



Broads Authority

Local Development Framework

**Preferred Options for Policies for Determining
Planning Applications up to 2021**

Development Control Policies Development Plan Document

Published for Consultation

31 December 2007 - 11 February 2008

Contents

Page

1	Consultation	1
2	Introduction	3
3	Spatial Vision, Strategic Objectives and Core Strategy	6
	Policies	
4	Draft Preferred Options Policies for Planning Applications	14
5	Policies of Principles	17
	Nature of Proposals	
	PO1 Character	18
	PO2 Biodiversity and Geodiversity	20
	PO3 Trees and Hedgerows	22
	PO4 Landscaping Schemes	22
	PO5 Design	23
	PO6 Sustainable Design	24
	PO7 Climate Change and Energy Efficiency	24
	PO8 Amenity	24
	PO9 Water Resources	29
	PO10 Development and Flood Risk	31
	PO11 Location	34
	PO12 Access and Highways	35
	PO13 Rights of Way	35
6	Policies of Topic-based Principle	
	PO14 Creation of New Landscapes	39
	PO15 Waterways and Navigation	41
	PO16 Increased Sediment Input	43
	PO17 Reuse and Disposal of Dredgings	43
	PO18 Listed Buildings	44
	PO19 Historic and Cultural Assets	45
	PO20 Conservation Areas	45
	PO21 Sensitive Areas	45
	PO22 Open Space	45
	PO23 Archaeology	45
	PO24 Protection of Existing Local Facilities and Services	48
	PO25 Affordable Housing	48
	PO26 Standards, Planning Obligations and Community Infrastructure	51
7	Policies for Specific Types of Proposals/Development	
	PO27 The General Location of Sustainable Tourism and Recreation Development	54
	PO28 New Community Facilities	56
	PO29 Holiday Dwellings	57
	PO30 New Permanent Moorings	56
	PO31 New Residential Moorings	56
	PO32 New Visitor Moorings	60
	PO33 Mooring Plots	62
	PO34 Waterside Sites in Commercial Use and Boat Yards	63
	PO35 Access to the Water	64
	PO36 Bank Protection, Pilling and Quay Heading	65
	PO37 Protecting General Employment	67
	PO38 Employment Diversification	67
	PO39 Reuse of Historic Buildings	68
	PO40 Buildings in the Countryside without Historic or Architectural Merit	70
	PO41 Telecommunications and Renewable Energy Developments	72
	PO42 Winter Water Storage	75
	PO43 Residential Development within Settlements	76

	PO44	Replacement Dwellings in the Countryside	77
	PO45	Dwellings for Staff at Boatyards or other Tourist Accommodation	78
	PO46	New Agricultural and Forestry Dwellings	78
	PO47	Temporary Mobile Homes	79
	PO48	Advertisements	80
8		Implementation and Monitoring	82
	Appendix 1	Replacement of Local Plan Policies by Development Control Policies	86
	Appendix 2	Glossary and Abbreviations	92
		Supplementary Planning Document on Development and Flood Risk	95
Tables			
	Table 1	Strategic Objectives	8
	Table 2	Performance Indicators	86

The Preferred Options draft proposal maps are published in a separate accompanying document.

1 Consultation on Policies for Determining Planning Applications

The Consultation Process

- 1.1 This set of preferred options for Development Control policies has been developed from responses received to earlier stages of consultation, beginning in mid-2006 with an initial issues scoping exercise. The Authority produced a leaflet reflecting the central themes of the Core Strategy and asked stakeholders to raise issues that needed to be addressed by detailed policy. Consultation ran from Autumn 2006 until late Spring 2007. A final batch of leaflets was sent out with the annual boat toll mailout in Spring 2007, which produced a significant number of responses.
- 1.2 A further round of consultation on the Development Control DPD and Development and Flood Risk SPD in June-August considered the options proposed to resolve the issues arising, including those raised through earlier consultation with key partners and other stakeholders. Following the consultation on the Issues and Options, workshops were held with community groups and forums, and BA staff and members to refine further the more controversial options. Members then agreed, at committee, the major changes of policy that were proposed.

Sustainability Appraisal

- 1.3 All Local Development Documents have a requirement under EU and UK legislation to be appraised through Strategic Environmental Assessment and Sustainability Appraisal (SEA and SA). The SA of the options has informed the drafting of the Preferred Options draft policies. The Preferred Options have been appraised externally, and the report is published alongside the Preferred Options document and made available for consultation. The SA forms a key part of the evaluation of options for policies, by considering the economic and social impacts as well as environmental effects.

Appropriate Assessment

- 1.4 Under the EU Habitats Directive and associated domestic regulations, there is a requirement to undertake an Appropriate Assessment (AA) of designated European nature conservation sites. AA is another key evaluation tool in policy making. The AA has been published alongside the Preferred Options Report, and is also available for consultation.

This Consultation

- 1.5 Government has approved the timetable for consultation as published in the Local Development Scheme, which includes the production of the Preferred Options for Development Control Policies and the draft supplementary planning document on Development and Flood Risk. The planning regulations (Regs 26 & 17 of the Town and Country Planning (Local Development) (England) Regulations 2004). state that the consultation is for a strict six-week period.
- 1.6 The Authority is therefore inviting representations in writing on these documents for a period of six weeks under the above regulations from **Monday 31 December 2007**, ending on **Monday 11 February 2008 at 5pm**. Any representations received outside these dates cannot be accepted. Representations must be made in writing and may be sent by post or email.
- 1.7 The Preferred Options for Development Control Policies are drafted as the 'preferred direction of travel' and are not the final policies themselves; therefore it is not the

detailed wording that you are being asked to consider but the general intent behind the policy options. It would be appreciated if you consider this when making comments.

- 1.8 Please send representations to:
- Planning Policy Officer
Broads Authority
18 Colegate
Norwich
NR3 1BQ
Fax No: (01603) 765710
Email: LDF@broads-authority.gov.uk
- 1.9 Representations may be accompanied by a request to be notified at a specified address when this DPD is submitted to the Secretary of State for independent examination.
- 1.10 Further copies of the Preferred Options Report and accompanying documentation are also available from the Authority's head office at 18 Colegate, Norwich NR3 1BQ (9.00am – 5.00pm, Monday – Friday), and from the following venues (please contact venues for details of opening hours):
- 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
- 1.11 These documents and supporting information, may be viewed and downloaded from the Authority's website at: www.broads-authority.gov.uk. (following links from Planning/Planning Policy)

2 Introduction

- 2.1 The Broads Authority is the Local Planning Authority for the area within the Broads executive boundary. The Broads is a member of the national park family and in planning terms has status equivalent to a National Park. Under the 2004 Planning and Compulsory Purchase Act, the Broads Authority is reviewing the Broads Local Plan (adopted 1997) and preparing a Local Development Framework (LDF). Under this review the Authority recently adopted the Core Strategy Development Plan Document (September 2007). The Development Control Policies DPD and the Development and Flood Risk SPD are the next elements of the LDF to be produced.

New planning system

- 2.2 The Government introduced changes to the planning system for England in the Planning and Compulsory Purchase Act 2004. These changes include the replacement of Structure Plans and Local Plans with a number of new documents which now, together with the Regional Spatial Strategy, form the Development Plan. These documents are Local Development Documents (LDDs) and form a framework, or portfolio, called the Local Development Framework (LDF). There are many new planning terms and these are described in a Glossary (Appendix 2).
- 2.3 The Broads Authority is required under the legislation to review the Broads Local Plan, which was adopted in 1997, and replace it with a Local Development Framework (LDF) that will set out the policies and proposals for the development and use of land in the Broads.
- 2.4 Some of the LDDs will be subject to statutory requirements and formal testing through independent examination by a Government appointed Inspector; documents with this level of scrutiny are called Development Plan Documents (DPDs). The policies in such documents will be the primary consideration when assessing planning applications. There will also be scope for the preparation of less formal non-statutory documents offering supplementary guidance and interpretation of the DPD policy. These are known as Supplementary Planning Documents (SPDs).
- 2.5 Details of the programme for the preparation of the LDDs are set out in the LDF project plan known as the Local Development Scheme (LDS). This can be viewed at www.broads-authority.gov.uk by following the links to planning policy.
- 2.6 Details of the LDF process which the Authority must follow in preparing LDDs is set out in Planning Policy Statement 12 (PPS12) 'Local Development Frameworks' and can be found on the website for the Department of Communities and Local Government (DCLG) at www.communities.gov.uk

Sustainability Appraisal and Appropriate Assessment

- 2.7 The Development Control Policies DPD Preferred Options and SPD on Development and Flood Risk are accompanied by a Sustainability Appraisal Report under the SEA Directive and an Appropriate Assessment under the EU Habitats Directive. These documents are published alongside the consultation documents, but do not form part of the LDF.

The LDF and consultation process

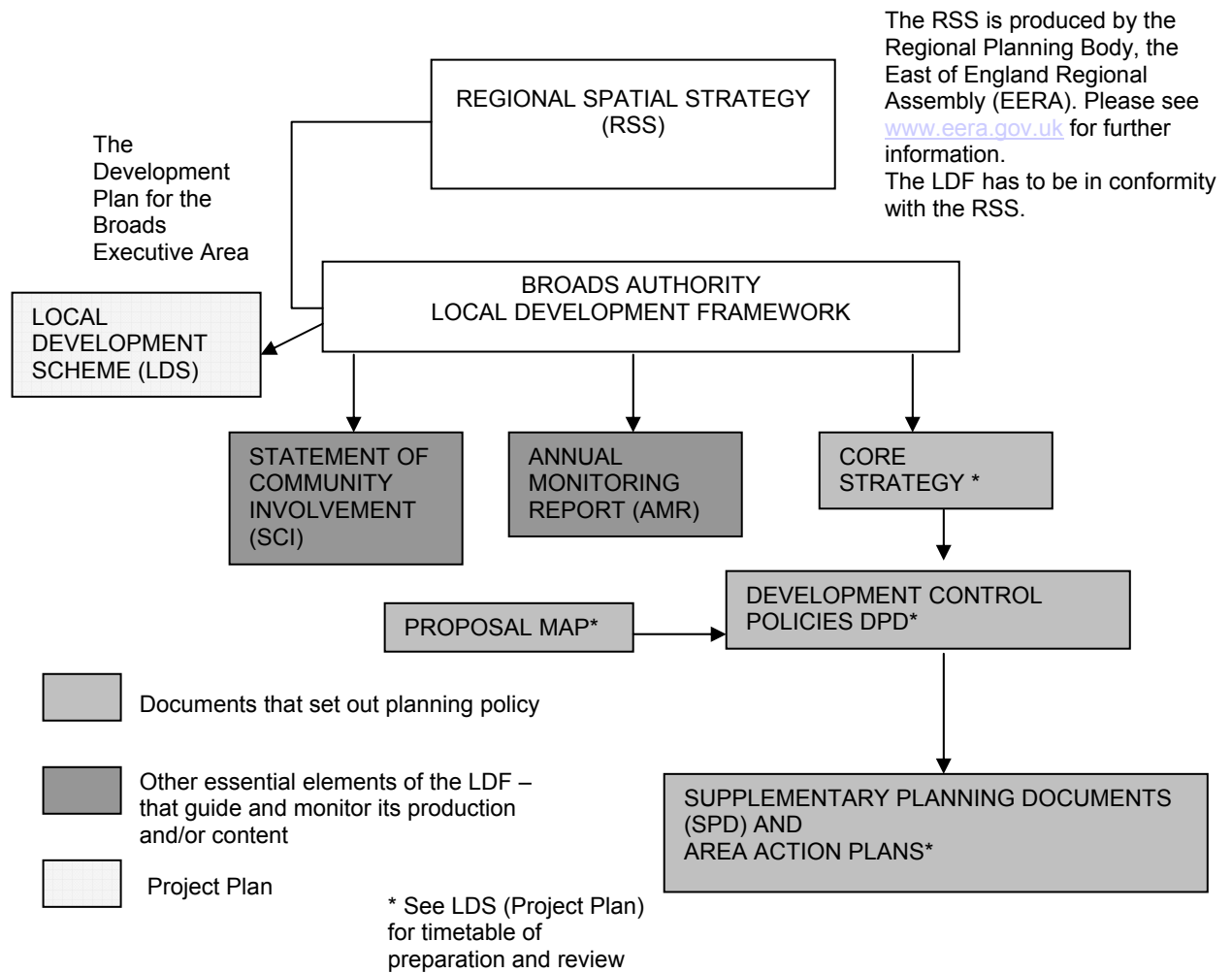
- 2.8 The LDDs will form a portfolio of documents – the Local Development Framework - which together will set out the vision and spatial policies for the Broads. The first LDD to be prepared was the Core Strategy, which was formally adopted by the

Authority in September 2007. The Core Strategy sets out the vision for the Broads up to 2021, including environmental, social and economic objectives and the primary policies for achieving that vision. All other LDDs will need to be in conformity with the Core Strategy. Central to all the policies is the theme of sustainable development, which is about meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The Development Plan

- 2.9 Figure 1 shows the relationship between other plans and strategies and those that form the Development Plan for the Broads Authority area. To date the Local Development Framework comprises the following documents: Statement of Community Involvement; Local Development Scheme; Annual Monitoring Report; and Core Strategy DPD. They can all be viewed on the Authority's website under "Planning Policy".
- 2.10 The Core Strategy Development Plan Document (DPD) was adopted on 28 September 2007. It is now part of the statutory development plan for the Broads. The Core Strategy is now being used in the determination of planning applications alongside the saved policies in the adopted Local Plan. Under the transitional arrangements in the 2004 Act, all adopted Local Plan policies expired in September 2007 unless superseded by policies in any adopted LDF documents. The Broads Authority had to apply to the Secretary of State in April to save any policies still compliant with national policy beyond this date, given that the Development Control policies DPD is currently in production. A full list of saved policies is available on the Broads Authority website.
- 2.11 The top tier of the Development Plan is in a state of transition pending the agreement by the Secretary of the State of the Regional Spatial Strategy (RSS) which replaces much of the county structure plans. The Development Plan, however, still currently comprises Regional Planning Guidance 6 for East Anglia; the Broads Core Strategy DPD; saved policies of the Norfolk and Suffolk Structure Plans; and saved policies of the Broads Local Plan 1997. The determination of planning applications must be made in accordance with the development plan, unless material considerations indicate otherwise. If any policies in the development plan conflict, the conflict must be resolved in favour of the most recent policy to be adopted.
- 2.12 The plan period for the emerging RSS has an end date of 2021. The whole Broads Authority LDF reflects the same period, so this consultation document proposes preferred options for policies up to 2021.

Figure 1 – The relationship between the Broads Authority LDF and RSS



Spatial Vision, Strategic Objectives and Core Strategy Policies

- 2.13 The Development Control policies, along with all other elements of the Local Development Framework, need to reflect the Core Strategy. Below are the Vision, the Spatial Strategy and Strategic Objectives as set out in the Core Strategy.

Vision and Spatial Strategy

- 2.14 The vision for the Broads is set out in the Broads Plan and this remains the starting point for all policies, strategies and initiatives undertaken by the Authority and its partners.

“The Broads ...

An unrivalled naturally functioning wetland ecosystem of international natural and cultural importance, with a landscape that: comprises a mosaic of interconnecting rivers and shallow lakes, fens, marshes, wet woodland, mud-flats and coastal dunes; supports a wealth of plants and animals; and reflects historic patterns of human activity over many hundreds of years.

A place where people live or work in harmony with its natural and cultural qualities and where the local economy is sustained through small and medium-sized enterprises: building and hiring boats; providing services and accommodation, and producing food and other products locally to meet the needs of visitors; harvesting the fens; and farming livestock on the marshes.

A place where people come to enjoy quietly the special qualities of this wetland landscape: exploring the waterways by boat; exploring on land the extensive network of footpaths, cycle routes and bridleways; and pursuing a range of recreational activities that are compatible with its special qualities, environmentally sensitive and socially acceptable, such as sailing, canoeing, fishing, bird-watching and visiting historic sites.

A changing place that, in response to increasing climate and human influences, reflects an increasingly harmonious interaction of people with nature, where local communities enjoy economic prosperity through engagement with the natural environment.

A place where opportunities are sought to enhance and expand the wetland ecosystem, while also seeking to provide wider associated social and cultural benefits, such as flood management and quiet areas for peaceful recreation.

And, importantly, a place treasured for its seclusion and wildness and which provides, in the words of the late Norfolk naturalist Ted Ellis, ‘a breathing space for the cure of souls’.”

Spatial Strategy – where will the Broads be in 2021?

- 2.15 This section translates the Broads Plan Vision into the ‘Spatial Vision’ for the Broads, which forms the basis for the Core Strategy policies.
- 2.16 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.

- 2.17 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.
- 2.18 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.
- 2.19 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 our area.
- 2.20 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.
- 2.21 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 have added to the biodiversity and ecology of the Broads. Waste will have been managed effectively so there is no detriment to the environment.
- 2.22 This is the vision that the Broads Authority and its partners are worked towards to be achieved by 2021.

Key Diagram and Preferred Options Proposal Maps

- 2.23 The Key Diagram is a diagrammatic interpretation of the spatial strategy and set out in the Core Strategy. The adopted Core Strategy includes a set of maps, originally prepared for the Broads Plan 2004, which include the overlays used to illustrate the overall strategy for the area on the Key Diagram. The geographic themes of the key diagram have led to the more detailed Development Control Policies DPD Preferred Options proposal maps presented in an accompanying document to this consultation.

Strategic Objectives

- 2.24 Spatial policies of the Local Development Framework will deliver the vision for the Broads by:
- *Maintaining the Norfolk and Suffolk Broads and where appropriate enhancing as a unique wildlife, leisure and educational resource within a special landscape with its own sense of place.*

- *A planning policy framework for economically, socially and environmentally sensitive development will underpin a thriving community. The framework will support innovation and diversification, and promote sustainable infrastructures, which will include the maintenance and enhancement of the Navigation, for promoting enjoyment of the Broads.*
- *Only allowing development on the floodplain that has regard to the social and economic well-being of the area, the character of the landscape, natural resources, risks from flooding and respect the natural functioning of the flood plain.*

2.25 The Core Strategy sets out a group of guiding Strategic Objectives, which form the basis for the Core Strategy policies and the format of the document itself.

2.26 The Strategic Objectives, Core Strategy Policies and descriptive text are grouped under three main themes:

- Respecting the Environment and Cultural Assets;
- The Use and Enjoyment of Water and Land; and
- Fostering Communities.

