	CO ₂ emissions per capita (tonnes). Number of developments as defined in the policy that provide 10% of their energy from renewable sources.	Annual decrease Maximise	Broads Authority, Developers

		Code for Sustainable Homes. BREEAM	Majority of development to achieve at least a 3 star rating, increasing to level 4 in 2013 and level 6 in 2016. Majority of development to achieve at least 'very good' standard or equivalent	
DP8: Renewable Energy	CS1, CS2, CS8	MW of installed renewable capacity per annum.	Annual increase in the amount of energy generated from renewable sources	Broads Authority, Developers
DP9: Telecommunications Development	CS1	None identified.	None identified	Broads Authority, Telecommunication Operators
DP10: Advertisements and Signs	CS1	None identified.	None identified	Broads Authority, Developers
The Use and Enjoyment of Water and Land				
DP11: Access on the Land	CS1, CS4, CS8, CS16, CS17	% traffic growth per annum in Broads Area. Extent of cycling and walking routes.	No growth Annual increase	Broads Authority, Norfolk and Suffolk County Councils, Developers
DP12: Access to Water	CS3, CS9, CS13	None identified.	None identified	Broads Authority, Developers
DP13: Bank Protection	CS1, CS2, CS3	None identified.	None identified	Broads Authority, Developers, Natural England, Wildlife Trusts, Norfolk Biodiversity Partnership.
DP14: General Location of Sustainable Tourism and Recreation	CS1, CS9, CS11, CS18, CS19	Estimated visitor spend (£s). Estimated number of visitor days.	Annual increase None identified	Broads Authority, Developers
DP15: Holiday Accommodation	CS9, CS11, CS12	Estimated visitor spend (£s).	Maximise	Broads Authority, Developers

		Number of tourist accommodation units lost.	No loss	
DP16: Moorings	CS3, CS13, CS14	Number of moorings lost.	Zero	Broads Authority, Developers
		Number of new moorings created.	Annual increase	
DP17: Mooring Plots and Leisure Plots	CS1	None identified.	None identified	Broads Authority, Developers, Natural England, Wildlife Trusts, Norfolk Biodiversity Partnership.
Fostering Communities				
DP18: Protecting General Employment	CS18, CS22	Employment floorspace lost (m ²).	No loss	Broads Authority, Developers
		Employment land lost (ha).	No loss	
DP19: Employment Diversification	CS18, CS22	None identified.	None identified	Broads Authority, Developers
DP20: Development on Waterside Sites in Commercial Use, including Boatyards	CS3, CS9, CS18, CS22, CS23	Employment floorspace lost (m ²).	No loss	Broads Authority, Developers
		Employment land lost (ha).	No loss	
DP21: Conversion of Buildings in the Countryside	CS1, CS11, CS18, CS19	None identified.	None identified	Broads Authority, Developers
DP22: Residential Development within Defined Settlement Boundaries	CS18, CS24	Number of new houses permitted per annum.	None identified	Broads Authority, Developers
		Number of new houses permitted outside a defined settlement boundary, per annum.	None identified	
DP23: Affordable Housing	CS18, CS24	% of total dwellings that are affordable per annum.	None identified	Broads Authority, Developers, District Councils, Registered Social Landlords
DP24: Replacement Dwellings	CS18	None identified	None identified	Broads Authority, Developers
DP25: New Residential Moorings	CS3, CS13, CS14, CS18	Number of residential moorings permitted outside of a marina/boatyard or mooring	Zero	Broads Authority, Developers

		basin or outside of a defined settlement boundary. Number of visitor moorings lost.	Zero	
DP26: Permanent and Temporary Dwellings for Agricultural, Forestry and Other Workers	CS24	None identified.	None identified	Broads Authority, Developers
DP27: Visitor and Community Facilities	CS18, CS25	Amount of completed floorspace of community, recreation and leisure facilities lost (m ²).	Zero	Broads Authority, Developers
DP28: Amenity	CS4	None identified.	None identified	Broads Authority, Developers
DP29: Development on Sites with a High Probability of Flooding	CS4, CS20	Number of planning permissions granted contrary to Environment Agency advice. Number of properties at risk of flooding.	Zero per annum No growth	Broads Authority, Developers, Environment Agency
DP30: Developer Contributions	CS21	Number of relevant obligations, amount and type of contributions.	None identified	Broads Authority, Developers, Norfolk and Suffolk County Councils, District Councils, Registered Social Landlords