2.27 For ease of reference, the Strategic Objectives have been numbered SO1 – SO12.

Table 1 Strategic Objectives

	Respecting the Environment and Cultural Assets Policies CS1 – 8 inclusive.
SO1	To protect, maintain, restore and enhance the Broads' unique physical, natural and culturally distinctive landscape from intensive or inappropriate land use and development, while also allowing for its continuing evolution within levels that can be sustained by the environment, appropriate to a nationally and internationally protected area.
SO2	To raise the quality of the management of the waterways, open countryside and the built environment and ensure appropriate development in terms of its impacts, location, scale, design and form.
SO3	To protect the natural resources of the Broads from development or activities which would be detrimental to its value or integrity, to promote enhancement and restoration of fragmented and degraded habitats, to increase biodiversity and to promote the development of replacement habitats to plan for climate change and increased sea levels. To promote sustainable resource use and management.
SO4	To protect historic and cultural environments from development or activities which would be detrimental to character, appearance or integrity and to promote enhancement of them as necessary or appropriate, including through the promotion of repair and re-use where this would not detrimentally affect the character, appearance or integrity of a building, structure or feature, its context or setting.
SO5	To develop the Broads as a more naturally functioning flood plain of extensive and connected habitats, accommodating the longer-term impacts of climate change and social and economic influences over the next 100 years. To engage communities in the responsibility of securing the long-term future for the Broads by embracing sustainable ways of living. The quality of landscape, biodiversity, recreation and navigation will be enhanced.
	The Use and Enjoyment of Water and Land Policies CS9 – 17 inclusive.
SO6	To support the tourism and recreation industries, which underpin the viability of the local economy and encourage enjoyment of the area, without impinging

	on the natural beauty, ecological value and local distinctiveness of the Broads
SO7	To provide a safe, secure and accessible transport system that supports sustainable tourism, enhances the economic vitality and liveability of the Broads, which encourages a modal shift from the private car, towards public transport, cycling and walking and minimises the adverse impacts of transport and climate change on the Broads unique environment.
	Fostering Communities Policies CS18 – 25 inclusive.
SO8	To further the economic and social well being of communities within the Broads by promoting sustainable forms of economic and community development which support the conservation, enhancement and enjoyment of the natural beauty, wildlife, cultural heritage and, in particular, the waterways of the area.
SO9	To achieve social and economic regeneration through the protection, maintenance and development of the local economy, support for opportunities for investment in innovation and diversification, promotion of high quality, accessible and sustainable development to meet future needs, taking into account risk increases due to climate change and coastal submergence and appropriate types and levels of development within the flood plain.
SO10	To ensure that housing is provided within the wider Broads area to support and sustain local communities and economies and to contribute to the provision of affordable housing for acknowledged local need. Any housing development located within or adjacent to the Broads will be at a level and of a scale and design which will protect and enhance the character and appearance of the Broads, without detriment to natural resources.
SO11	To support the social and economic well-being, protect existing development and the character of the landscape and mitigate risks from flooding through the promotion of appropriate development in high-risk zones.
SO12	To ensure development will not impede materially the flow or storage of floodwater, increase the risk of flooding elsewhere or increase the number of people or properties at risk of flooding.

Core Strategy policy list

Respecting the Environment and Cultural Assets

Landscape protection and enhancement

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

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

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

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

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

The Navigation

- CS3** Navigable water space will be protected and enhanced through:
- (i) The design of flood alleviation/protection projects
 - (ii) Avoiding development and changes in land management which are detrimental to its use.

Creation of new resources

- CS4** The Broads landscape is partly man-made and is constantly changing. There will continue to be opportunities to create new environmental and cultural assets on any scale of development and these will be sought where they:
- (i) create new high quality land and water-based landscapes which reflect the essential Broads characteristics, offering biodiversity gains through habitat creation and opportunities to improve facilities for navigation and recreation
 - (ii) improve the quality of the built environment
 - (iii) involve, for all new developments, good quality design, the use of sustainable construction methods and the use of locally sourced materials
 - (iv) incorporate crime reduction measures in line with "Secured by Design"
 - (v) protect, maintain and enhance the nature conservation value of the Broads paying attention to habitats and species
 - (vi) contribute to ecological networks and create habitat corridors, especially linking fragmented habitats of high wildlife value
 - (vii) encourage and facilitate the development of alternative and more sustainable solutions to flood risk and alleviation, taking into account the likely changes as a consequence of climate change

Historic and Cultural Environments

- CS5** Key buildings, structures and features which contribute to the Broads' character and distinctiveness will be protected from inappropriate development or change and enhancements which maintain the overall cultural heritage value of an area will be encouraged through:
- (i) the identification of locally important assets and their context through the cultural heritage strategy and the landscape character assessment and by applicants in their design statements;
 - (ii) the revision of the statutory list and the preparation and adoption of a local list published in a Supplementary Planning Document;
 - (iii) the repair and appropriate re-use of buildings and structures of historic, architectural, cultural or landscape value where the repair and/or use would not be detrimental to the character, appearance or integrity of the building or structure, its context or setting;
 - (iv) encouraging the highest standard of design to protect existing assets and add to the future cultural heritage value of the locality.

- CS6** The archaeology of the Broads will be better understood, protected and enhanced by:
- (i) protecting existing archaeology from inappropriate development or change
 - (ii) raising awareness of potential archaeology through the identification of likely sites/finds
 - (iii) the adoption of methodology and procedures for the notification, recording and interpretation of unanticipated finds; and
 - (iv) encouraging the interpretation of archaeology.

Environmental protection

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

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

Response to Climate change

CS8 Contributions to climate change arising from development will be minimised by means of a reduction of greenhouse gas emissions. Potential impacts will be identified and assessed by developers and measures taken including:

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

The Use and Enjoyment of Water and Land

Sustainable Tourism

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

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

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

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

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

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

Water space management

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

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

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

Access and Transportation

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

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

Within the area particular improvements required include:

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

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

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

Fostering Communities

Rural Sustainability

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

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

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

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

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

Economy

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

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

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

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

Residential Development and the Local Community

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

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

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

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

4 Draft Preferred Options Policies for Determining Planning Applications

- 4.1 The Development Control Policies Development Plan Document (DPD) will ultimately contain the detailed policies to deal with planning applications. It should reflect the overarching themes in the Core Strategy DPD and not conflict with this approach. Up to this stage of DPD production, the Authority has consulted on the options for future policies, and not the finalised policies themselves.
- 4.2 It is proposed in the Local Development Scheme that the Development Control DPD be supported by a Supplementary Planning Document (SPD) on development and flood risk, which will set out more detailed policy. At the early stage in the production of these two documents, work was combined and so the issues and options for both were presented in a single document.

Development of a Development Plan Document (DPD) and Supplementary Planning Document (SPD)

- 4.3 The method for preparing the Local Development Framework is prescribed by Regulation. Following a broad 'issues raising' exercise, consultation was carried out on the potential 'options' for the DPD to remedy or support the issues raised. From this, preferred options have been developed. These are now consulted on during a formal six-week period of consultation. Following consultation on the preferred policy direction, final policies will be prepared and submitted to the Secretary of State for independent examination.
- 4.4 The preparation of an SPD follows a less formal procedure than that for a DPD, and does not involve independent examination.
- 4.5 The approved and advertised Local Development Scheme timetables the publication of the Preferred Options DPD in December 2007, prior to submission in July 2008 and potential adoption in September 2009. The Development and Flood Risk SPD could potentially be adopted in early 2008, supplementing policy CS20 in the Core Strategy. This is in advance of the Development Control DPD in order to begin shaping planning decisions as soon as possible on this important issue.

Response to Consultation on Issues and Options

- 4.6 The purpose of the consultation on the Development Control Policies DPD and Development and Flood Risk SPD during June-August was to consult on the 'options' proposed to resolve the issues arising, including those raised through earlier consultation with key partners and other stakeholders.
- 4.7 45 organisations or individuals submitted comments in response to the consultation on the Issues and Options (incorporating the SPD on development and flood risk). This was made up of 1240 individual comments against the 276 options put forward. Planning Committee, on 9 November 2007, received a full list of responses and

officer analysis and recommendations. This is now published on the Authority's website.

Preferred Options

- 4.8 The current Local Plan policies are set out under the riparian districts, which was a sensible format given the process of dealing with planning applications at that time. However, this process has changed now that planning in the Broads area has been brought fully 'in-house'. It now seems preferable to reflect the corporate valley management approach, and to set out the proposal maps by river valley.
- 4.9 The steer from Government is that development control policies should be generic in nature, with any site specific proposals dealt with in a separate DPD. The current Local Plan does have a site specific approach, identifying areas where policies apply in detail on the proposals map. There will be a limit to how far the Authority can have this same approach through the Local Development Framework (LDF), without having to do a separate DPD, with the cost and time associated with doing so; therefore, as the options are refined and developed into the preferred policy direction, it may be that a criteria based approach will mean a simpler and more concise DPD will evolve.
- 4.10 Following consultation on the Issues and Options, workshops were held with community groups and forums, staff and members to refine further the more controversial options. A summary of comments made at these workshops was also received by Planning Committee on 9 November 2007. These further comments were considered when analysing option responses and drafting the preferred options draft policies.
- 4.11 The draft preferred options Development Control Policies are listed in Appendix 1. They will be published alongside supporting explanatory text.
- 4.12 All Local Development Documents have a requirement under the EU and UK legislation to be appraised through Strategic Environmental Assessment and Sustainability Appraisal (SEA and SA). The SA of the options has also informed the drafting of the preferred options draft policies. The draft policies have been appraised externally and the report will be published alongside the Preferred Options document. The SA forms a key part of the evaluation of options and policies, by considering the economic and social impacts as well as environmental effects.
- 4.13 It is also a requirement under the Habitats Directive to undertake Appropriate Assessment. This is also to be published with the Preferred Options document and will inform consultees in their response, and in the further redrafting of policies following consultation.

The Preferred Options draft proposals maps

- 4.14 The Preferred Options draft proposal maps are published in a separate document. They will ultimately replace the proposal and inset maps that accompany the adopted Local Plan. In this consultation, the maps have been set out by river valley, reflecting the Broads Authority's corporate strategy of valley management.
- 4.15 There are three types of policy:
- A Policies of Broads-wide principle

Policies of broad-wide principle apply to all planning applications. They cover the criteria that all proposals should take into consideration and address, where applicable at the concept, pre-application and application stages of development. The extent to which these policies will apply to a specific application will depend on the scale and nature of the proposal.

B Policies of topic-based principle

Policies of topic-based principle apply across the Broads in relevant circumstances, or where the proactive policies which bring forward new initiatives and development can be applied.

C Policies for specific types of Proposals /Development

These policies apply to specific types of proposals. Policies of principle do not need to be referred to in the more detailed policies, and the more detailed policies do not over-ride them.

4.16 Policies are grouped together in sets. Each set covers a common theme, and there is a listing of the Core Strategy policies that each set of policies will implement. A general introduction sets the scene, without repeating the context that is published in the Core Strategy. The preferred option for the content and coverage of a policy is then described in boxed text, followed by an explanation of how the policy would work. The final paragraphs in each set explain how the preferred option was chosen. The justification is based on conformity with national, regional and Core Strategy policies, responses to the issues and options consultation, and the Sustainability Appraisal.

4.17 The boxed text is not the proposed wording of a policy, more an indication of what a policy will cover. The final wording will be drafted following consultation, and will be published in the "Submission" draft of the Development Control Policies DPD for further consultation as part of the formal examination into the document. Information must be submitted with some planning applications so that the effects can be fully evaluated. Such requirements will be listed in a validation checklist, and applications not submitting the correct information will not be validated. It is proposed to have a revised validation checklist in operation in April 2008.

5 Policies of Principle

Nature of Proposals

Implements Core Strategy Policies: CS1, CS2, CS4, CS5, CS7, CS8.

Introduction

- 5.1 This set of preferred options for policies covers protection and enhancement of the key resources that make up the Broads' character.
- 5.2 In accordance with the statutory purposes of the designation of the Broads as one of Britain's protected landscapes, and government policy for national parks, a position of general restraint and landscape protection is the baseline of the Core Strategy. This sets the context for detailed development policies. The policies cover the future protection and enhancement of the landscape as a whole, to preserve its essential distinctiveness and special character.
- 5.3 Protection of the landscape is closely linked to biodiversity conservation and provides opportunities for meeting Biodiversity Action Plan (BAP) targets and quiet recreation appropriate in the Broads. The environmental and ecological aspects of the Broads are key contributors to local distinctiveness. The development control policies ensure that the value and integrity of the nature conservation interests of the Broads' distinctive landscape as a whole is protected, enhanced and restored. The proposals map locates SSSIs & County wildlife sites, but this is by no means exhaustive. 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.
- 5.4 The heritage resource cannot be increased in the way that some habitats can be created to enhance biodiversity. Therefore, policies aim to set new standards to compliment the current character and to create buildings which will be valued in future. The design quality of new structures in the Broads will potentially impact on identified features. By requiring a high quality of design, it is hoped that the cultural heritage value of the area will be enhanced.
- 5.5 Whilst protection is recognised as important, the needs of a 'living landscape', which will involve permitting development necessary to support local communities and the economy, are recognised. This is subject to criteria which protect and enhance the essential qualities of the landscape, since it is that landscape which provides the basis of their livelihoods.
- 5.6 The built environment is an important part of the cultural landscape. It reflects the activities of people living and working in the Broads. The importance of the waterways, with their associated trades and activities, is dominant. Many villages are centred round the staithe, with prominent buildings constructed from materials carried by water. The design of these buildings reflects their special functions, whether connected with riverside trade or management of the land. Boat sheds, drainage mills, riverside chalets and cottages are all typical of the Broads. Their simple construction, often from lightweight materials, is suitable for the marshy ground conditions. The result is a scale and type of building which blends with the natural surroundings in a way that some new developments do not. In addition, local skills are kept alive and provide livelihoods for local people.
- 5.7 As a sensitive wetland system that has suffered from nutrient enrichment, the Broads is at threat from limited water resource and diffuse pollution which reduces

water quality and ecological status. New development can have significant impacts on water availability and quality, be it from increased abstraction or risk of pollution by increased pressure on waste water infrastructure, and thereby damage the fundamental resource on which the area relies. In permitting new development the Authority will be mindful of the need to be an exemplar in promoting sustainable design so that there is minimal adverse impact on the environment as a whole.

5.8	PO 1 – Character
<p>Development will only be permitted where it does not harm the character or appearance of the Broads landscape, as identified by the Broads Landscape Character Assessment. Development proposals should identify opportunities to address intrusive features within the landscape, and seek to provide new benefits through restoration or enhancement, in order to strengthen the distinctive landscape character of the Broads.</p> <p>Where proposals have a wider impact on the character of the Broads through the introduction of visual, light generating and/or noise generating features, a landscape impact assessment will be required and the issues satisfactorily addressed.</p>	

- 5.9 The Broads area contains a diversity of landscape, and proposals should properly reflect this diversity. Opportunities for development to have positive impacts on the defining and distinctive qualities of the varied landscape character areas formed by the built and natural environment are to be addressed, and adverse impacts avoided.
- 5.10 The following sequential approach should be taken by applicants when bringing forward proposals for development and changes in land use and land management, in order to protect and enhance, and to restore, the environmental and cultural assets of the Broads distinctive landscape:
- to be informed about the development and its potential effects and the significance of those effects;
 - to avoid adverse effects;
 - to mitigate where adverse effects are unavoidable;
 - to compensate any residual adverse effects;
 - to identify opportunities to provide new benefits through creation or enhancement in all proposals; and
 - not to cause the loss of an irreplaceable feature of the landscape.
- 5.11 Development should avoid cumulative visual and landscape impacts. There is a presumption against the need to deliver compensation for residual adverse effects. Rather, all negative effects are to be mitigated for and, where impacts cannot be mitigated for adequately, alternative options must first be considered. Alternative options may include a different location, design, operational requirements, etc.
- 5.12 Applications should address maintenance of tranquillity, protection of large-scale landscape character, preserving local distinctiveness and character, respecting the setting of the development, protecting, and enhancing and restoring the natural resource and the historic and cultural environments, whilst allowing essential development.

- 5.13 Development across the whole of the Broads should seek to increase the tranquillity rating of its environs to ensure the contrast with the urban areas is maintained, recognising the impact new urban growth will have on reducing the tranquillity elsewhere in this region. Best practice in use and design of lighting should be implemented. Potentially noisy developments should be controlled to avoid increased disturbance in areas prized for their recreational and amenity value.
- 5.14 Despite its local distinctiveness, the landscape of the Broads is not homogenous. Therefore there may be areas that are better able to accommodate change than others. Certain areas, such as flat marshes and open valley landscapes are generally poor at accommodating new development. Strong planning policies are needed to protect the open character of the marshlands from intrusive development and enable the management and restoration of this distinctive landscape. A very limited amount of development in marshland locations may be unavoidable, for example a new pumphouse. In these cases, careful attention to siting, layout and design will be crucial to minimise the impact of the development. On the other hand, areas such as the urban fringes of large settlements have a landscape structure that could accommodate development more robustly and create attractive, landscaped edges to settlements. The Authority has undertaken a Landscape Character Assessment. This work will help to inform the determination of planning applications by identifying which areas are more and less vulnerable to change. It also provides detailed advice on landscape matters.
- 5.15 Tipping on agricultural or other land in the Broads area to raise the level of land will not be permitted where it would have a significant adverse effect on the character of the landscape, on wildlife or on the amenity of the local community. Development will not be permitted on sites where the Landscape, cultural or wildlife value have been degraded but where the restoration of a characteristic Broads landscape or wildlife habitat is appropriate and feasible. The aim will be to work with landowners and infrastructure providers to mitigate adverse impacts caused when the area was not a protected landscape. This policy seeks enhancement to the quality of built development, including, where possible, removing obtrusive and inappropriate development.
- 5.16 The watercourses comprise an essential component of the Broads' ecological value and a large proportion of the area is designated as nationally and/or internationally important for nature conservation. It follows that watercourses should therefore be afforded a high degree of protection from the potential adverse impacts of development through Development Control Policies. It is vital that the integrity of watercourses is enhanced and maintained in order that public enjoyment of its cultural and biodiversity assets can continue. Drainage problems, pollution and erosion could have an effect.
- 5.17 The coast is undeveloped and has national designations in its own right for nature conservation and landscape. Few developments require a coastal location in the Broads and given both the physical and policy constraints and the long term uncertainty about its flood defences it should not be expected to accommodate new development.
- 5.18 Enhancement of habitats of conservation value provides a valuable opportunity for delivery of Biodiversity Action Plan (BAP) targets and socio-economic benefit. Environmental enhancement presents opportunities for contributing to the objectives of the Water Framework Directive.
- 5.19 Development should not conflict with the enjoyment of the special qualities of the Broads area which include the natural, historic and cultural values, its tranquillity and

remoteness. Proposals will be assessed against the Landscape Character Assessment, Biodiversity Action Plans, Conservation Area Appraisals, the tranquillity map (CPRE) and other relevant studies or area plans.

Choice of Options

- 5.20 *The landscape character options gave alternative methods of considering landscape in determining applications from protecting the current landscape through to enhancing and whether to take a different approach in different parts of the Broads.*
- 5.21 *Policies which would be imprecise or difficult to enforce were not favoured. There are reservations regarding the resolution of adverse impacts of development, especially if the affected landscape feature is irreplaceable (Option L1). The option to protect the current landscape was too narrow an approach (Option L2) and would not be responsive to changing circumstances, in particular climate change.*
- 5.22 *The option to have specific detailed policies for different landscapes is no to be pursued since the whole area is a protected landscape (Option L5). The additional level of protection given by the blanket removal of permitted development rights over specific types of areas was not supported as this is effectively a zoning of the Broads into higher and lesser protected areas (Option L7).*
- 5.23 *The Preferred Option is not only to protect the landscape but also to enhance and where adverse impacts are unavoidable – mitigate (Option L1 & L3) consistent with National and regional planning policy. This hierarchy of decision-making is explained. There are a set of robust generic criteria which would be applied in the context of any character area with the exception of the coastal policy which is carried forward from the Local Plan as the area is even more vulnerable due to coastal erosion (Option L8). The policy is to recognise a definition of landscape as being wider than natural features (Option L1). The cumulative impact recognises that every proposal has an effect on the landscape (Option L4). The diversity of the landscape is recognised and landscape character areas are to be identified on the Proposals Map.*

5.24	PO 2 – Biodiversity and Geodiversity
<p>Development which would have an adverse impact on ecology and geodiversity will not be permitted.</p> <p>Where appropriate, proposals should enhance habitats and species of nature conservation importance or create new habitats on or adjacent to development sites.</p> <p>The Authority may require evidence of ecological surveys or assessments of ecological impacts used to assist in determining the location and design of developments on sites where statutory environmental assessments are not required by legislation.</p>	

- 5.25 *An attractive environment, rich in open space and biodiversity, is central to a good quality of life and provides opportunities for quiet recreation and attracting visitors. Natural environmental features should be maintained and enhanced within development proposals wherever possible. Enhancement of habitats of conservation value provides a valuable opportunity for delivery of Biodiversity Action Plan (BAP) targets and socio-economic benefit. Environmental enhancement presents opportunities for contributing to the objectives of the Water Framework Directive.*

- 5.26 The development control process is a critical stage in delivering the protection and enhancement of biodiversity and geological conservation required by national policy. Opportunities should be sought to build biodiversity and geological conservation into the design of all new development.
- 5.27 The highest level of protection is given to features that are accorded statutory designation under the European Habitats Directive. On such sites, no development which would harm those features for which the site is designated will be permitted other than in most exceptional circumstances where there is no alternative solution, there are imperative reasons of over-riding public interest and appropriate compensatory measures are provided. Potentially damaging development might be better located outside the Broads executive area.
- 5.28 Nature conservation, however, is not just about applying protection to individual sites, but taking a wider, more holistic approach to the environment and the linkages and synergies between systems. Recognition of the interconnectedness means that protection must also be given to valuable non-designated sites, which support and contribute to environmental quality as a whole, and to avoid fragmentation. Whilst it is essential that development does not adversely affect the wildlife value, it also provides opportunities for enhancement and it is important these are embraced to increase the value of the resource over time. Even improvements contributed through the small scale developments allowed in the Broads can support biodiversity targets. Larger schemes however, can be designed to contribute to ecological networks.
- 5.29 In all relevant development proposals assessments of ecological impacts will be sought along with opportunities for enhancement, with particular attention paid to Biodiversity Action Plan (BAP) species & habitats. Early survey work should be undertaken prior to proposals being designed, to ensure biodiversity is not compromised. Planning conditions will be used to safeguard species and habitats in accordance with PPS9 and its circular. On sites where there is biodiversity and geological value, a checklist of biodiversity and geological issues which might be covered in a development brief or an informal environmental statement should be agreed with the Authority to assist in determining the location and design of development - requiring ecological surveys, assessments of ecological impacts, following guidelines for protecting and enhancing populations of protected species and habitats. A formal environmental statement may be required in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. Where a proposal does not need to be considered in accordance with these regulations, consideration of biodiversity impacts and enhancement opportunities should be presented as part of an informal environmental statement.
- 5.30 The Authority will require the submission of a comprehensive landscaping scheme with planning applications for new development, which demonstrate how the proposal will contribute to biodiversity. The Authority may also require a landscaping scheme for other forms of development if appropriate.

Choice of Options

- 5.31 *Policy options which would indicate the general approach to decision making (eg Option L25) whilst supported, were less favoured in preference to options which gave greater guidance on how decisions would be taken and the level of information which would be required to show how a proposal would protect and enhance biodiversity (eg Options L26 and L 27).*

- 5.32 *A policy that focused on SSSIs (eg Option L28) was considered too narrow an approach in an area such as the Broads where the whole area is of international, national and local value. Non-designated sites, habitats and species contribute to the landscape character as a whole (eg Option L29).*
- 5.33 *The preferred option seeks to take a holistic view across a range of characteristic habitats and species, drawing on specific strategies such as biodiversity action plans.*

5.34	PO 3 – Trees and Hedgerows
<p>Development and/or works which would have a significant adverse effect on trees, woodlands or hedgerows of landscape or ecological importance will not be permitted except where the landscape, biodiversity or navigation benefits from the proposal clearly outweigh the loss. Development which would compromise the future growth of trees and woodlands covered by existing tree preservation orders will not be permitted.</p>	

5.35	PO 4 – Landscaping Schemes
<p>In order to ensure that development preserves and enhances the Broads landscape, the following criteria will be taken into account:</p> <ul style="list-style-type: none"> a) Existing trees and hedgerows to be retained and protected during the course of development; b) Justification for trees to be removed and details of replacement trees; c) Ecological enhancement; d) New planting or other landscaping measures including hard landscaping and boundary treatments; and e) Details of ongoing maintenance. <p>Where trees or hedgerows are to be removed, the Authority will require the commissioning and submission of a protected species survey to ensure that any habitat loss resulting from development is either prevented or mitigated against.</p> <p>Where appropriate, arboricultural assessments and landscaping schemes will be required for development and/or works proposed</p>	

- 5.36 It is national policy that development which would have a significant adverse effect on any trees or woodland should not be permitted, unless there are overriding public benefits.
- 5.37 Where appropriate, the Authority will protect important trees by using its planning powers during the development control process or by using Tree Preservation Orders, for example where there is a significant threat of destruction or harm to individual trees, groups of trees or areas of woodland which are worthy of protection and are important to the character of the Broads landscape or built environment, or to wildlife habitats. There are some circumstances where the selective pruning, lopping, felling or coppicing of trees can benefit conservation objectives such as wetland restoration, forms part of good arboricultural practice or can help to remove hazards to sailing craft and improve conditions for sailing.

- 5.38 In the application of policy, it must be recognised that trees may have been allowed to grow in inappropriate locations, to the detriment of sailing or of biodiversity. In future, trees may be planted as a biofuel crop and these sites should also take into consideration wider impacts and be actively managed.
- 5.39 The Authority has carried out a strategy for waterside tree management, and the Landscape Character Assessment provides guidance.
- 5.40 Where new development is acceptable in principle, it is important that a high standard of landscaping is carried out as part of the scheme. This will help to ensure that new development does not detract from its surroundings and, wherever possible, leads to a positive enhancement. Many planning applications will require a comprehensive landscape assessment of the site and landscaping proposals should be an integral part of planning applications. Planting should take place as early as possible in the development programme and should be based on indigenous species. The Broads Authority will provide advice on appropriate landscaping measures where required, although developers will be encouraged to engage professional landscape architects in the same way that they would an architect. Careful attention to protecting and retaining existing trees will be required and, where appropriate, a tree survey will be necessary. Measures to reduce the prominence of parked cars in new developments will also be important, especially in waterside locations. In some cases measures in addition to or other than planting may be appropriate. These could include changing land form or hard landscaping.

Choice of Options

- 5.41 *The two options relating to trees were either for a holistic approach to trees and woodlands or to concentrate on protected trees.*
- 5.42 *Option L10 did not recognise that some trees and woodlands are detrimental and have grown in recent years due to neglect. In addition, comprehensive landscaping should not be a solution for minimising the visual impact of inappropriate development. Option L11 was challenged as a development control policy because it duplicated tree protection orders.*
- 5.43 *The Preferred Option is to recognise that tree protection and tree planting is not always appropriate in terms of visual, ecological or recreational amenity. Otherwise, trees, woodland and hedgerows of visual or ecological importance are to be protected.*

5.44	PO 5 – Design
<p>Development proposals must demonstrate the highest standards of design solutions, which can be integrated successfully within the surrounding landscape to ensure the existing and future local distinctiveness and cultural heritage value of the area is preserved, enhanced or evolved. Proposals will be assessed against the following criteria:</p> <ul style="list-style-type: none"> a) siting and layout; b) mix of uses; c) scale, form and massing; d) detailed design and materials; and e) crime protection. <p>Proposals which do not reinforce and complement the character and landscape of the Broads will not be permitted.</p>	

5.45	PO 6 – Sustainable Design
<p>Development will only be permitted where the following sustainable design measures have been considered and implemented where applicable:</p> <ul style="list-style-type: none"> a) Basic water management, water efficient systems and grey water recycling; b) Rainwater Harvesting; c) Sustainable Drainage Systems; d) Insulation and ventilation; e) Orientation and solar gain; f) Renewable energy; g) Locally sourced materials; h) Reuse of existing buildings and building materials; i) Sustainable construction methods; j) Measures to aid recycling; k) Resilience to flood risk. <p>Unsustainable methods of construction and use of unsustainable materials such as uPVC will generally not be supported.</p> <p>Developers will be expected to demonstrate the positive effects of development on climate change by submitting a sustainability appraisal assessing the development.</p>	

5.46	PO 7 – Climate Change and Energy Efficiency
<p>The Authority will require all proposals for new residential, commercial and Industrial development to be submitted with a statement of environmental performance. This shall include the following details:</p> <ul style="list-style-type: none"> a) measures to address high levels of energy conservation and resource efficiency in the building over its intended lifetime; b) how the development will be built to meet at least minimum current standards of energy efficiency (currently 3 star rating Code for Sustainable Housing for residential development and a BREEAM rating of 'very good' for commercial and industrial development); c) how the proposed development (new or conversion) will provide on site renewable energy generation consistent with the scale, nature and location of the development and applicability of technical solutions. <p>All non-residential developments (new or conversion) above a threshold of 1,000 sq m internal floor space and all residential developments (new or conversion) of 10 or more units will be expected to provide at least 10% of energy requirements from onsite renewable energy generation.</p>	

5.47	PO 8 – Amenity
<p>Development will only be permitted if it provides for a high standard of amenity to existing or potential neighbouring properties or uses. This will include consideration of:</p> <ul style="list-style-type: none"> (a) overlooking; (b) overshadowing; (c) light pollution; (d) airborne pollutants; (e) smell; (f) noise pollution; and (g) provision of a satisfactory external amenity space to residential properties. 	

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

- 5.48 Good design is crucial in protected landscapes such as the Broads, reflecting the planning status as a national park. Development needs to take into account the characteristics of the site, as well as the distinctiveness of the wider Broads' setting. Good design is all the harder to define in the Broads because of the varied nature of the local architecture. As the local planning authority, the Authority can influence design and the use of materials so that buildings blend into the landscape. But it is not about looking back: The Authority also wants to explore the future in innovative ways that are compatible with the local heritage and culture as well as potentially stimulating the local economy. All new developments should display good quality design, the use of sustainable construction methods and the use of locally sourced materials and therefore contribute to the future cultural heritage of the area. The selection of local materials in construction promotes local crafts, industry and businesses and therefore improves all aspects of sustainability.
- 5.49 The Authority has been developing a framework of opportunities whose objective is a unique sustainable future for the Broads. There is significant potential for the development of sustainable design solutions specific to the Broads and this could also potentially become a key economic strength. This can be achieved through designing buildings to adapt to climate change, energy efficiency, choosing materials which have a low impact on resource depletion and energy consumption, making use of acoustic and thermal insulation, natural daylight and ventilation and understanding the importance of conserving limited natural resources and minimising consumption. Recycling, renewable energy, redevelopment of existing buildings, are key components to this strategy. The use of locally sourced materials has benefits for both the environment and economy of the area. Just because a development is sustainable doesn't mean that design and other policy can be overridden however.
- 5.50 The Authority will seek development which leads the way on these issues in the national park very much threatened by climate change. The implementation of these policies are more relevant to us than anybody else.
- 5.51 Innovative solutions, utilising sustainable design solutions specific to the Broads, to minimise the impacts of sea level rise and climate change will be encouraged taking into account implications on scale and design and incorporating resilience to flood events. Within the Broads, there may be forms of development that are appropriate, or require to be located, within the floodplain, e.g. boat yards, visitor facilities for a nature reserve etc. Where development is appropriate for a floodplain location, it is pertinent to incorporate design solutions that offer resilience to flooding, taking into account expected future sea-level rise and increasing storm events, associated with climate change
- 5.52 A high standard of design will be promoted throughout the Broads both on new build and extension to existing buildings including:
- The layout of development should relate well to the local area and to patterns of movement, the amenity of neighbouring properties, the character and appearance of land, including its shape, form, ecology, natural features, colours and elements, and the way these components combine.
 - Density, scale and mix should be compatible with the character of the local area and avoid adverse impact of development on views, vistas and skylines.
 - Attention to detail of the appearance of development should take into account

the craftsmanship, building techniques, decoration, styles and lighting of a building or structure and the texture, colour, pattern and durability of materials, and how they are used.

- All planning applications should demonstrate as part of the design and access statement how crime prevention measures have been considered.
- allowing exemplars of innovative designs where they enhance the environment or make a positive contemporary statement about the Broads.

5.53 The Authority will expect development in the Broads to achieve high standards of sustainable design and construction to address Climate Change and Energy Efficiency. All proposals for residential and non-residential development should include measures to address high levels of energy conservation and resource efficiency in the building and over the intended lifetime of the development and be proofed against the impacts of climate change. addressing each of the following:

- Energy/CO₂
- Water,
- Materials,
- Surface Water Run-off,
- Waste,
- Pollution,
- Health and well-being,
- Management, and
- Ecology.

5.54 It will be the intention that all types of development being built by 2021 should be zero carbon. All residential development should be built to above minimum standards ie to three star sustainability rating (Code for Sustainable Housing) and aim to reach six star rating due to the status of the Broads as a protected landscape and the requirement to reduce their impact on the environment. Proposals for commercial and industrial buildings will only be permitted where they are designed in order to achieve a BREEAM rating of 'very good'.

5.55 It would be unreasonable at this time to expect all developments to be carbon neutral, but it is acknowledged that this is the way development will go within the period of the LDF. Current indication from Government suggests a stepped approach for a requirement for all residential development to achieve at least a 3 star rating up until 2013, at least a 4 star rating until 2016 and a 6 star rating after this date. A 6 star rating against the Code for Sustainable Homes will ideally be sought for residential development immediately in particular on larger sites. This would require development to incorporate a high standard of energy and water efficiency and standards for materials, surface water run-off and waste in order to achieve sustainable development.

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

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

5.58 Air pollution issues are dealt with on a very local basis through the implementation of

the Environment Act 1995, which places a statutory obligation on local authorities to improve air quality in areas proven to be exceeding air pollution limits. Implementation of the Act, however, will become increasingly difficult with increases in traffic growth and energy consumption, as the regulations are reactive and not preventative. As a wide open and largely flat rural area subject to northerly and easterly winds from the coast, the Broads does not suffer particularly from air pollution. Measures will however be encouraged to improve local air quality for visitors and residents.

- 5.59 The Authority has published guidance and will continue to keep updating it. The Sustainability Guide in particular should be referred to for advice on achieving sustainable Broads related development and it will aid the Authority in its decision making to ensure opportunities are not lost.

Choice of Options

- 5.60 *Design is controversial because it is subjective and the options were wide ranging to test the opinions of the community.*
- 5.61 *A set of options at one end of the scale gave precedence to traditional design (Option NR15), to restrictions on building where the traditional approach is no longer acceptable due to increasing flood risk (Option NR8). These options are not supported since they would hold back the life of the Broads and would be contrary to the socio-economic policies of the LDF.*
- 5.62 *Options also looked at the level of detail that should be in policy. Policies that would cover specific circumstances eg crime (NR10), type or location (NR12 & NR13) were not supported in isolation of generic policies.*
- 5.63 *The preferred option is for strong, detailed generic policies (Option NR11) which encourage innovative and contemporary design (Policy NR7 & NR14) supported by informal detailed guidance (Options NR9, 12, 13 & 15). This faces up to the challenge of mitigating and adapting to the changing circumstances of the Broads over the lifetime of buildings being planned during the LDF period.*
- 5.64 *The sustainable design options ranged from continuing the traditional approach to building in the Broads which created a "light footprint" through to a more rigorous approach of design based on a detailed evaluation of its sustainability impacts.*
- 5.65 *The more challenging options raised considerable interest yet concern that the methodologies and data are not available and the skills are not available to assess information in order to make decisions (Options NR20 & NR21). The Option to adopt a new vernacular for sustainable design is not taken forward as it conflicts with protecting and enhancing the Broads distinctive character (Option H16).*
- 5.66 *The Preferred Option is to take the whole life cost of materials into account when assessing sustainable design and reuse of buildings (Options H14 & 15). The use of local materials also has economic and environmental advantages to the locality.*
- 5.67 *The preferred option will promote sustainable construction methods and innovative solutions (NR17, NR18, NR21) and seek to increase consideration of these principles by applicants (NR19). The policy will need to be future-proof in response to greater government guidance which will be published on the relatively new science of carbon footprints. There needs to be clarity on how it will contribute to decision making.*

- 5.68 *The options for small scale renewable energy ranged from a policy stance of encouragement, through to a mandatory approach. In addition, the options tested whether, due to the scale of development and other constraints, such a policy should be pursued at all.*
- 5.69 *The option not to apply a policy for renewable energy was not supported since this was not compatible with the Authority's commitment to sustainability and excellence (Option CC4). This option would lead to increases in CO2 emissions, contrary to national and regional policies, or would result in missed opportunities.*
- 5.70 *Caution was expressed regarding setting high mandatory targets – not only due to technical and economic viability, but also due to the technical expertise required by decision makers to assess applications (Options CC2 & CC3). Where building regulations apply, that mechanism should be relied on. Surprisingly, Renewables East did not understand why there should be a different standard inside the Broads to that outside.*
- 5.71 *As with the renewable energy issue, the policy options for energy efficiency looked at not requiring energy efficiency above building regulations, seeking energy and other resource efficiency over the whole life of a building or setting higher standards for residential development.*
- 5.72 *The option not to apply an efficiency policy (Option CC8) is contrary to national and regional policy, contrary to the sustainability objectives and the Authority's own guidance published in the "Sustainability Guide" and was not supported by respondents. There is no need to repeat building regulations, however, they currently do not apply to non-residential development (Option CC7).*
- 5.73 *It was expected that government guidance for planning policy would have been published prior to the drafting of the Preferred Options. Nevertheless, respondents generally felt that higher standards should be sought in the Broads. Riparian districts are at different stages in the preparation of their planning policy so it is not unreasonable for the Authority to set its own standards to reflect the local circumstances.*
- 5.74 *The preferred option is to develop policy which requires a minimum level of onsite renewable energy / energy efficiency and encourages reaching higher targets. This would apply to residential and non-residential development. An energy efficiency statement should be incorporated into the design and access statement. This would include a checklist to ensure environmental performance of the development had been fully considered. It seems logical to combine this policy with one on energy efficiency.*
- 5.75 *The preferred option for efficiency is to encourage the highest standards in the Broads compatible with its status as a protected landscape. Resource efficiency over the lifetime of a building should be taken into account and a wider range of impacts should be covered in policy in addition to energy efficiency. Whilst government guidance on planning policy is unclear, the Authority will seek a 3 star rating for residential development and encourage a 6 star rating as this covers a wider spectrum of categories.*
- 5.76 *The SA concluded air quality options support a reduction in air pollution emissions, having a positive effect on air quality, which in turn may have secondary benefits on local biodiversity that rely on clean air to thrive and several of the options focussed on renewable energy, which will also reduce CO₂ emissions (SA4). Good air quality*

will also work to support the tourist economy, as visitors are less likely to travel to areas poor air quality.