APPENDIX A: Policies of the Broads Local Plan 1997 (as saved) to be replaced by and deleted upon adoption of this Development Management Policies DPD

- A1. The Authority adopted the Broads Local Plan in 1997. Under the provisions of the 2004 Planning and Compulsory Purchase Act, Local Plan policies adopted when the Act came into force in September 2004 were automatically saved for three years. On this basis, the Broads Local Plan policies were automatically saved for an initial three years until 27th September 2007.
- A2. Following an application to the Secretary of State, the Authority extended these Local Plan policies beyond the initial expiry date. Policies judged to be out-of-date, or out of step with national policy, were not saved. The complete list of all Broads Local Plan policies saved by direction from the Secretary of State, together with the status of saved policies of the Norfolk and Suffolk County Structure Plans, is provided in Appendix 2 of the Core Strategy.
- A3. Upon adoption, the policies contained within this Development Management Policies DPD will supersede a number of the saved policies from the Local Plan. Other policies of the Local Plan remain extant, pending the adoption of a Location or Site Specific Policies DPD and Proposals Map.
- A4. Table 3 below sets out those saved Local Plan policies to be replaced and deleted, together with those DPD policies replacing them.

Table 3: Replaced and Deleted Policies

Local Plan Policy Number	Local Plan Policy Title	Superseded by DPD Policy
C1	Fens and Carr woodland	DP2: Landscape and Trees
C3	Other areas of nature conservation interest	DP1: Natural Environment
C4	Bank erosion – Control of development leading to increased motor hire craft	Deleted
C5	Bank erosion - Control of permanent moorings for private motor craft	DP16: Moorings DP25: New Residential Moorings
C6	Development affecting the Upper Thurne and Trinity Broads	Deleted
C7	Waterside development	Deleted
C8	Piling and quay heading	DP13: Bank Protection
C9	Trees and woodlands	DP2: Landscape and Trees
C10	Tree Preservation Orders	Deleted
C11	Trees and landscaping in new development	DP2: Landscape and Trees
C12	Protection of open, common land and staithes	Deleted
C13	Historic parks and gardens	DP5: Historic Environment
C14	Development on drained marshland	Deleted
C16	Agricultural and forestry buildings	DP1: Natural Environment DP2: Landscape and Trees DP4: Design
C17	Prior approval of agricultural and forestry development	Deleted
C18	Roads or tracks for agricultural purposes	Deleted
C19	The coast	Deleted

C21	Land raising	DP1: Natural Environment DP2: Landscape and Trees
C22	Degraded land	Deleted
EMP1	Employment uses within development boundaries	DP18: Protecting General Employment
EMP2	Employment uses outside development boundaries	DP18: Protecting General Employment
EMP3	Alterations and extensions	DP1: Natural Environment DP4: Design DP27: Amenity
EMP4	Conversion of rural buildings for employment uses outside the development boundaries	DP21: Conversion of Buildings in the Countryside
EMP5	Development at boatyards	DP20: Development on Waterside Sites in Commercial Use, including Boatyards
EMP6	Change of use of boatyard sites for other employment uses	DP20: Development on Waterside Sites in Commercial Use, including Boatyards
EMP7	Farm diversification	DP19: Employment Diversification
EMP8	Farm shops	DP19: Employment Diversification
EMP9	Open air markets	Deleted
H1	New dwellings within the development boundaries	DP22: Residential Development within Defined Settlement Boundaries
H2	New dwellings outside the development boundaries	DP22: Residential Development within Defined Settlement Boundaries
H3	New agricultural and forestry dwellings	DP26: Permanent and Temporary Dwellings for Agricultural, Forestry and Other Workers
H4	Removal of agricultural or forestry occupancy conditions	DP26: Permanent and Temporary Dwellings for Agricultural, Forestry and Other Workers
H5	Temporary mobile homes	DP26: Permanent and Temporary Dwellings for Agricultural, Forestry and Other Workers
H6	Replacement dwellings in the countryside	DP24: Replacement Dwellings
H7	Conversion of rural buildings to residential or holiday accommodation	DP21: Conversion of Buildings in the Countryside
H8	Boatyard sites within the development boundaries	DP20: Development on Waterside Sites in Commercial Use, including Boatyards
H9	Dwellings for staff at boatyards and other tourist or organised recreation facilities	DP26: Permanent and Temporary Dwellings for Agricultural, Forestry and Other Workers
H10	Houseboats and boats used as permanent dwellings	DP25: New Residential Moorings
H11	Extensions and annexes	DP4: Design DP28: Amenity
H12	Sub-division of large houses	Deleted
H13	Affordable housing	DP23: Affordable Housing
H14	Occupation and management of affordable housing	DP23: Affordable Housing
H15	Removal of residential permitted development rights	Deleted
B1	Listed buildings	DP5: Historic Environment
B2	Alterations to listed buildings	DP5: Historic Environment
B4	Changes of use of wind pumps and other historic buildings	DP6: Re-Use of Historic Buildings
B6	Directions restricting permitted development	Deleted