5.77 *Options on air quality addressed the issue of noise pollution at moorings through boats continuously running their diesel engines. It was thought impractical to require all moorings to have charging points even with the use of renewable sources of energy at remote sites.*

5.78 *The preferred option for air quality policy is to encourage the provision of electric recharging points and the use of renewable energy. There is support for a clear stance to refuse all development causing pollution and this forms part of a neighbour amenity policy.*

5.79	PO 9 – Water Resources
<p>Development which would have an adverse impact on, or result in an unacceptable risk to the quantity or quality of water resources (rivers and groundwater) will not be permitted.</p> <p>Development should be connected to a foul sewer. Other arrangements, including septic tanks and private sewage treatment works, will be accepted only if the Broads Authority, in consultation with the Environment Agency and Natural England, is satisfied that there would be no harmful effects on the Broads environment or on groundwater and that effluent will be of a standard sufficient to meet the needs of broads’ restoration</p> <p>Development which makes no provision for discharges will not be permitted.</p>	

5.80 The watercourses comprise an essential component of the Broads’ ecological value and a large proportion of the area is designated as nationally and/or internationally important for nature conservation. It follows that watercourses should therefore be afforded a high degree of protection from the potential adverse impacts of development. It is vital that the integrity of watercourses is enhanced and maintained in order that public enjoyment of its cultural and biodiversity assets can continue. Drainage, pollution and erosion will be taken into consideration in decision making.

5.81 New development will only be permitted if it can be properly serviced or if agreement can be reached to ensure that development does not proceed in advance of services being provided.

5.82 Where services are not available or are constrained, the Broads Authority will need to be satisfied that these constraints can be overcome before development commences. The cost of providing services before development takes place will, where appropriate, fall on the developer. Where foul sewers are provided with new development, their adoption and the provision of sewage treatment works are the responsibility of Anglian Water. Where mains sewerage is not available, it is possible to use septic tank drainage or small private sewage treatment facilities to serve small-scale developments. In view of the sensitive low-lying nature of the Broads environment, and the water quality objectives of the Broads Authority, particular care is needed to ensure that sewage is adequately dealt with. The Broads Authority will pay careful attention to the advice of the Environment Agency in dealing with this issue. In some circumstances, the standards required by the Broads Authority will exceed the statutory standards regulated by the Environment Agency. Developers should also be aware that the consent of the Environment Agency under the Water Resources Act (1991) is required to discharge effluent to controlled waters. Such consent may be withheld if the discharge would be detrimental to the watercourse. The proliferation of individual sewage treatment works and septic tanks may also exacerbate nutrient problems in the Broads area.

- 5.83 Proposals will be subject to particular scrutiny in zones around potable groundwater sources or over vulnerable aquifers as defined on the Proposals Map. The Environment Agency advises the Broads Authority about areas in need of greatest protection and most at risk from contamination.
- 5.84 Adequate river flows and water supply to fens and marshes are essential for conservation purposes. Reduced flows tend to promote the growth of algae and allow damaging saline incursion into freshwater systems. Lack of adequate water supply to fens leads to a loss of characteristic wildlife interest and diversity. The Broads rivers are already heavily exploited for irrigation and public water supply, leading to a reduction in the natural flow of the rivers. It is, therefore, important to ensure that new development does not result in a degree of water abstraction which is environmentally damaging. The Broads Authority will pay careful attention to the advice of the Environment Agency in dealing with these issues. The provision of agricultural water storage facilities may be beneficial (see Policy).

Choice of Options

- 5.85 *The water quality options sought opinion on how rigorous the Authority should be in protecting water quality and whether current policy gaps should be filled. The SA identified that options that protect water quality (SA3), although most are unlikely to improve water quality, will most likely have secondary positive impacts on biodiversity, particularly those which rely on aquatic or wetland habitats (SA1).*
- 5.86 *Options not to be pursued are those which are less specific about their application and their intended effect eg Option EP1 on its own, Option EP2 and Option EP10.*
- 5.87 *The preferred option for the water quality issue is to aim to maintain the hydrological integrity of the key water resource having regard to waste discharges, river quality, groundwater and abstraction. New development involving marinas or moorings will need to provide a statement to cover sewage, outfall, disposal and wash down. The policy will contribute to the Authority's obligations under the WFD.*
- 5.88 *The policy relating to marinas and moorings will be covered in waterspace management policies to avoid repetition. The SuDs policy will be incorporated into policies for new development (see design etc) and will apply to all development based on information from the SFRA.*

Location of Development

Implements Core Strategy Policies: CS8, CS16, CS17, CS18, CS19, CS20

Introduction

- 5.89 Location is another key principle which a developer must establish as being appropriate. The policies cover the key principles which guide locational decisions.
- 5.90 Some of the most complex issues which planning policy must address relate to the future vision for the Broads in the context of sea level rise and climate change. Policies must guide the appropriate level and type of development within the functional flood plain in high-risk areas. The Authority has to ensure that strategic

planning policies and other strategic economic policies affecting the Broads take an appropriate and balanced approach to the issues of flooding and development.

- 5.91 Overarching national planning policies are for sustainable development (PPS1). Detailed national policy is published in PPS25 but it does not over-ride PPS1. Where, in exceptional circumstances, communities are located in flood risk areas, application of the policies within PPS25 will ensure that development only occurs when a clear set of pre-conditions, related to wider sustainability considerations, are fulfilled. It is the responsibility of the local planning authority to develop local policies given the national planning policy context.
- 5.92 The Inspectors Report on the Core Strategy DPD commented on flood risk management and identified the fundamental question as “the extent to which flood risk management can reconcile with the needs of the Broads to modernise, adapt and prosper when much of the area is potentially at risk of increased flooding....” It also stated that there was “...general acceptance that all parties needed to co-operate to find ways forward in an area which traditionally dealt constructively with the changing balance between land and water”.
- 5.93 There is a continuing need for development to support economy and community; that where development is allowed it should result in betterment in comparison with the current use on the site and avoid potential blight. The management of risk must be incorporated into policy, but not as an obstacle to prevent development.
- 5.94 Understanding the nature of flooding is critical to the development of policy: velocity and depth. The nature is known because the area already floods, development can therefore be built to appropriate standards. There is a sufficient notice period for damage to property to be prevented and for people to move away if they feel it necessary. The duration of a flood can also be predicted depending on fluvial flows, the tides and the wind direction. The Authority publishes the tide timetables in its annual newspaper which is widely available and distributed to all holiday accommodation.
- 5.95 It is absolutely essential that the Broads is recognised as a wetland; the interaction between people and the natural environment must be allowed into the future.

5.96	PO 10 - Development and Flood Risk Policy
<p>Development will only be acceptable when it is compatible with the principles of national policy and when the sequential test and the exception test, where applicable, as set out in PPS25 and applied to the nature of flooding in the Broads have been satisfied.</p> <p>For the Exceptions Test in PPS25 to be passed development will:</p> <ul style="list-style-type: none"> • make a significant contribution to the achievement of the Broads strategic objectives • not increase flood risk elsewhere; • avoid compromising future flood alleviation or flood defence schemes; and • be designed not to detract from the locality. <p>In Zone 3a and Zone 3b development will be permitted where:</p>	

- the proposal is for uses including water compatible or certain types of less vulnerable and more vulnerable uses where all other policy criteria can be met.
- it is on previously developed land; and,
- it incorporates resilience to flooding, demonstrates that the risk of flooding (on and off-site) is decreased and that it is safe.

The replacement of a residential property on a like for like basis with no increase in the number of bedrooms on the same footprint will be permitted;

The relocation of existing development out of Flood Zone 3b to an undeveloped site with a lower probability of flooding may be permitted where the vacated site is reinstated as naturally functioning flood plain, and where the benefits to flood-risk outweigh the benefits of leaving the new site undeveloped.

Development will not be permitted in the coastal zone identified on the Proposals Map.

- 5.97 PPS25 sets out a Sequential Test to development and flood-risk, with a specific “Exception Test”. For the exception test to be passed a development must demonstrate community benefits that outweigh the flood risk, be on previously developed land if possible, and be safe and not increase flood risk.
- 5.98 The Strategic Flood Risk Assessment shows the extent of land expected to flood over the next 100 years. Since the Broads is already a wetland, the exception test must be applied appropriately and specifically for the Broads landscape. The policy allows a wide range of uses generally found in the Broads – compatible with its statutory purposes and status as a protected landscape - to be located in flood zones 3a and 3b subject to flood risk mitigation and safety considerations. The policy does not allow new permanent residential development outside Flood Zones 1 and 2. The area covered by the coastal zone proposal carries forward the same area identified as the current adopted local plan.
- 5.99 The uses which are considered appropriate, in principle, within the Broads Executive Area on previously developed sites in Flood Zone 3a and in Flood Zone 3b subject to the outcome of a site Flood Risk Assessment include:
- less vulnerable development comprising shops; ancillary offices including for financial, professional and other services relating to the Broads’ economy, restaurants and cafes; hot food takeaways; places of assembly and leisure and land and buildings used for land and water management and interpretation and
 - more vulnerable development used for short-let or other holiday sleeping accommodation, hotels and other tourist accommodation, for drinking establishments and for non-residential educational establishments and sites used for touring caravans and camping.
- 5.100 The policy allows replacement residential development in zones 3a and 3b provided it does not increase the number of bedrooms, replaces the current footprint and does not increase the flood risk vulnerability classification once re-developed.
- 5.101 Any new development in zones 3a and 3b will need to demonstrate clearly the balance of any betterment criteria (taking into account climate change). For example, a building may be re-designed to be more flood resistant or have habitable areas raised. The frequency of flooding to the surrounds may become greater and more

hazardous with time therefore offsetting any betterment & challenging the overall sustainability of the location for the given land use. These issues will need to be addressed in the site specific FRA.

- 5.102 This policy has been guided by the sustainability objectives. In general, where development is permitted within flood risk areas, vulnerability to flood risk increased (SA4), whilst the development in question would often offer economic enhancement (SA10) and would encourage the sustainable use of land by encouraging development on previously developed land. Permitting economic development in areas of risk of flooding, whilst less vulnerable than residential development, could negatively impact on the economy by putting visitors at risk and affecting the long-term viability of the businesses within the development. That is why the site specific Flood Risk Assessment must address all aspects of flood risk management and show how a proposal can overcome the challenges.
- 5.103 This policy identifies the types of development that would be associated with economic sustainability whilst recognising the wetland environment within which it would be situated. The reduction and minimisation of flood risk must be central to all decisions therefore there would be conditions attached to types of development such as use of water resilient construction, seasonal occupation or time limited approvals, flood warning, escape routes, evacuation plans, etc. Detailed decisions can only be made on a site by site basis, following the principles of PPS25 as applied to the Broads through the Local Development Framework. (See Core Strategy, this policy of principle, and the Supplementary Planning Document where further explanation of the requirements is set out).

Choice of Options

- 5.104 *Having explained the national planning policy as published in PPS25, the set of options commenced with the option of continuing to apply the current local plan policy which allows any type of development in principle, subject to mitigation or avoidance of risk to people and property. This has been a successful policy. Options then explored details of PPS25 policy to see how it would be received when incorporated into local policy.*
- 5.105 *Options FR2 and FR3 tested the definition of functional floodplain. The option to keep strictly to PPS25 was not supported by local interests neither did it meet criteria in the Sustainability Appraisal (FR3). However it was not thought that agreeing an alternative probability would resolve the issue of achieving sustainable development as it is the severity of flooding which is important, not the probability (since the area already floods) (FR2). Indeed the SFRA shows there is little/no difference in many locations between flood zones 2 and 3.*
- 5.106 *Options FR4 – FR6 referred to previously developed land, FR4 allowing redevelopment in accordance with the Core Strategy, FR5 not allowing redevelopment as currently in operation under PPS25, or allowing temporary consents – perhaps for 50 years (FR6). Option FR5 is not supported as experience to date is that uses in accordance with strategic objectives are not viable on their own or are not supported by the EA & dereliction has commenced as landowners cease to be able to rebuild. Given that landowners currently have unrestricted consents, the introduction of temporary consents may not result in better quality, safer or resilient construction as large scale “repairs” may be undertaken without planning consent.*
- 5.107 *The section which examined the various land uses which might be defined as “appropriate” in the context of the Broads commenced with Options FR7 – FR9 and*

FR13 ie employment, commercial, tourism. These options took PPS25 land use vulnerability classifications to identify where they might be allowed in future. The option to place seasonal occupancy conditions on tourism accommodation is not to be followed up (for flood risk management reasons) since that would be contrary to objectives to raise the quality of supply and employment .

5.108 Options FR10 - FR12 covered residential development. The option which would have promoted adaptation by allowing replacement permanent residential use in Flood Zone 3 to be rebuilt but only for holiday occupancy was not thought to be realistic.

5.109 An additional option was suggested to “set back” development from zone 3b. There is limited opportunity to do this as there is minimal difference between the zones.

5.110 The Preferred Option is to encourage rebuilding or replacement on previously developed sites to enhance economic and environmental sustainability, achieve higher standards of energy efficiency, resilience and flood risk management measures. Developers would need to decide whether to take the risk of investing depending on their Flood Risk Assessment. Although the SFRA shows an 100 year scenario, the state of flood defences will depend on future government policy and that is why a precautionary approach is being adopted. It is important that investors take informed decisions for the long term whilst not preventing development for the LDF period.

5.111 Policy should allow land to be redeveloped when its current uses/buildings are no longer viable or functional subject to safeguards. Criteria under other policy themes would define 'appropriate' land uses which generally would not support market housing unless as replacements. The Preferred Option is to allow existing buildings to be converted to tourism accommodation and for a wider variety of economic uses to be allowable in flood risk areas so long as danger to people and property is minimised. Touring caravan/camping sites could be allowable and this may provide a very limited opportunity for businesses to diversify and derive an income (subject to other considerations in the LDF). This approach achieves the overall objectives of national and local policies for sustainable development as promoted in PPS25.

5.112 The Preferred Option for permanent residential is to allow rebuilding on a replacement basis only except for employees occupied in businesses which support Broads purposes (see detailed policies). Other policies support innovative and sustainable methods of design compatible with a wetland location.

Implements Core Strategy policies CS7, CS8, CS16, CS17, CS18, CS19

5.113	PO 11 – Location
<p>New major development will only be acceptable where:</p> <ul style="list-style-type: none"> a) there are opportunities to access and service the site by means other than the private car; b) there is capacity of existing and potential infrastructure (including for energy supply, waste management, water and sewerage, and community infrastructure) to service the site or area in ways consistent with cutting carbon emissions and successfully adapting to likely changes in the local climate; c) it would have no adverse effect on local communities, by having appropriate community infrastructure so as to avoid social exclusion; d) the physical and environmental constraints on the development of land, such as sea level rises, flood risk and stability, are minimised;; and 	

- e) the best and most versatile agricultural land is not used where land of a lower quality is available.

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

New minor development, having less of an impact by its very size, will only be acceptable where criteria (b) (d) and (e) are met and (a) has been considered.

5.114

PO 12 - Access and Highways

Development will not be permitted where access cannot be provided to the satisfaction of the highways authority or the Broads Authority:

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

5.115

PO 13 – Rights of Way

When determining development proposals, the Authority will seek to safeguard public rights of way and to pursue opportunities for increased public access. Development should:

- a) protect and actively safeguard existing public rights of way;
- b) incorporate opportunities for increased public access by foot, bicycle or horse;
- c) identify new routes in development proposals to create networks or complete missing links; and
- d) open up access to waterside sites.

Development which does not make adequate provision or which adversely affects formal or informal networks will not be permitted.

Transport

5.116 The rapid growth in leisure traffic by car is damaging the quality of the remote rural environment. At the same time, the tourism industry is suffering from a decline in boating visitors. The detrimental impacts of high traffic levels and lack of public transport affect visitors, the wider community and their businesses, and the environment. It is imperative that transport's climate change contribution is adequately mitigated and managed.

5.117 New developments need to be located in areas that encourage transport options other than private car use (for example, boat, public transport, walking and cycling). This may lead to less development being brought forward in some rural locations. However, the Authority recognises that a previously developed waterside site may not be readily accessible by means of travel from the landward side other than the private car.

5.118 Proposals should consider mitigating and managing transport's impact on climate change by promoting and supporting the provision of electric recharging points at

main moorings, encouraging walking, cycling and sailing, and promotion of the port gateways at Great Yarmouth and Lowestoft for inbound visiting boats.