B7	New development in Conservation Areas	DP5: Historic Environment
B8	Demolition in Conservation Areas	DP5: Historic Environment
B9	Alterations in Conservation Areas	DP5: Historic Environment
B10	Planning applications for sites in sensitive locations	DP2: Landscape and Trees DP4: Design DP5: Historic Environment
B11	Design	DP4: Design
B12	Private boathouses	Deleted
B15	Evaluation of sites	DP5: Historic Environment
B16	Other sites of archaeological importance	DP5: Historic Environment
B17	Discoveries during development	DP5: Historic Environment
B18	Amenity and public safety of advertisements	DP10: Advertisements and Signs
TR1	Temporary moorings for visitors	DP16: Moorings
TR2	Development impinging on the waterways	Deleted
TR3	Development leading to hazardous boat movements	DP12: Access to the Water
TR4	New bridges	Deleted
TR5	Design of new bridges	Deleted
TR6	Development for water recreation	DP12: Access to the Water
TR7	New slipways	DP12: Access to the Water
TR8	Extending the water space	Deleted
TR9	Conversion of large houses to holiday accommodation	DP6: Re-use of Historic Buildings DP21: Conversion of Buildings in the Countryside
TR10	Use of farm houses for holiday accommodation	DP15: Holiday Accommodation – New Provision and Retention DP28: Amenity
TR11	New holiday accommodation outside the development boundaries	DP15: Holiday Accommodation – New Provision and Retention
TR12	Holiday occupancy	DP15: Holiday Accommodation – New Provision and Retention
TR13	Chalet parks and static caravan parks	DP14: General Location of Sustainable Tourism and Recreation Development
TR14	Touring caravan and camping sites	DP14: General Location of Sustainable Tourism and Recreation Development
TR15	Upgrading existing holiday accommodation and holiday sites	DP14: General Location of Sustainable Tourism and Recreation Development
TR16	Extensions to holiday chalets	DP14: General Location of Sustainable Tourism and Recreation Development
TR17	Retaining existing sites in holiday use	DP15: Holiday Accommodation – New Provision and Retention
TR18	Leisure plots	DP17: Leisure Plots
TR19	Visitor facilities and entertainments	DP14: General Location of Sustainable Tourism and Recreation Development DP27: Visitor and Community Facilities and Services
TR20	Information and interpretive centres	DP14: General Location of Sustainable Tourism and Recreation Development DP27: Visitor and Community Facilities and Services
TR21	Local recreational facilities	DP27: Visitor and Community Facilities and Services
TR23	Keeping of horses	Deleted
TR24	Equestrian centres	Deleted
TR25	Stables	Deleted
TR26	Angling facilities	Deleted

TR27	Public rights of way and public access	DP11: Access on Land
INF1	Development and flood risk	DP29: Development on Sites with a High Probability of Flooding
INF2	Protection against flooding	DP29: Development on Sites with a High Probability of Flooding
INF3	Measures to mitigate increased flood risk resulting from new development	DP29: Development on Sites with a High Probability of Flooding
INF4	Protection of flood defences	DP29: Development on Sites with a High Probability of Flooding
INF6	Services	DP3: Water Quality and Resources
INF7	Sewerage	DP3: Water Quality and Resources
INF8	Aquifer protection	DP3: Water Quality and Resources
INF9	Water resources	DP3: Water Quality and Resources
INF11	Wind Turbines	DP8 Renewable Energy
INF12	Community facilities	DP27: Visitor and Community Facilities
INF13	Protection of local facilities	DP27: Visitor and Community Facilities
INF14	Telecommunications	DP9 Telecommunications
TC1	Road schemes	DP1: Natural Environment DP2: Landscape and Trees DP3: Water Quality and Resources DP4: Design
TC2	Design considerations for road schemes	Deleted
TC4	Primary Route Network	DP11: Access on Land
TC5	Main Distributor Routes	DP11: Access on Land
TC6	Local Highway Network	DP11: Access on Land
TC7	Traffic management	Deleted
TC8	Parking, servicing and other highway requirements	DP11: Access on Land
TC9	Transportation consequences of new development	DP11: Access on Land DP30: Developer Contributions
TC10	Cycling	Deleted
TC12	Disused railway trackbeds	Deleted