- 5.119 Adequate provision must be made in new development for parking and other access requirements. This includes provision for cars, delivery and servicing vehicles, mopeds, motorcycles and cycles. The parking and servicing standards to be used will be those of the appropriate County Council (as the Highway Authority). Because of the importance of maintaining and enhancing environmental quality in the Broads area, in exceptional circumstances the Broads Authority will consider whether a reduction in normal highway standards is appropriate. These circumstances will not include the inability of a developer to gain control of land needed to provide access or parking requirements. Any reduction in these standards will be considered only where it is compatible with highway safety and where there would be overriding environmental benefits achieved by such a reduction. Where development will need off-site road or infrastructure improvements to cater for the direct consequence of the scheme, developers will be required to fund such improvements.

Rights of Way

- 5.120 Improving land-based access to the Broads is a priority identified through the Sustainable Tourism Strategy, although this should not be to the detriment of the landscape or wildlife interest. The creation of links to open spaces and communities outside the boundary will extend the benefits of the Broads and bring it closer to communities. In this context, Rights of Way includes bridleways, cycle ways, permissive paths, byways (and restricted byways), roads used as public paths and footpaths.
- 5.121 The improvement of walking, horse riding and cycling facilities will support the local economy and the diversification of the tourism industry. Employees of visitor facilities and Broads' businesses also have to travel within the area, as well as tourists and visitors. Any improvements to access will need to take into account access by people with disabilities. Any new routes, route expansion or alteration will need to be developed in consultation with landowners. Advice can be sought from the Local Access Forum.
- 5.122 Policy CS16 in the Core Strategy states that the Authority will seek improvements to access to and views of the waterside, by the introduction of additional footpaths and cycleways. This preferred option will allow the Authority to seek contributions to rights of way in new development schemes, such as riverside walks; which would prevent the potential for privatisation of the waterspace by improving public access to the waterside.
- 5.123 Diversions to rights of way in some cases may be necessary, but often only on a temporary basis. There may be a need to consider minor diversions of public footpaths for safety, nature conservation reasons or to accommodate acceptable development.

Maintaining viable communities

- 5.124 The Broads does not encompass whole communities; generally it just includes the river frontage. Nevertheless, Part 1 of the Broads Act, sub section 2 (4) states that the Authority, in discharging its functions, shall have regard to the needs of agriculture and forestry *and the economic and social interests of those who live or work in the Broads*. Therefore, maintaining viable communities in this respect is important. In considering applications, the Authority will seek that new development, where appropriate, includes the necessary community infrastructure – for example,

recreational open space, and services and facilities where there is a deficit, or that, more crucially, new development be located where there are existing facilities and services in the first instance.

Infrastructure

- 5.125 The majority of development requires supporting infrastructure, be it sewerage or energy supply. This policy option seeks to ensure that development is located where there is existing capacity or the potential for connection to necessary infrastructure. It may be possible to develop self-sustaining schemes which generate and conserve energy, or that capture water and dispose of waste water without an impact on the local environment. The Authority would support such schemes, dependent upon the sustainability of their general location and provided it would not be a new source of diffuse pollution. This approach complies with the Preferred Options on Sustainable Design and Water Resources.

Physical and environmental constraints

- 5.126 This policy option needs to be interpreted in the light of the Preferred Option on development and flood risk; however, land stability can be related to this and is also a key consideration. The site in question must be able to take the proposed development without any implications for the proposed development or surrounding structures or land. This policy also seeks to protect the best and most versatile agricultural land to support farming and employment in agriculture. Where the location cannot be justified, as land at a lower value is available elsewhere which meets the other criteria of this policy, then this can be grounds for refusal.

Equality of access

- 5.127 It is vital that all new development is accessible for all potential visitors, customers and users. Where road access is required, this must be acceptable in highway terms. Access needs to include equal access for all members of society, young and old, members of different faiths and cultures, as well as those with physical disabilities. This information can be submitted with the design and access statement.

Choice of Options

- 5.128 *The “to do nothing” access and transportation option was set out in AT3, which stated that poor accessibility was irresolvable in the Broads context. This was opposed by all during the consultation on the issues and options. Neither does this option meet the objectives of the Sustainability Appraisal, in terms of reducing carbon dioxide and other emissions.*
- 5.129 *One site-specific proposal was suggested as an alternative option, for a car park for tenants at Potter Heigham bungalows. This DC DPD will not deal with site specifics; however it will set out principles for all types of development.*
- 5.130 *Options AT1 (Green travel plans) AT2 (criteria for the location of development) were supported and the only comments made were whether it would be more appropriate to set thresholds for the application of these options. At workshop sessions, attendants were not able to agree on thresholds for the application of this policy option. Given the similarities of these options it is proposed these were combined and taken forward into the Preferred Options, reflecting Core Strategy policy CS19 and adding reference to ‘development likely to attract more than small scale or local level of visitors’.*

- 5.131 *Protecting and improving Rights of Way meets the one of the Authority's main purposes, in promoting opportunities for understanding and enjoyment by the public, hence the recommendation is to take forward all options in some way. However some are more aspirational as expressed in the issues and options draft than others, and have been rephrased in the preferred options as more a draft policy, or moved to the background lower case text.*
- 5.132 *Not protecting Rights of Way would fail to contribute to the Broads purpose of promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public.*

6 Policies of Topic Based Principle

Introduction

- 6.1 This set of preferred options is for policies that are not applicable to all applications. They include proactive policies that bring forward new initiatives and development. They also cover topics such as water space management and the historic and cultural environment.

Creation of New Landscapes

Implements Core Strategy Policies: CS4

- 6.2 The Broads' landscape is partly man-made and is constantly changing, not least in response to the predicted effects of climate change and sea level rise. There will continue to be opportunities to create new environmental and cultural assets on any scale of development, especially through the re-use of previously developed land or on land which currently makes a minimal contribution to Broads' purposes.

6.3	PO 14 - Creation of New Landscapes
<p>Proposals which create new landscapes and water space will be supported, subject to the following criteria:</p> <ul style="list-style-type: none">a) landscape creation should offer biodiversity gains through habitat creation, and improve facilities for navigation and recreation;b) the creation of landscapes will be particularly welcomed in areas that have suffered inappropriate development or neglect where landscape changes would be beneficial;c) where alternative and more sustainable solutions to flood risk and alleviation can be achieved, taking into account the likely changes as a consequence of climate change (eg the creation of washlands set back schemes). <p>This approach does not over-ride policies for the redevelopment of previously developed land, especially on the waterside and where new landscapes can be complementary to other forms of re-use.</p>	

- 6.4 The Authority will encourage the creation of high quality land and water-based landscapes that reflect the essential Broads characteristics protect or significantly enhance local landscape character, contribute to the Broads statutory purposes and where development associated with such changes is in the wider public interest.
- 6.5 In a living landscape which is so intensely controlled and managed, the Authority must have an approach to evaluate and enable change within the context of the nationally protected landscape. Landscape creation should offer biodiversity gains through habitat creation and opportunities to improve facilities for navigation and recreation. There are therefore gains in terms of socio-economic values as well as in the achievement of national biodiversity targets.
- 6.6 New development will provide opportunities to protect, maintain and enhance the nature conservation value of the Broads, paying attention to habitats and species, and will contribute to ecological networks and create habitat corridors, especially linking fragmented habitats of high wildlife value.
- 6.7 The creation of ecological networks through new development will help to re-establish vulnerable species and habitats to more viable population levels and enable them to adapt better to change in the medium- and longer-term. It will also

strengthen the distinctiveness and diversity of the area. Habitat corridors are vital for the migration and dispersal of species and help to maintain and enhance biodiversity. In the light of current and future climate change, the role of habitat corridors is likely to become more valuable as species adjust their ranges to accommodate for changing climatic conditions.

- 6.8 There will be increased demand for recreational open space associated with planned development beyond the boundary of this LDF, with a need to identify the scale and location of green infrastructure required to ensure that existing, extended, and new communities are attractive places to live and work. Green infrastructure is a sub-regional network of protected sites, nature reserves, green spaces and greenway linkages. Green infrastructure provides for multi-functional uses, e.g.. wildlife, recreational and cultural experience; it therefore contributes to liveability whilst also delivering ecological benefits. Its importance to providing for the growth of Norwich, and to integrating the Broads into the new communities, is recognised.
- 6.9 The re-use of previously developed land for new development will make a major contribution to sustainable development , by reducing the amount of countryside and undeveloped land that needs to be used.
- 6.10 The Landscape Character Assessment provides detailed evidence on which to base proposals and for planners to evaluate landscape change. The Strategic Flood Risk Assessment maps a scenario of areas at risk of flooding over a 100-year period. The Authority's Design and Management Handbook provides design guidance without being prescriptive; the Sustainability Guide provides inspiration; and the Local Biodiversity Action Plan will outline priorities for nature conservation. The development and regeneration plans for Norwich, and for Great Yarmouth and Lowestoft, show where green infrastructure needs to link communities into the Broads.

Choice of Options

- 6.11 *Options explored how policies could create appropriate new landscapes.*
- 6.12 *Options NR1, NR3 and NR5 would define circumstances where new landscapes would be appropriate. There was a lack of support for being too restrictive without knowing the possible options that may come forward in the future.*
- 6.13 *Concern was expressed where it might seem that "appropriate" development would be restricted, contrary to socio-economic objectives, or that "inappropriate" development might be allowed (Options NR2 and NR4).*
- 6.14 *The preferred option takes forward the support for implementing comprehensive changes where key Broads objectives can be achieved through planning applications. The policies will need to work within a wider strategic context which looks at the impacts of climate change, sea level rise and large scale valley management.*
- 6.15 *Options also explored the extent to which open land should be protected to provide further space to meet increasing needs for green infrastructure.*
- 6.16 *There was support for limiting new development to previously developed land (Option NR24) but not for decreasing the stock of developed land for open space (Option NR25).*
- 6.17 *The preferred option is to ensure green infrastructure is incorporated into the design*

of development (Option NR26) on previously developed land (Option NR24) and to ensure links from the Broads for wildlife and people into adjacent communities (Option NR23) and links between fragmented sites (Option NR28).

Waterspace Management

Implements Core Strategy Policies: CS3, CS4, CS13, CS15

- 6.18 The water space is to be managed in a strategic, integrated way and navigation and conservation interests are to be maintained and enhanced. Site management plans for key broads will be developed and implemented. Opportunities for the restoration, extension or creation of navigable / recreational water space will be promoted, consistent with natural or cultural heritage conservation interests and other Broads purposes.
- 6.19 Integrated water space management is proving to be a successful way of addressing issues and opportunities. Two specific aspects to be addressed through development control policies are highlighted in this section: moorings and sediment management. They are particularly interlinked with management for navigation and for conservation.

6.20	PO 15 - Waterways and Navigation
<p>Development will not be permitted where:</p> <ul style="list-style-type: none"> a) it would result in an obstruction or hazard to navigation; b) it would lead to hazardous boat movements; c) opportunities for new access to the water or the waterside and waterway restoration or navigation are compromised; and d) proposals fail to include necessary supporting infrastructure, such as temporary moorings provided for demasting in proposals for new bridges. e) there would be any increase in powered craft inappropriate for the width and depth of the waterway and there is conflict with natural and cultural heritage conservation, recreation interests or the Authority's navigation function. 	

- 6.21 In considering applications, the Authority will seek to identify, provide for and implement opportunities to provide recreational and navigational enhancement. Proposals to restore or extend navigable waterspace, to create new water areas or to provide by-pass channels will be considered against this set of criteria and other relevant policies in the Development Plan. Proposals for waterside development should protect navigational safety and access to the water. Where a new or replacement bridge is to be constructed, the Authority will seek to ensure that sufficient width and clearance under the bridge would be provided and the bridge should have a high quality of design and materials.
- 6.22 There is considerable pressure in certain areas on the use of water space for navigation, recreation and nature conservation purposes. Its management requires an integrated approach, based on levels of use and importance, and suitability and potential for different uses. This preferred option would allow the Authority to consider whether the use of the waterspace will be increased when assessing proposals. If this is detrimental to Broads Authority responsibilities, an application could be refused on these grounds.

- 6.23 Recognition of the varied landscape characteristics across the Broads area and their differing capacity to absorb change should be incorporated into the implementation of policy.
- 6.24 Improvements for people and wildlife can be achieved, as evidenced at Barton Broad. The Authority will work with partner bodies and local communities, taking a valley approach to developing integrated management.
- 6.25 Consistent with the objective of protecting and conserving the Broads landscape, waterways and wildlife, the Broads Authority wishes to encourage boating use of the waterways. Extending buildings over the navigable waterways is generally inappropriate and the construction of jetties or walkways into the water can adversely affect navigation. The justification for the development and its effects will be carefully assessed in each case.
- 6.26 The Authority will object to the construction of any new or replacement bridges over the Broads' waterways where it would result in a significant adverse effect on the Broads navigation, enjoyment of the waterways, wildlife or wildlife habitats or the character of the Broads' landscape. In considering proposed new or replacement bridges, the Authority will have regard to the benefits of the proposal and to the effects of the scheme on those who live or work in the area.
- 6.27 In view of the national importance of the Broads, it is likely that relatively few bridges associated with major new road schemes running through the area will be justified.. However, the development of a small number of new bridges may be unavoidable in order to increase accessibility. In the flat wetland landscape, a new bridge can be particularly prominent. It can also cause physical disruption to the riverside, as well as placing further restrictions on navigation.
- 6.28 The Broads Authority is aware of the wider benefits which bridges can bring. Where a new bridge is acceptable in principle, careful attention to scale, materials and design will be essential to reduce any adverse impact, and to enhance its setting as far as possible. In the Broads, particular attention must be given to the appearance of a new bridge from the river and riverside. The Authority will also take account of the design and impact which proposals for replacement bridges could have. Where planning permission is not required for such development (for example if it forms part of an improvement to an existing road) the Authority will seek to ensure that these considerations are fully taken into account. Early consideration of design issues is essential to ensure they are not predetermined by other issues, including economic considerations. Where practicable, the use of lifting bridges can be considered.

Choice of Options

- 6.29 *One of the key responsibilities of the Authority is to manage the water space effectively and ensure conflicts are minimised with the other statutory functions. However preventing no further waterside development would is not a realistic option either given the pressures of the volatile tourist economy and the need for boatyards to restructure and diversify.*
- 6.30 *Proposals to extend navigable waterspace, to create new water areas etc as set out in WM3 appears more suitable to be taken forward in the New Resources section.*

*****|

6.31	PO 16 – Increased Sediment Input
<p>Developers will be required to take all available practical measures to prevent any additional sediment input. However, where development increases use or changes the nature of use of the navigation, causing greater sediment input or requiring increased maintenance of the navigation, developers will be required to make financial contributions to the upkeep of the navigation. This will be calculated on a site-by-site basis, using the Authority’s latest available dredging costings.</p>	

6.32	PO 17 – Reuse and Disposal of Dredgings
<p>Proposals for dredging will be permitted subject to the achievement of beneficial use of the dredgings, including its re-use (direct re-use options include habitat creation, flood protection works) or recycling (in construction schemes). Engineering works to enable responsible/sustainable methods of storage will be permitted, on a temporary basis where necessary. Methods of transportation will also form part of the consideration.</p> <p>Applications for large-scale disposal sites should be justified according to an agreed network of strategic disposal/storage sites.</p>	

- 6.33 Parts of the rivers and broads are subject to periodic dredging to keep the waterways open to navigation, not only for the Authority but also for owners of private water space. Historically, the dredgings have been disposed of on land when ecological gain, flood defence and agricultural benefits could be derived. The disposal of dredgings is covered by European directives and national legislation. The Sediment Management Strategy for the Broads informs disposal options as part of a sustainable and holistic approach. Dredging itself does not always require planning consent, but engineering works will, as does the disposal of dredgings as waste (a county council matter). Permanent earthworks to create new reedbed areas would require consent, for example, and contaminated dredgings may only be disposed of at licensed landfill sites with the permission of a county council.
- 6.34 Silt resulting from bank erosion is a recurring issue, with a number of causes. Once the causes have been addressed, action must be taken to restore and protect banks. The Authority provides advice to landowners on appropriate bank protection methods, encouraging the use of natural or 'soft' engineering techniques wherever possible.
- 6.35 Reused/recycled materials should be used in waterside schemes. However there may be ecological reasons why materials could not be reused elsewhere or should be disposed of.

Choice of Options

- 6.36 *Option WM14, which suggested that no dredgings be allowed to be disposed of in the Broads executive area, is clearly short sighted and does not include the beneficial implications re-use of dredgings can have, such as creating new habitats*

and flood defences. Therefore, this option has not been taken forward alongside the others.

Policies for development affecting the historic or cultural environment

Implements Core Strategy Policies: CS1, CS5, CS6

- 6.37 The Broads has a rich cultural heritage. Statutory protection is given to features in recognition of their national importance and type of feature, i.e. listed buildings, historic parks and gardens, Scheduled Ancient Monuments, and Conservation Areas. The historic and cultural environments are a definable resource and also have a strong and increasing role in promoting and supporting the tourism and heritage industries, which adds weight to the need for protection.
- 6.38 It is recognised that the cultural heritage of the Broads includes events and activities which themselves rely on physical infrastructure.
- 6.39 National and regional policies reiterate this level of protection for buildings and features covered by the statutory designations, and recognise that it is not only these buildings and structures that contribute to the local character and distinctiveness. The strategy for the historic and cultural environment outlined in the Core Strategy is to take a wider, more holistic approach which focuses on the combination of features and their context and settings, rather than relying solely on the preservation of the special value through the protection of individual buildings, structures or features. The Landscape Character Assessment identifies the distinctiveness and diversity of the area.
- 6.40 Archaeological remains are finite, non-renewable resources. They help us understand our heritage and so have an important role in education, leisure and tourism. It is highly likely that undiscovered archaeology exists owing to the largely undeveloped nature of the area.
- 6.41 The landscape of the Broads owes its origin to human activities in the past, and what remains now is a landscape resulting largely from the industrial activity of peat-digging in the medieval and post-medieval period, and subsequent changes and uses. This means that further opportunities for understanding the archaeology of the Broads may arise in many circumstances and locations. Underwater archaeology has not been addressed previously, nor have palaeo-environmental remains.