APPENDIX B: Glossary and Abbreviations

Term	Definition
Affordable Housing	Housing provided to specified eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. It should also include provision for the home to remain at an affordable price for future eligible households
Annual Monitoring Report (AMR)	An annual report assessing the performance of the local planning authority against the targets and milestones set in the previous year's Local Development Scheme and assessing the effectiveness of the Local Development Framework.
Appropriate Assessment (AA)	A requirement of the EU Habitats Directive to assess impacts of a land use plan against the conservation objectives of a European site.
Area Action Plan (AAP)	A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change.
Article 4 Direction	Directions issued by the Council in circumstances where specific control over development is required, primarily where the character of an area of acknowledged importance would be threatened. The effect of such a Direction is to remove permitted development rights, thereby necessitating a planning application to be made.
Biodiversity	The variability among living organisms from all sources including terrestrial, marine and other aquatic ecosystems, and the ecological complexes of which they are part; this includes diversity within species, between species, and of ecosystems
BREEAM	Building Research Establishment Environmental Assessment Method (BREEAM): an environmental standard for rating the sustainability of (non-residential) buildings in the UK.
Code for Sustainable Homes	An environmental assessment method for certifying and rating sustainable design and construction of new homes in England.
Countryside and Rights of Way Act 2000 (CROW Act)	Legislation covering access to open countryside, public rights of way, nature conservation, protection and AONBs. CROW Access Land is designated under the CROW Act 2000 for open access, informally known as the land available for the 'Right to Roam'.
Community Strategy	A strategy prepared by a local authority to promote or improve the economic, social and environmental wellbeing of its area and contribute to the achievement of sustainable development in the UK. Production of a community strategy is required under the Local Government Act 2000. As a Special Statutory Authority, the Broads Authority does not prepare a Community Strategy of its own. It does, however, have a duty to take into account the objectives of the

	Community Strategies prepared by adjacent local authorities within the boundary of the Broads Authority Executive Area.
Core Strategy	A Development Plan Document setting out the spatial vision, strategic objectives and the planning framework for an area, having regard to the Community Strategy. The Broads Core Strategy was adopted in September 2007.
Curtilage	The area normally within the boundaries of a property surrounding the main building and used in connection with it.
Department for Communities and Local Government (DCLG)	The Government department responsible for policy on planning and local government.
Department for Environment, Food and Rural Affairs (Defra)	The Government department responsible for funding National Park Authorities and the Broads Authority.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.
Development	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land". Most forms of development require planning permission (see also "permitted development").
Development Plan	The Development Plan is made up of the documents which set out planning policy. These policies are used as the basis for forward planning and decision-making. The Development Plan comprises the Local Development Framework Development Plan Documents prepared under the Planning & Compulsory Purchase Act 2004 and saved policies of the Broads Local Plan 1997, Norfolk Structure Plan 1999 and Suffolk Structure Plan 2001.
Development Plan Document (DPD)	Document containing local planning authority policy. DPDs are subject to an independent public examination process and have statutory Development Plan status. DPDs are one of the portfolio of Local Development Documents that form part of the Local Development Framework.
Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Geodiversity	The range of rocks, fossils, minerals, landforms and soils that occur on our planet, along with the natural processes that shape the landscape.
Greenfield Land	Land that has not previously been developed.
Heritage Asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include Designated Heritage Assets and assets identified by the Local Planning Authority during the process of decision-making and through the plan-making process (including local listing).
Infill Development	Building taking place on a vacant plot in an otherwise built-up area.