6.42	PO 18 – Listed Buildings
<p>Proposals for development or works to a listed building will only be permitted where the form, fabric and setting of the building are preserved, protected and enhanced. The Authority will require all applications for works to a listed building to be accompanied by a statement including a detailed analysis of the impact of the development on the listed building and the justification for it.</p> <p>The demolition or partial demolition of a listed building will only be permitted in the most exceptional circumstances. In those exceptional circumstances where demolition is acceptable and replacement or remediation appropriate, the Authority will seek to ensure that any remediation works are carried out in full.</p>	

6.43	PO 19 – Historic and Cultural Assets
<p>Development that would have a significant adverse effect on the form, fabric, views of, or setting of a listed building, a scheduled or registered historic assets or any other historic or cultural asset which gives the Broads its distinctive character, or which is integral to the understanding and/or context of the asset, will not be permitted.</p> <p>Development on sites where a listed building, a scheduled or registered historic assets or any other historic or cultural asset is located, will be expected to contribute to the upkeep of that building in order to secure its future as part of a comprehensive approach for the site's development.</p>	

6.44	PO 20 – Conservation Areas
<p>Development within or adjacent to Conservation Areas will only be permitted if it would preserve or enhance the area's character and appearance. Demolition of buildings and other structures within a conservation area will only be permitted in exceptional circumstances where demolition is acceptable and replacement appropriate. Consent will not be granted until redevelopment plans have been approved by the Authority and appropriate contracts for redevelopment accepted prior to demolition. Outline applications will not be appropriate in such locations</p>	

6.45	PO 21 – Sensitive Areas
<p>Development within or adjacent to sensitive areas of cultural or landscape heritage, landscape value, or at gateway or other high profile sites will only be permitted if it would preserve or enhance the area's character and appearance. The Authority will require a high standard of design and materials, and the submission of detailed plans; outline applications will rarely be appropriate.</p>	

6.46	PO 22 – Open Space
<p>Development will not be permitted if it would have a significant adverse effect on open space, common land or land at parish or public staithes which make a positive contribution to the character, appearance or recreation of the Broads landscape.</p>	

6.47	PO 23 – Archaeology
<p>Where development proposals are on sites that raise archaeological issues, the Authority will require an evaluation of the site to determine its archaeological significance so that informed and reasonable planning decisions can be taken.</p> <p>Proposals affecting a site of known archaeological or palaeo-environmental importance where there is a case for preservation of remains development will not be permitted. Where there is no case for preservation of remains, or where archaeological remains are discovered during development, the Authority will require the remains to be evaluated, recorded and/or safeguarded through survey, publicity, provision of public access, interpretation of remains or landscapes. The Authority will also require artefacts to be removed from the development site and to be recorded, analysed and displayed.</p> <p>Where development can take place and still preserve important archaeological remains in situ, planning permission will be subject to an effective management plan ensuring the</p>	

continued protection of remains after development.

- 6.48 It is not intended that Conservation Areas should be used as a tool to prevent development, but more to ensure appropriate and high quality development takes place which preserves and enhances the character of the area. Effectively, the whole of the Broads is treated as if it was a conservation area, with valley management plans underway. This reflects the national park status of the landscape the Authority is responsible for.
- 6.49 Development in Conservation Areas will be permitted if it would preserve or enhance the character or appearance of the Conservation Area. Development adjacent or close to a Conservation Area or Listed Building should complement and enhance its setting and protect distinctive views.
- 6.50 In respect of applications for planning permission for sites in sensitive locations including Conservation Areas, waterside locations and other high profile sites, the Authority will require the submission of detailed plans and a full survey of any existing trees. Outline applications may not be appropriate in such locations.
- 6.51 Where appropriate, the Authority will make directions to restrict permitted development in order to protect the character and appearance of the Broads landscape, waterways or built environment, particularly in Conservation Areas. Additional protection of the fabric of the building can be applied through the restriction of permitted development.
- 6.52 Any restoration works or change in use of buildings should not adversely affect biodiversity, particularly protected species, and where possible, provision for biodiversity should be incorporated into proposals.
- 6.53 Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and other features on the Sites and Monuments register already have a degree of recognition and protection. There are many other landmark structures, features and valued buildings, which contribute to local character and diversity, which are not statutorily protected. They are particularly vulnerable to inappropriate change, which currently is difficult to resist.
- 6.54 Planning permission will be granted for alterations to buildings in Conservation Areas if they would preserve or enhance the character or appearance of the area. This would include the need for a high standard of design and materials. The demolition or partial demolition of buildings and other structures which make a positive contribution to the character or appearance of Conservation Areas will not be permitted. Similarly, the demolition or partial demolition of a listed building, or development which would be damaging to the setting of a listed building, will be permitted only in the most exceptional circumstances. Where exceptional circumstances justify demolition, consent will not be granted until appropriate plans have been approved by the Authority and contracts for redevelopment have been accepted prior to demolition.

Choice of Options

- 6.55 *Landscape Options cover the cultural and historic elements of landscape character. Policy options which appeared weak (Option L31) or which covered too narrow a definition of what constituted the historic resource (Option L32) were not wholly supported.*

- 6.56 *The Preferred Option is to take a strong approach to protecting and enhancing the whole landscape as well as individual features and to look to developing the heritage of the future.*
- 6.57 *The Historic and Cultural environment options looked at the level of protection to be given to the heritage resource. Options to treat the landscape character separately from the intrinsic value of the assets themselves were too subtle (Option H2 and L options). The individual options received support but were not felt to be strong enough and did not stand alone.*
- 6.58 *The Preferred Option is to combine and group together elements from the landscape and historic policy options, as the landscape is a product of the past and the whole is as important as the sum of its parts.*
- 6.59 *Options were presented for the care and re-use of important buildings. Whilst Option H7 reflected national policy on listed buildings, it was felt it should be strengthened. Options to rule out residential conversion did not receive total support due to the investment needed for restoration (option H10).*
- 6.60 *The Preferred Option to encourage the re-use of historic buildings is to introduce a set of criteria to identify if a use is sustainable and appropriate for its location. Employment uses are preferred because this is compatible with other LDF policies which restrict further residential development. The removal of permitted development rights on redevelopment will be included (Option H11).*
- 6.61 *The Options relating to archaeological protection at the expense of allowing development to proceed were not supported as they did not reflect national planning policy PPG16 (Options H19 & H20).*
- 6.62 *The Preferred Option for archaeology was to repeat national policy.*

Fostering Communities

Implements Core Strategy Policies: CS9, CS21, CS

- 6.63 Preferred Option policies aim to protect the social fabric of the Broadland communities. A number of villages and parts of villages fall within the Broads area and, in some places, village halls or other recreational facilities are in the Local Plan area. The Broads Authority has a duty to have regard to the social and economic well-being of those living or working in the Broads. Policy CS21 in the Core Strategy reflects the ability LPAs have in seeking developer contributions. However, given the strategic nature of a Core Strategy it does not set out thresholds or targets to achieve specific levels of contributions. Under the previous local plan there are no levels where, for instance, above a site size or number of units, affordable housing is sought. The same is true for recreational open space, county provision of services and environmental costs of development.
- 6.64 Affordable housing needs can be particularly acute across rural areas. The Core Strategy makes allowances for affordable housing to be permissible outside settlements where there is a demonstrable need. The Broads Authority will need to work closely with adjoining authorities that have a housing function, evidence of housing needs and market assessments. However, the Broads executive area is an area of general development restraint and not growth.

6.65	PO 24 - Protection of Existing Local Facilities and Services
<p>The Authority will not permit the change of use or redevelopment of existing local community, visitor or recreational facilities (including shops and public houses), if it would result in the loss of a facility which meets a local need or contributes to the network of facilities through the river valleys.</p>	

6.66 The Authority will encourage the retention and enhancement of community facilities. Shops, pubs, restaurants, moorings, water and electricity and boating supplies are used by local communities as well as visitors. These services are all part of the essential infrastructure of a holiday destination. Policy CS9 in the Core Strategy seeks to encourage a network of tourist and recreational facilities throughout the system and protect against any loss of existing services.

Choice of Options

6.67 *Protection of facilities for visitors and local communities created a range of responses during the consultation and debate during interest group workshops. It was clear people were concerned about the loss of facilities but cautious that planning policy was limited in terms of keeping businesses viable if the owners intentions were to run the business down. Under these circumstances it was considered best not to pursue a financial viability test to change of use applications but to maintain a firmer approach to resist change where possible.*

6.68 *Parish plans and surveys can provide evidence of anecdotal need for community facilities, which was highlighted by option RD19, however not all Broads Parishes have completed such a survey and the evidence is not gathered regularly and frequently for those that have.*

6.69 *On balance it was not considered appropriate to identify facilities with a proposals map notation, given that facilities and provision of services would change throughout the lifetime of the plan and this could present a very restrictive approach.*

6.70 *In conclusion it is preferred option was to develop option RD18, not a permitting change of use in where the facility needs a continuing local need. This had support during the consultation exercise. The interest group workshops suggested that reference needed to be added to the facilities required by visitors, as well as local communities, and also public houses.*

6.71	PO 25 - Affordable Housing
<p>The Broads Authority will seek contributions to affordable housing on all sites of five or more dwellings, using the Regional expectation that 35% of the units above this threshold are affordable.</p> <p>Housing development above this threshold will be required to make a financial or physical contribution on site towards the provision of affordable housing within the area. The scale of contribution will be based on factors including the size and type of new properties and the extent of local need measured by a survey of the parish or evidenced by riparian Council surveys and research, including Council waiting list data.</p> <p>Where a need for affordable housing has been identified, and it has been demonstrated that</p>	

the need cannot be met within the boundaries of adjoining local authorities or elsewhere with established settlements in the Broads, the Authority will permit as an exception the development of schemes for 100% affordable housing on sites adjoining other settlements in the Broads.

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

- a) the permitted dwellings are affordable in perpetuity by being offered for initial and successive occupation at a low rent or low-cost shared ownership;
- b) the management of the permitted dwellings is undertaken by a local authority, registered housing association or other suitable body such as a parish or village trust; and
- c) initial and successive occupation of the permitted dwellings is restricted to people with strong local connections who need to live in the immediate area.

For the purposes of this preferred option, affordable housing is as defined in annex B in PPS3.

6.72 The requirement for a percentage of properties within a development to be 'affordable', meaning available at below general market prices, rents or shared ownership to those unable to afford a home on the open market, is an established mechanism used by planning authorities to achieve provision of social housing. This mechanism, however, is not easily applied within the Broads as development is often of a small-scale, or just individual properties. Larger sites which trigger such a requirement come forward rarely, but this is no reason not to seek provision for affordable housing where they do come forward. It is also the case that in an area of restraint such as the Broads, where there are limited development opportunities, each site that is developed for general market or holiday accommodation represents a loss of opportunity to provide for local social needs and, in this respect, there is a wider responsibility to contribute towards addressing this.

6.73 For the Broads Authority to develop its own evidence base for affordable housing contributions could prove costly, time consuming and potentially problematic to come up with one single percentage target given the nature of the area. For instance house prices in Great Yarmouth are significantly lower than areas surrounding Norwich or in the heart of the Broads. The particular circumstances are that development in the Broads on the fringes of settlements will have a close relationship with the housing market and local land values of the adjoining districts. Indeed the riparian district local planning authorities have the housing function for the Broads area.

6.74 Taking this option forward would mean the evidence base from housing authorities at the adjoining Councils would be utilised. Requirements would be made clear and evidenced based. The following table shows the current targets and thresholds in adopted planning policy for starting negotiations on affordable housing across the six riparian districts as at October 2007.

The Local Authority percentage targets and thresholds are as follows:

Broadland: 40%

0.4 ha, 15 or more dwellings and in parishes less than 3,000, sites of 0.2ha or 5 or more units.

Great Yarmouth: Policy now is to determine 35% affordable housing as a provision on-site for developments on land comprising 15 dwellings (or 0.5 hectares) or more.

Norwich: 30% of all new housing or sites of 25 dwellings or more.

North Norfolk: 2007 Housing Needs Assessment suggests targets of 40 - 50% for contributions to affordable housing. Negotiations begin on large sites of 25 or more dwellings in small towns and large villages (Stalham and Hoveton adjoining the Broads). In the other selected small villages all development proposals for more than four dwellings may be permitted provided that all the excess dwellings are for affordable housing.

The Submission Core Strategy (incorporating DC policies) proposes to lower the threshold to 10 or more dwellings or sites above 0.33 ha that are in principle of secondary settlements. On such sites not less than 45% of total dwellings should be affordable. Schemes of 2 or more dwellings or sites larger than 0.1 ha, not less than 50% of the total are to be affordable.

Contributions also acceptable of free serviced land and build costs.

South Norfolk: A minimum of 25%

Policy HOU 12 in the South Norfolk Local Plan relates to affordable housing. We will negotiate with you to make sure an element of affordable housing is included on sites proposed for residential development, which:

1. In settlements of 3000 people or more, are for 25 or more dwellings or where the site is of 1.0 ha or more;
2. In other settlements, with populations of less than 3000 people, are for 10 or more dwellings or where the site is of 0.40 ha or more.

Waveney: Affordable housing sought on sites of 3 or more dwellings, which provide an element of affordable housing to meet local needs. The Council will seek to ensure that 30% of homes on these sites are affordable.

Region: Secretary of State's changes to the RSS recommends 35% target for affordable housing for all sites coming forward in the region.

Choice of Options

- 6.75 *There was general support for option RD4 during the consultation with one exception. Taking this option forward would mean the evidence base from housing authorities at the District Councils would be utilised. Requirements would need to be made clear and evidenced based. The evidence base provided by adjoining districts would need to be used robustly. Housing of all types needs to be effectively planned and good planning arguments compatible with Nation policy will be the only ones considered for new affordable housing schemes.*
- 6.76 *Taking forward an option in isolation that all residential development would have to contribute without the necessary evidence base would be difficult and contrary to national policy that requires a robust and credible evidence base for planning policies. The Authority would need to commit to commissioning the research required to take this option forward, which would be hard given the LDS timescale. For the Broads Authority to develop its own evidence base for affordable housing contributions could also prove costly, time consuming and potentially problematic to come up with one single percentage target given the nature of our area. For instance house prices in Great Yarmouth and Lowestoft are significantly lower than areas surrounding Norwich or in the heart of the Broads. The particular circumstances are that development in the Broads on the fringes of settlements will have a close relationship with the housing market and local land values of the adjoining districts. Indeed the riparian district local planning authorities have the housing function for*

the Broads area. It is possible that some of this option could be combined with option RD4, using the evidence base from adjoining local authorities.

- 6.77 *The cross-subsidy option relies on a complicated cross-subsidy arrangements, this is unlikely to be possible across Local Authority boundaries. PPS3 effectively restricts this form of cross subsidy saying on-site provision is expected and only when robustly justified off-site provision or a financial contribution may be acceptable as long as it contributes to mixed communities in LPA area. Therefore this option is not feasible under current national policy.*

6.78	PO 26 – Standards, Planning Obligations and Community Infrastructure
<p>The Authority will use the evidence base of the riparian authorities to negotiate provision of facilities such as recreational open space and car parking.</p> <p>The Authority will facilitate negotiations with applicants on contributions towards county council services (schools, libraries, fire hydrants) and the police and other community infrastructure needed in the area.</p> <p>Where SuDs has been installed the Authority will seek provision for future maintenance be included in any scheme.</p>	

- 6.79 Policy CS21 in the Core Strategy reflects the ability LPAs have in seeking developer contributions; however given its strategic nature, a Core Strategy does not set out thresholds or targets to achieve specific levels of contributions. Under the previous local plan there are no levels where, for instance, above a site size or number of units affordable housing is sought, the same is true for car parking and open space as well as county provision of services and environmental costs of development.
- 6.80 The Preferred Option is to ensure developers consider infrastructure and service requirements arising from development where a deficit is created. Whilst it is envisaged development opportunities are primarily small scale, there is, nonetheless, a cumulative impact arising from development that must be addressed.
- 6.81 This policy will ensure developers will consider infrastructure and service requirements arising from development. Whilst it is envisaged development opportunities are primarily small scale, there is, nonetheless, a cumulative impact arising from development which must be addressed.
- 6.82 The Authority will consider adopting the protocols drawn up by the County Councils

Choice of Options

- 6.83 *There were two options, to develop Broads Authority standards, with the time and cost implications that may bring or to use the evidence base of adjoining districts to inform negotiations. As with the conclusion on the option for affordable housing it is logical given the responsibilities and evidence base provided by the adjoining local authorities to utilise this where possible and where it can be justified.*
- 6.84 *SuDs – evidence on this form of run off intervention is viable across the BA area that formed part of the Strategic Flood Risk Assessment (SFRA). Given the high*

probabilities of flooding in the Broads area this is one evidence base the Authority should be exploiting where possible.

- 6.85 *The two county councils will seek contributions to highway, schools, libraries etc that cover their services that may be in deficit as a result of larger development proposals. It is uncommon that the BA will see many large schemes that will trigger contribution of this kind but nevertheless policy should be in place to ensure this factor is recognised when schemes do come forward.*
- 6.86 *This approach should reflect option RD4 so should be taken forward in parallel, using the evidence base of adjoining districts. In the light of comments made by Suffolk County Council a reference is proposed in the supporting/descriptive text to planning obligations sought for highway, schools etc contributions for county councils. (Current threshold is 25 units and above on residential applications).*

7 Policies for specific types of Proposals /Development

Location of Holiday and Recreational Development

Implements Core Strategy Policies: CS9, CS10, CS11, CS 12, CS24

Introduction

- 7.1 Tourism is a key contributor to the local economy, and is important to the character of the Broads. The importance of this sector to the local economy was raised several times during the consultation on the issues. As a traditional holiday and recreational area, the Broads is clearly appreciated as such by a significant amount of stakeholders. The Core Strategy makes the links between the statutory purposes of the Authority and the spatial vision to promote quiet recreation and enjoyment of the Broads.
- 7.2 Sustaining local communities is important to the Broads visitor experience, as it is these communities which provide the services and facilities for the tourist or visitor.
- 7.3 Tourism and marine industries are key sectors in the Broads economy and also make the Broads what it is today. This section relates closely to the Broads Tourism Strategy, so the development policies add a spatial and geographical location to the various improvements set out there.
- 7.4 There is a range of visitor accommodation available in the Broads today, from hotels, sites for static and touring caravans, houseboats, permanent buildings used as holiday accommodation, including some public houses provide accommodation. The opportunities for visiting the Broads needs to be maintained, along with the quality of the visitor experience; and at a scale and location appropriate for the Broads.
- 7.5 Affordable housing is a major issue in rural areas across the region and demand for second homes can exacerbate the problem. However the Broads has traditionally been an area for 'holiday homes' with some 'second homes', although the amount the latter contributes to the local economy is arguable. The current local plan seeks to apply conditions on proposals for holiday accommodation so they remain as such.
- 7.6 Policy CS11 in the Core Strategy seeks to direct tourism and recreation development to appropriate locations. Policy CS12 directs holiday accommodation to sustainable locations. The aim is to distribute tourism through the Broads whilst providing protection to vulnerable areas and promoting redistribution. This includes accommodation and facilities. Flood risk implications are covered in separate section.
- 7.7 The marine industry is considered under the policies for the economy. Redevelopment of waterside sites including boatyards for tourism infrastructure, improving the quality of the physical infrastructure (river frontages, access points, hire boats, and protecting valuable support services such as visitor moorings, electric charging points, pump out, etc) will continue to be encouraged. However, diversification within the tourism industry also must be promoted. Waterside employment sites provide valuable employment land which is difficult to replace without taking greenfield sites, so policies aim to retain these sites in employment uses to meet the needs of modern businesses.

7.8	PO 27 - The General Location of Sustainable Tourism and Recreation Development
<p>New tourism and recreational development will be permitted where:</p> <ol style="list-style-type: none"> a) the site is within an existing settlement or is closely associated with an existing tourism site, group of holiday dwellings or boatyard; and b) the site offers benefits for regeneration or enhancement of the area. <p>Recreational facilities requiring a location in the open countryside should:</p> <ol style="list-style-type: none"> i. make a positive contribution to Broads purposes; ii. not involve a significant amount of new built development; iii. not involve densely developing sites in open land; iv. enhance the ecology; v. ensure equipment and infrastructure is unobtrusive; and vi. not involve the subdivision of fields/paddocks. <p>Due to the significance and permanent impact on the Broads landscape, intensive tourism and leisure uses will generally not be permitted on greenfield sites. This would include for example new sites for static caravans, new leisure plots, and holiday dwellings owned and occupied as second homes.</p> <p>Minor extensions to and upgrading or replacement of existing static caravan sites may be permitted where applicants can justify to the satisfaction of the Authority that the extension will be subordinate to the existing site, and will make a positive contribution to Broads strategic objectives.</p> <p>The Authority will encourage improvements to the layout and appearance of existing holiday accommodation, including chalet sites and caravan sites. The improvement of associated facilities will be permitted provided that any associated buildings are modest in scale and they would minimise visual intrusion by appropriate siting, design, external materials and colour.</p> <p>Regard will be had to the potential cumulative impacts of any future expansion of the site or precedents for similar uses in the vicinity.</p>	

7.9 Government advice emphasises that major development will be inappropriate in the National Parks and the Broads, except in the most exceptional circumstances. While some facilities will help visitors' enjoyment, all tourist development must respect the landscape and environment and be of a scale appropriate to its setting. Small-scale visitor facilities will often be acceptable. They may be linked to conservation, water recreation and quiet enjoyment. Particular care will be needed over scale, siting and design to avoid intrusive development.

7.10 Large-scale facilities and urban complexes are difficult to integrate into the Broads landscape or built environment and are likely to be incompatible with the enjoyment of other recreational activities. They would also be likely to lead to intensive traffic movements on unsuitable rural roads and would therefore be better located in urban areas adjacent to the Broads. Large-scale tourist attractions would also be likely to lead to increased boat movements heavily concentrated in a small area, while smaller-scale visitor facilities are unlikely to do so.

7.11 When considering proposals for visitor facilities, careful attention should be given to likely future requirements for expansion or diversification. In many locations, while a

small-scale facility may be acceptable, expansion will need to be considered carefully.

- 7.12 There are a number of established static caravan sites within the Broads and others are located immediately adjacent to it. This form of development is generally intrusive and cannot normally be well integrated in the Broads landscape. Static caravan sites make similar demands on local services to those made by permanent housing. Although they provide residential or holiday accommodation, static caravan sites within or on the fringes of Broads villages generally detract from the character of the built environment. In exceptional circumstances, a small extension to an existing site may be permitted where appropriate, but only where it forms part of a comprehensive scheme to enhance the site as a whole. In particular, careful attention will be required to road access requirements and traffic generation.
- 7.13 Touring caravans and camping sites offer many people an affordable way to enjoy a holiday in the Broads. However, large sites are difficult to integrate into the landscape and will generally not be appropriate. A range of permanent buildings is required to accommodate washrooms and other facilities, which can be prominent in the countryside. While smaller sites can be more acceptable, each case will need careful scrutiny against the policy criteria having particular regard to the visual impact of the development, including views from the river. Careful consideration of associated landscaping will be required. Where new caravan sites are acceptable, the Authority will also encourage the provision of appropriate facilities for camping so people can enjoy the countryside in this inexpensive way. Careful attention to road access requirements and traffic generation will be required and to the need for adequate foul drainage.
- 7.14 The Authority will encourage improvements to the layout and appearance of existing holiday accommodation, including chalet sites and caravan sites. The improvement of associated facilities will be permitted provided that any associated buildings are modest in scale and they would minimise visual intrusion by appropriate siting, design, external materials and colour.
- 7.15 While the Broads is not the place for widespread new holiday accommodation, there is scope for substantially improving and enhancing some existing sites. The Broads Authority will provide advice regarding specific sites. While modest buildings to provide basic facilities such as washrooms and toilets will be considered, a proliferation of new buildings on caravan and chalet parks would be intrusive in the countryside and will be resisted.
- 7.16 Small holiday chalets are common in the Broads area. Extensions to existing chalets may be permitted and can provide an opportunity to improve the appearance of the building as a whole. However it is important to retain adequate space around the building and 'over-development' should be avoided. Extensions should result in a chalet not exceeding a plot ratio of 0.7:1 and occupying no more than 70% of the plot frontage.

Choice of Options

- 7.17 *The options on sustainable tourism have been generally accepted by the consultation responses as helpful for determining the location of new holiday and recreational development. As a result the combined in final preferred option takes options ST1-5 inclusive and ST7 forward into one generic criteria based policy.*
- 7.18 *The alternative to generic policies would be to have an area based approach. This was covered by option ST6 that suggested that some areas could be given special*

protection, such as the coastal area from any new tourism development. The areas outside this zone would in effect then be considered areas where tourism and recreation uses would be more positively encouraged. On balance this approach was considered inappropriate as it would encourage development in some areas rather than others without considering other issues and constraints set out in other preferred options and this could be misleading.

7.19 The Sustainability Appraisal of the Issues and Options report stated that the majority options on tourism and recreation of the options presented in this section offer either positive or no significant effects on suitability objectives, and for the most part encourage sustainable use of land resources by encouraging development on previously developed land (SA2), protecting landscape character (SA1), improving access to (SA5) or providing/protecting recreational and visitor facilities (SA7), which will enhance the tourist economy (SA10). However, several options do produce negative effects in terms of affordable housing by protecting land for tourist development (SA6), allowing camping, caravan and chalet development in flood risk zones (SA4) or without regard to landscape character (SA1). Additionally, equestrian development, whilst providing an additional recreational activity for visitors, is likely to increase traffic (SA11), which would increase CO₂ emissions (SA4).

Community Facilities

Implements Core Strategy Policies: CS25

7.20	PO 28 - New Community Facilities
<p>The Authority will permit the development of new buildings, the extension of existing buildings or the use of land to meet a need for local community uses and facilities only where proposals are compatible with a Broads location, Broads Authority purposes and support the social viability of a community.</p>	

7.21 Policy CS25 in the Core Strategy states that, where there is a proven need, new community facilities will be permitted in the Broads area. A proven need would have to be demonstrated at the time of an application to the satisfaction of the Authority and may include an assessment of why other sites outside the executive area are not available.

7.22 Community facilities in this context include new village halls, and in some circumstances shops, that would provide a vital service for a village or community. Existing community facilities can provide vital services for communities by providing daily needs goods, like bread and milk, to providing a venue for social events helping foster a sense of community. In some circumstances a positive approach to the expansion of community facilities would be appropriate and may continue to make them viable in sometimes quite dormitory communities. New recreation grounds or facilities would also fall into this definition, but recreational provision should support the Broads Authority's own recreational purpose and be acceptable within the landscape character.

7.23 The Authority will also need to consider whether, in some cases, the development of new facilities would conflict with its other duties, including protecting and enhancing the wildlife, landscape, built environment and use of the Broads. When assessing proposals for new or extended community facilities, a good standard of design and use of appropriate materials will be expected, taking account of the limited resources often available to local communities.

Choice of Options

- 7.24 *There are some 6000 households who live in the Broads and many others are employed in Broads related businesses and the tourist economy. The Broads executive area does not however generally include whole settlements and therefore shares much community infrastructure with the adjoining local authorities. Given the status of the Broads Authority area in landscape terms, emphasis previously has been on protecting this element where possible guided by the statutory functions of the Authority. The alternative option would be to consider all community facilities proposals favourably without regard in the first instance to Broads Authority purposes, and the potential impact on the landscape; a less restrictive approach.*
- 7.25 *In conclusion a slightly more restrictive approach still seems logical given the weight national policy gives the protection of the Broads executive area and the potential to provide community facilities in the part of the settlement within the adjoining Local Planning Authority. Therefore the preferred option develops option RD18 from the issues and options version. This option had had support during the consultation exercise.*

Holiday Accommodation

Implements Core Strategy Policies: CS12, CS24

7.26	PO 29 - Holiday Dwellings
<p>New holiday lettings units for short stay occupation on a rented basis will be permitted, but holiday homes (occupied as second homes) will only be acceptable as a replacement dwelling where it directly replaces a dwelling with the same occupancy condition.</p> <p>When permitting new holiday dwellings, the occupation will be restricted as a holiday lettings unit (for short stay occupation on a rented basis) to maintain and develop tourism infrastructure and the local economy. The Authority will continue to seek that holiday accommodation remains as such in perpetuity and is not sold off on the open market for year-round occupation or as a second home, therefore changes in the occupancy conditions from a holiday lettings unit to a second home will not be permitted.</p> <p>The Authority will resist the conversion of hotels and guest houses to permanent residential accommodation where there would be a loss of bed spaces available for holiday use.</p>	

- 7.27 As structural changes have taken place in the boating industry there has been a significant number of proposals for redevelopment of boatyard sites, in whole or part, often for residential or holiday accommodation purposes. Unfortunately, in some cases, redevelopment has detracted from the character of the waterside, particularly where a group of boatyards is affected. Boatyard redevelopment can also lead to the loss of facilities, for example, refuelling, pump out and short stay moorings. If this trend was to continue over a long period, it would not be in the long-term interest of the Broads economy or its character. The continued loss of boatyard sites to other uses could also result in future pressures to develop new boatyard sites in inappropriate locations.

- 7.28 The preferred options do not generally encourage residential redevelopment of boatyard sites. The development of a subsidiary element of residential or holiday accommodation may, however, be appropriate on boatyard sites under certain circumstances.
- 7.29 The Town and Country Planning Use Classes Order (Amended 2006), sets out the different land uses and the permitted changes. Hotels/guest houses are use class C1 whereas dwelling houses, whether for permanent occupation or not, are classed as use class C3. There are no controls in the planning system to restrict the owners of a second home moving in entirely and it becoming their sole residence. The implications of this could be dramatic, ultimately making the Broads a permanent residential area rather than a holiday area.
- 7.30 The use of holiday occupancy conditions is advocated by the Good Practice Guide on Planning for Tourism. The guide states the aim of such conditions is generally to ensure that the premises are only used by visitors and do not become part of the local housing stock. There are three principal reasons why a planning authority might seek to do this:
- In order that national or local policies on development of the countryside are not compromised. Often the conversion of redundant rural buildings to holiday accommodation provides a means to retain those buildings without introducing a level of activity that would occur with permanent households;
 - to avoid occupation by permanent households which would in turn put pressure upon local services. Permanent households may place demands for local schools and social and health services that would not normally arise from visitors. Moreover, in remote locations the cost of providing these services is greater. It may therefore be reasonable for the planning authority to place an occupancy condition when properties are being built or converted for residential use; and
 - to strengthen tourism in a particular area by ensuring that there is a wide range of properties available to encourage visitors to come there on holiday.
- 7.31 While in the Town and Country Planning Use Classes Order (amended 1996) there is no separate use class for a holiday dwelling or holiday lettings unit that could enforce holiday units remaining in perpetuity, under the Inland Revenue definition of "holiday letting property" i.e available over 20 weeks per annum, actually let over 10 weeks pa, not more than 4 weeks to same persons, there is a nationally acceptable distinction.

Choice of Options:

- 7.32 *Option ST17 would protect holiday accommodation from becoming second homes, which would protect this aspect of the tourist economy. This option would support the local tourism economy, and the other elements of the economy that rely on tourism. Where as second homes are unlikely to benefit the local economy as much as holiday homes, so options ST18, the do nothing option, is not worth taking forward. The conclusion therefore was to take option ST17 forward. The Authority will continue to restrict holiday accommodation so it remains as such in perpetuity and not sold off as second homes. Similarly for the same reasons the Authority is seeking to resist the loss of any holiday bedspaces to ensure there continues to be opportunities for people to come and visit the Broads.*

Water Space Management

Implements Core Strategy policies CS13, CS14, CS15

7.33	PO 30 - New Permanent Moorings
<p>New mooring basins or reconfigured mooring basins/marinas for permanent moorings or long stay moorings for private motor craft will only be permitted where:</p> <ul style="list-style-type: none">a) an adequate range of on and off site services can be provided, andb) they would directly replace an equivalent number of moorings on the river frontage, andc) they are in an off-river basin or within a boat yard or they are for riverside dwellings/chalets that would be located off-river and their use would be directly connected with the occupation of the dwelling/chalet, andd) they are in locations where it would not result in an increase in motor craft numbers or the increased boat use can be accommodated based on likely size and number of moorings proposed, ande) new visitor (short stay or temporary) moorings are provided at not less than 10% of total new moorings with a minimum provision of 2, andf) there is no loss of existing temporary visitor moorings, andg) the proposal makes adequate provision for car parking, waste and sewage disposal. Including installation of pump-out facilities (where on mains sewer), unless the proposal is for less than 100 berths and site specific assessment shows that adjacent facilities are within a quarter of a mile of the new marina. New boat yards which provide boat wash down service for cleaning or treating hulls of boats to require a purpose built wash-down facility which enables appropriate filtration of waste water from washing of boat hulls. <p>Proposals that utilise previously developed land will be encouraged.</p>	

7.34	PO 31 – New Residential Moorings
<p>New moorings for permanent residential occupancy or houseboats will not be permitted. The Authority will seek the removal of existing houseboats and craft where they have a significant adverse effect on the landscape or local amenity and do not contribute to the spatial strategy and the strategic objectives.</p>	

7.35 Opportunities to meet the demand for and supply of moorings of all types requires guidance through development control. The number of public/visitor moorings across the Broads has been in decline for a number of years. The provision for a range of additional visitor moorings will be encouraged in order to ensure that they are available in appropriate locations and where they are most needed. It is also important they contribute to the management of a safe and attractive waterway and are in settlements where services and facilities are available.

7.36 The reasons for decline include the conversion of boatyards to alternative uses, the increase in private boats which permanently occupy formerly publicly available spaces in boatyards and, more recently, engineering works associated with the flood defence works. Lack of mooring will affect the visitor experience by limiting the places that can be visited and will tend to concentrate visitor numbers where mooring is most plentiful, which can cause problems in terms of promoting quiet enjoyment. This policy links to the Gateways policy, policy CS10 in the Core Strategy, recognising the facilities and attractions potentially on offer to the visitor if they can moor.

- 7.37 A number of key principles are proposed to guide site specific issues:
- Protect and enhance existing sites/facilities.
 - Resist the loss of support facilities, e.g. pump out.
 - Ensure new sites avoid environmentally sensitive areas.
 - Encourage innovative mooring design to provide habitat opportunities and mitigate landscape impacts.
 - Encourage new sites for development in key strategic areas.
- 7.38 The Broads Authority's third purpose is to protect the navigation, which means dredging the system regularly to ensure the river channels and Broads remain navigable. Motor craft contribute to the increased sedimentation and increase the requirements for dredging, hence the criterion (d) in the Preferred Option on new permanent moorings to ensure this is a key consideration. The preferred option seeks to make sure the size of vessels is also considered so these are appropriate in the context of the proposal. Significantly large craft in a upstream location could encounter navigation problems in certain locations and this criterion aims to make this a consideration.
- 7.39 The Authority wants to encourage new quality moorings in line with the key duties of the Authority to support public enjoyment of the Broads, hence the criteria to maintain temporary visitor moorings and provide new visitor moorings. If options were not developed ensuring that facilities, access, number of boats etc were considerations then this may result in moorings that were poorly planned and of poor quality.
- 7.40 Houseboats are, in many cases, a particularly intrusive form of development in the Broads. It is considered that the appearance of houseboats and residential craft, together with the associated use of the river bank, can be damaging to the character and appearance of the Broads and can cause an obstruction to navigation.
- 7.41 Given the special character and importance of the Broads, the Authority will seek the removal of those boats which are seen as particularly intrusive. This will be done mainly by negotiating their removal, possibly to a less intrusive location, or in the context of any proposed development. The need for planning permission arises when boats are moored in one location for more than 28 days in one year. The Authority will consider taking enforcement action in certain cases.

Choice of Options

- 7.42 *It was considered that options presented in the issues and option report had something to offer in terms of a Preferred Options and so have each been taken forward in part or their entirety as a criterion in the Preferred Option for new moorings. All options received some support and two alternative options were suggested: firstly a need for a restrictive policy on residential boat mooring and secondly a need for a policy to prevent visitor moorings changing to long term moorings. Both alternatives were incorporated above.*
- 7.43 *The alternative would be to take forward some options rather than others, which would lead to a less restrictive approach in whichever option topic was not taken forward. A less restrictive approach would not encourage good quality mooring development and could result in over development of mooring basins in areas inappropriate for this use where on river moorings were not directly replaced.*

7.44 *The preferred approach above is not to allow any new residential moorings that would give rise to new house boats or 'live-a-boards'. The houseboats themselves are outside the usual planning process, not requiring consent. However, the moorings for residential use do require consent and this is the only way to control such uses. During the Issues and Options consultation, it was suggested that houseboats provide a source of cheap housing, which is badly needed in this area. However, houseboats also have potential to lead to a new source of diffuse pollution and can permanently effect the character and setting of the Broads by privatising the waterside. Furthermore it is often the case that houseboats are unable to access services provided by local authorities such as refuse collection as well as other local facilities. The Authority recognises the need for affordable housing and the preferred approach is to reduce this need by housing potentially vulnerable people in sustainable locations, close to facilities and services and where connected to mains water and sewerage.*

7.45	PO 32 – New Visitor Moorings
<p>New visitor moorings will be permitted where they contribute to the objectives of the Broads Authority's Mooring Strategy in terms of their location and quality: wild, rural, country park, urban or flagship.</p> <p>Development which compromises the future provision or the loss of such moorings will not be permitted.</p> <p>Ancillary facilities in accordance with their function will be required such as electric recharging points and benefits for other recreational users, such as provision for anglers.</p>	

7.46 This preferred option seeks to support the implementation of Broads Authority's Mooring Strategy, which audited existing facilities, set objectives for the spacing of moorings around the system and proposed new - or in the majority of instances improvements to - existing visitor moorings. Such moorings would be temporary, like the Authority's own network of 24-hour moorings. The objectives of the Mooring Strategy are shown on the key diagram in the adopted Core Strategy.