Local Authority (LA)	In this case, the local planning authority (LPA) that prepares the Local Development Framework.
Local Development Document (LDD)	The documents that set out the spatial planning strategy for the area. LDDs comprise Development Plan Documents, which have statutory status, and Supplementary Planning Documents, which have non-statutory status but which are important material considerations for decision-making.
Local Development Framework (LDF)	A portfolio of documents comprising the Local Development Scheme, Local Development Documents, Statement of Community Involvement and Annual Monitoring Report. Taken together, they set out the local planning authority's planning policies for an area, detail when and how planning documents will be produced, explain how the community and stakeholders will be involved in the process, and monitor the progress of the authority against the targets it has set itself.
Local Development Scheme (LDS)	Sets out the documents that will be prepared by the local planning authority for its Local Development Framework and the timetable for their production.
Local List	A list of heritage assets of local architectural, historic, cultural or landscape significance
Material Consideration	A matter that should be taken into account in deciding a planning application or an appeal against a planning decision.
Office of the Deputy Prime Minister (ODPM)	Former government department that used to have responsibility for planning and regional and local government. (These functions are now the responsibility of the Department for Communities and Local Government).
Permitted Development	Rights which enable certain minor development to be undertaken without obtaining planning permission first. These are set out in the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
Piling	Timber, steel, plastic or concrete posts driven in a line, side-by-side and parallel to the course of the river, dyke or watercourse to provide bank support or erosion protection
Planning and Compulsory Purchase Act 2004	The Act updated elements of the 1990 Town & Country Planning Act and introduced: <ul style="list-style-type: none"> • A statutory system for regional planning; • A new system for local planning (the LDF); • Reforms to the development control and compulsory purchase and compensation systems; • Removal of crown immunity from planning controls.
Planning Inspectorate (PINS)	The government agency that will conduct the independent public examination of Development Plan Documents. Inspectors from the Planning Inspectorate also handle planning and enforcement appeals.
Planning Policy Guidance Note (PPG) and Planning Policy Statement (PPS)	Topic-based documents setting out government planning policy and guidance, with which local policy must be in accordance. PPGs are gradually being replaced by PPSs.
Previously Developed Land (PDL)	Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. Also known as brownfield land.
Proposals Map	The Proposals Map illustrates geographically the policies

	and proposals contained in all DPDs. It should be on an Ordnance Survey base, and should identify the specific areas and sites to which the policies and proposals will apply. As there will be only one Proposals Map for an area (made up possibly of several sheets), it will need to be revised each time a new DPD is adopted.
Public Rights of Way (PRoW)	A highway over which the public has some form of right of access, including footpaths, bridleways, byways and restricted byways.
Registered Social Landlord (RSL)	Technical name for a body registered with the Housing Corporation. Most Housing Associations are RSLs. They own or manage affordable homes, both social rented and intermediate.
Renewable Energy	Renewable energy is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.
Saved Local Plan Policies	Policies in Local Plans that remain in operation pending production of replacement Local Development Documents.
Scheduled Monument	A structure regarded by the Secretary of State for Culture, Media, and Sport as being of national importance by virtue of its historic, architectural, traditional or archaeological interest.
Secretary of State	In the context of this document, the Secretary of State with responsibility for planning within the Department for Communities and Local Government.
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.
Special Area of Conservation (SAC)	Areas designated under the European Union Habitat Directive. They provide increased protection for a variety of wild animals, plants and habitats and are a vital part of the global effort to conserve world biodiversity.
Special Protection Area (SPA)	An area containing an assemblage of breeding populations of rare birds at a level of European significance, designated under EC Directive 79/409.
Statement of Community Involvement (SCI)	The SCI is part of the Local Development Framework. It sets out how the local planning authority intends to involve the community in the preparation, review and updating of its Local Development Documents.
Strategic Environmental Assessment (SEA)	An assessment of the environmental impacts of strategies and policies. The results of the assessment are set out in a Sustainability Appraisal Report. All strategies, proposals and policies in the Local Development Framework are subject to Strategic Environmental Assessment.
Strategic Flood Risk Assessment (SFRA)	The assessment of flood risk on a catchment-wide basis.
Supplementary Planning Document (SPD)	A document containing guidance or information to supplement and support policies or strategies in Development Plan Documents. It is not subject to independent public examination, and does not have statutory Development Plan status, but is a material consideration in decision-making.
Sustainability Appraisal	An assessment of the social, environmental, economic and

(SA)	resource effects of strategies and policies. The results of the assessment are set out in a Sustainability Appraisal Report. All strategies, proposals and policies in the Local Development Framework are subject to Sustainability Appraisal.
Sustainable Drainage Systems (SUDS)	An alternative approach to traditional drainage systems that attempt to reduce the total amount, flow and rate of surface water run-off.
Travel Plan	A travel plan aims to promote sustainable travel choices (for example, cycling) as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel plans can be required when granting planning permission for new developments.
Water Framework Directive	A European Directive establishing a framework for protecting rivers, lakes, estuaries, coastal waters and groundwater.