7.47 The Authority will seek to work with Broadland Environmental Services Ltd when flood alleviation works are planned to ensure steps are made to consider potential contributions to delivering new or improved moorings as part of this work. Often BESL's work provides real opportunities for contributing to Authority purposes and mooring provision is only one of those opportunities. Mooring provision can also provide opportunities for new angling platforms and other recreation users and this is positively encouraged.

Choice of Options

7.48 *The Authority has a clear evidence base and strategy for the delivery of new visitor moorings and this has been used in drafting the preferred option above. A less restrictive approach could mean new visitor mooring were developed with no clear overall strategy as happened in the past. This would mean a more ad hoc delivery of new visitor moorings and that opportunities such as new or improved provision as part of the flood alleviation scheme maybe lost.*

7.49	PO 33 – Mooring Plots
<p>The use of mooring plots will be restricted to the mooring of boats and uses incidental to that activity. No buildings or structures will be permitted other than storage lockers for use incidental to the enjoyment of the mooring plots.</p> <p>The permanent or seasonal occupation of vehicles, structures and the standing of caravans will not be permitted.</p> <p>While electric boating is encouraged, renewable energy structures to provide energy for electric hook up points will be considered on a site by site basis and proposals will need to be compatible with other policies in the LDF.</p>	

7.50 This preferred option seeks to restrict further inappropriate development on mooring plots. Mooring plots differ from leisure plots as they are primarily related to the mooring of boats and all other uses incidental this. The restriction on new leisure plots is covered by a separate preferred option. Any ancillary development such as lockers, renewable energy devices would need to comply with the other Preferred Options.

Choice of Options

7.51 *The Authority has chosen to guard against the over development of mooring plots by setting out restrictions for further development on these sites. A less restrictive policy option would create more suburbanisation of the waterside and allow incongruous ancillary development to dominate the landscape and setting of the broads and rivers. Given the Authority has a responsibility to protect the landscape this preferred option is to ensure this is continued in this context.*

Waterside Sites and Boat yards

Implements CS3, CS7, CS13, CS15, CS17, CS22 and CS23

7.52 The Broads has a historical relationship with boat yards and this clearly defines what the area is like today. Boat builders produce craft for sale further afield than just the Broads, and sometimes for international export. However as crafts get bigger, there are requirements for larger sheds and also firms seeking to relocate to larger sites. There is a balance to strike between maintaining the economic vitality of the industry and maintaining traditional employment within the Broads area.

7.53 Policy CS23 in the Core Strategy sets out the strategic approach to maintaining waterside sites around the network. This policy seeks the maintenance of waterside sites in employment use but would accept 'limited redevelopment' subject to retention of a network of facilities and the major employment element of the site.

7.54 The term 'waterside sites' is a broader term than boat yard but would never the less be inclusive of them. It includes the whole gambit of development near the waterside, seeking to protect tourism and recreation facilities but also the marine industries that are located there naturally. This set of options is closely related to the section covering sustainable tourism and recreation.

- 7.55 All 'waterside' sites are, due to their proximity to the water, at risk of flooding. Government has taken a strong lead on this issue with the publication of Planning Policy Statement 25 on Development and Flood Risk. The section on flood risk in the Broads is set out in another part of the report; options here on waterside sites need to be considered alongside preferred options on flood risk.

7.56	PO 34 – Waterside Sites in Commercial Use and Boatyards
<p>In order to protect waterside sites in commercial use and boat yards, the Authority will permit diversification, redevelopment or change of use to another employment use, provided that the change of use would not prejudice a return to boatyard use and the proposals are part of a comprehensive scheme for the boatyard</p> <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"> a) the development would involve a subsidiary part of the yard, and b) the site is large enough to accommodate the different uses in a manner which would not conflict with each other, and would not have a significant adverse effect on adjoining uses and occupiers. <p>In determining development proposals, the Authority will have particular regard to the objective of retaining existing visitor and boating facilities such as moorings and access to the waterfront.</p>	

- 7.57 Boat yards and waterside sites are uses important across the Broads system; their continued existence make the Broads what it is today, both in character and in the local economy. Traditionally in planning policy the Authority has always had a slightly different approach to dealing with these type of sites in employment terms given their value to the Broads as a whole and the fact that sites are often prominent in the river frontage but provide an important access point and facilities for visitors.
- 7.58 Times are changing, however, and once prospering businesses are now economically more vulnerable. Today boat building businesses no longer rely on a waterside location given the geographical constraints of the Broads system, and would prefer larger sites on industrial estates. The DC policies need to strike a balance on protecting employment land and facilities at boat yards and allowing businesses to diversify or relocate.
- 7.59 The Broads Authority is fully aware of the important role of the boating industry in the Broads area and its contribution to the local economy, particularly in the number of jobs it supports. The boating industry includes boat hire, boatbuilding and the maintenance or repair of boats. As well as being important economically, boatyards provide a vital infrastructure of services used by hirers and private owners, such as fuel, pump out and moorings. Boatyards are also an integral part of the riverside scene and their boatsheds and bustling yards remain an important influence on the landscape character of many waterside locations.
- 7.60 In view of the importance which boatyards have in the Broads economy, shaping the character of the Broads and providing services and facilities, the Broads Authority's objective is to retain boatyard sites in boatyard use wherever possible. There have been major changes in the industry in the recent past that have meant more businesses seeking to diversify, and there has been and continues to be a trend for

a significant number of proposals for redevelopment of boatyard sites. Redevelopment can detract from the character of the waterside and can also lead to the loss of facilities, for example, refuelling, pump out and short stay moorings. If this trend was to continue over a long period, it would not be in the long-term economic interest of the Broads. The continued loss of boatyard sites to other uses could also result in future pressures to develop new boatyard sites in inappropriate locations.

7.61 The Preferred Option aims to facilitate the development required to meet the needs of the boating industry where it is not damaging to other Broads users and the long term economic health of the local economy. Importantly it will allow some diversification into other employment uses, subject to appropriate safeguards, in order to support the viability of the site or boatyard. Where a boatyard use is no longer viable, some other form of employment use will generally be appropriate and will be preferred to other uses including residential development. The Preferred Option will apply to boatyard and waterside sites across the Broads system both within and outside the established settlements defined

7.62 In considering proposals for other employment uses at boatyard sites, the Authority will have careful regard to their compatibility with the character of the area and surrounding uses and to the extent to which existing moorings and other facilities are retained. Proposed developments would also need to comply with other relevant preferred options and also have regard to protecting wildlife and wildlife habitats and complying with access and highway standards.

Choice of Options

7.63 *There are particular concerns where the site is in a waterside location and prominent in the character of the area as seen from the water or other publicly accessible point. To treat boatyards as other employment sites would neglect the other visitor facilities they often offer. A less restrictive approach would potentially risk losing visitor and boating facilities entirely.*

7.64	PO 35 – Access to the Water
<p>The Broads Authority will pursue opportunities to restore and improve staithe and provide new slipways on development sites (a staithe notation will be shown on the preferred options draft proposals maps).</p> <p>Proposals will need to meet the following criteria in order to be permitted:</p> <ul style="list-style-type: none"> a) the use of the slipway and any associated uses or facilities, including car parking, would not have a significant adverse effect on either the waterway or the adjacent riverside. b) access and other highway requirements for cars and trailers would be adequately provided <p>The Authority may seek a planning obligation to ensure the proper management of the slipway and to regulate its use.</p> <p>The Authority will seek to protect existing freight wharves and freight facilities. Development proposals for new freight wharves and for the provision of freight interchange on brownfield sites adjacent to the navigation will be permitted where this is in line with other policies within the development plan.</p>	

7.65 Much of the Broads is relatively inaccessible. Moreover, links between land and water-based recreational provisions are limited.

- 7.66 Historically many of the parish staithes would have had a slipway for use of residents, however over time many of these have been lost through redevelopment, change of ownership or neglect. This affects the ability of communities to access the water and for visitors to access the shore. A network of slipways is required with good road access, close to other services and facilities, offering parking for trailers in discrete locations. Redevelopment of the waterfront often leads to restricted views and loss of access to the waters edge. Opportunities to provide public access to the waters edge and/or into the water should be sought when waterside sites are developed as part of a comprehensive scheme for the site.
- 7.67 Staithes are protected by the Broads Act – and these are historic wharves for the loading and unloading of goods.
- 7.68 Policy CS17 in the Core Strategy seeks safe recreational access to both land and water and, with regards to slipways and staithes by (in criteria iv) protecting and improving staithes and slipways.

Choice of Options

- 7.69 *There is a statutory requirement on the Authority to protect staithes and to reflect this all staithes are shown as notations on the preferred options proposals maps. An option to protect freight wharves was proposed under the navigation section of the issues and options version has been combined in this policy given the close link with access to the waterside.*
- 7.70 *It is acknowledged that the Authority should support staithes and encourage improvements. The preferred option seeks that supporting infrastructure is in place and that this should not have any detrimental impacts. A less restrictive policy, not seeking associated wider improvements could undermine Broads purposes by effecting the public enjoyment.*
- 7.71 *Traditionally Broads yachts or wherries carried freight along Broads rivers and the Authority is not adverse to the rivers and broads being used again for freight transport subject to other preferred options. The alternative clearly would not be to encourage minor freight use of the Broads rivers again, but providing appropriate caveats are in place that there should be no impact on Broads purposes as negative effects would be prevented or limited. The Broads system developed in this way in the past, with channels dug and maintained for navigation.*

7.72	PO 36 - Bank Protection, Piling and Quay Heading
<p>Bank protection will be permitted where it can be demonstrated that the proposal has been designed taking account of the following criteria:</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) the character of the location. <p>The use of natural or 'soft' engineering techniques is favoured.</p> <p>Piling and quay heading of banks will be permitted only where there is a need to prevent bank erosion by this method and it is for navigation purposes, for compliance with the water framework directive, for the prevention of diffuse pollution to the water environment, to meet flood defence requirements, or where piling is required in association with development</p>	

which has been granted planning permission.

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

7.73 Silt resulting from bank erosion is a recurring issue, with a number of causes. Once the causes have been addressed, action must be taken to restore and protect banks. The Authority provides advice to landowners on appropriate bank protection methods, encouraging the use of natural or 'soft' engineering techniques wherever possible.

7.74 Navigation purposes as mentioned in this option would include mooring opportunities. Reference is also made to 'soft' engineering works given this can have benefits for nature conservation. The final paragraph seeks to protect the navigation.

Choice of Options

7.75 *Both options on bank protection presented in the issues and options version have been taken forward in some way and criteria set out to cover these in this preferred option. No alternative options were suggested during the consultation. A less restrictive approach may result in unsuitable types or techniques of piling being used or piling in locations where there are negative impacts for navigation or nature conservation.*

Employment

Implements Core Strategy Policies: CS1, CS5, CS18, CS22, CS23, CS24

7.76 There is no job creation requirement set out in the East of England plan that would require the Broads Authority to make land available or allocate it solely for employment. However preserving local employment in the Broads, especially in traditional industries as part of the Broads way of life is important. Previous consultations have highlighted the concern for new positive general policies on employment uses, and changes to maintain employment uses in the Broads.

7.77 Policy CS22, sets out the approach in the Core Strategy to prevent loss of employment sites. The Core Strategy also makes it clear that whilst there is an approach to the protect employment sites and would allow 'appropriate diversification'.

7.78 There will be a relationship between tourism and recreation businesses and those businesses offering support services, such as the marine industry that do repairs to hire boats and the more office based businesses like accountants, banks and holiday agents etc. Maintaining the level of employment in the Broads area is therefore crucial for the economic viability of the Broads which impacts on the adjoining villages/towns that have the businesses that also support the Broads. As these businesses will be interdependent in nature it is important to consider change of use and redevelopment proposals carefully.

7.79 The Authority is not proposing a specific planning policy document to allocate sites, however if there are key employment sites in the Broads they could be identified in the Development Control DPD.

7.80	PO 37 - Protecting General Employment
<p>Where redevelopment (reuse or replacement) is proposed for sites currently in employment use they will be protected to support the local economy by:</p> <ul style="list-style-type: none"> a) seeking the reuse of employment uses (typically classes B1, B2 & B8 in the Town and Country Planning Use Classes order: amended 2006) in the first instance; b) seeking the reuse for tourism, recreation, leisure or community facilities or services in the second instance; or c) only when these uses are evidenced as being unviable economically and the need demonstrated to the satisfaction of the Broads Authority, will the Authority consider other uses. Reuse for residential uses will only be permitted where the site is within an established settlement or for retail within an established settlement or to complement services at a boat yard. 	

7.81	PO 38 – Employment Diversification
<p>Business diversification to provide a mix of uses will be permitted where the uses proposed are complementary and support the original business, where there is no loss of local or visitor facilities, where the proposed use is subordinate to that of the original use and where there is no impact on the spatial vision or strategic objectives. Residential uses are not seen as diversification as they would deny opportunity for economic development. Diversification to tourism uses is supported, particularly in the Countryside.</p>	

7.82 Appropriate diversification can allow firms to trade on a larger business base or allow appropriate reuse of brownfield sites maintaining supply of employment land. However should a firm could go out of business, leaving a redundant site with demonstrable evidence that it is unviable for future employment development; for instance due to ground contamination the is a balance to strike between resisting non-traditional employment thus creating a potential eyesore, and accepted other uses. The Town and Country Planning - Use Classes Order (as amended 2006) sets out all the acceptable changes of use.

7.83 Depending on the use in question there can be a range of other alternatives. The common theme however in the Core Strategy is to maintain the employment use on the site by not allowing a net loss, therefore diversifying into other non-traditional employment uses. This could be achieved by intensifying the employment on part of the site and using the remainder for another use.

7.84 The Government has a strong policy approach to protect the vitality of town centres and to reduce the need to travel by stating that retail should be located where possible in centres, with decreasing priority for edge of centre and out of town locations. The Broads Authority executive area does not include any town centres as such, however the area does on occasion run through the centre of established settlements such as Wroxham/Hoveton, that contain town or village centre uses.

7.85 National policy does not see proposals for residential development as true economic diversification because the employment site is essentially 'sold off' and no longer offers business or economic opportunities. However under particular circumstances

there maybe opportunities to combine the uses so as to not reduce the employment opportunities directly, but by allowing 'live to work' units for instance.

7.86 When applying policy there may be implications for change of use arising from flood risk which will support the retention of sites in low risk employment uses.

Choice of Options

7.87 *There is clearly a balance to strike between protecting employment sites and allowing redevelopment that is appropriate, however preserving the supply of employment land is important for the local economy. The Sustainability Appraisal of the issues and options stated protecting employment sites may work to increase employment opportunities and therefore enhance the local economy, however could restrict reuse of brownfield sites for other uses such as affordable housing.*

7.89 *A more restrictive approach of specifically identifying employment sites in the plan as set out in option E1 in the issues and options version was considered. This would not however allow much flexibility over the lifetime of the plan. The approach in the current local plan and has been found by DC officers not to offer the flexibility for negotiation on all designated general employment sites. But a less restrictive policy could risk depleting what is a finite and valuable resource of local employment land and buildings in the Broads. A range of sites is required to support businesses big and small.*

7.90 *National policy in PPS7 – Sustainable Development in Rural areas states that reuse for economic development purposes will usually be preferable on previous employment sites or those currently used as such. The preferred option is written to comply with national policy in this instance.*

7.91	PO 39 – Reuse of Historic Buildings
<p>The conversion of buildings or structures which make a significant historical, cultural or architectural contribution to the character of the Broads landscape will be permitted subject to all of the following criteria:</p> <ul style="list-style-type: none"> a) a structural survey demonstrates that the conversion can be achieved without significant detrimental effect to the building or structures character and appearance and would not require extensive alterations or replacement; b) the conversion can be achieved in a way which preserves the building or structures historic, cultural and architectural features and assets and its character; and c) the proposed use is compatible with surrounding uses and would not prejudice any adjoining agricultural or employment use. <p>Where buildings have previously been in use for employment-related activities, priority should be given to their re-use for employment uses. The hierarchy of suitability of uses is listed in the Preferred Option for general employment. Proposals for holiday accommodation or permanent residential accommodation will only be permitted in exceptional circumstances where conversion to another use is demonstrated to be economically or physically non-viable to the reasonable satisfaction of the Authority and the benefits of conversion outweigh the loss to the economy.</p>	

7.92 Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and other features on the Sites and Monuments register already

have a degree of recognition and protection. There are many other landmark structures, features and valued buildings, which contribute to local character and diversity, which are not statutorily protected. They are particularly vulnerable to inappropriate change.

- 7.93 Policies provide guidance to ensure maintenance and enhancement into the future. In recent years there has been interest in converting historic buildings for alternative uses, particularly for housing. This can be a sound approach revitalising formerly redundant buildings but may be unsustainable when assessed against other plan objectives. Priority is given to their re-use for employment uses that support the wider economic objectives of the LDF.
- 7.94 The re-use of historic buildings, structures or features can result in further benefits than the preservation of the assets themselves. The requirement to preserve the character of the assets could lead to less intensive uses than residential. This would give the possibility of generating an income stream to help ensure the future protection and repair of the asset. Such uses could include a variety of tourist activities which would potentially provide greater public access to and interpretation of the assets.
- 7.95 The re-use of buildings is considered to be good sustainable practice, both in terms of embodied energy and maintaining a local skills base.
- 7.96 The re-use of historic buildings, structures or features can result in further benefits than the preservation of the assets themselves. The requirement to preserve the character of the assets could lead to less intensive uses than residential. This would give the possibility of generating an income stream to help ensure the future protection and repair of the asset. Such uses could include a variety of tourist activities which would potentially provide greater public access to and interpretation of the assets.
- 7.97 The change of use of buildings or structures which make a significant historical, cultural or architectural contribution to the character of the Broads landscape, waterways or built environment will be assessed on: the conservation of the features of interest and its character or appearance, the extent of alterations or extensions or peripheral facilities and the resultant effect on the setting and character of the building, structural soundness, sustainability, appropriateness of its future use overall and its contribution to the economy of the Broads.
- 7.98 A sequential test will be applied whereby if buildings have previously been in use for employment-related activities, priority should be given to their re-use for employment uses. The conversion to holiday accommodation of suitable rural properties may be permitted where the character of the building and its setting will remain non-residential. Finally, the conversion to residential accommodation of rural properties will only be permitted where alternative uses are contrary to the Core Strategy or where other material considerations have greater weight. Some building types will rarely be suitable for any form of residential conversion eg drainage mills. This sequential approach conforms to the general strategy of Broads planning policy which seeks to protect the business and tourism economy and does not favour increased residential use in rural locations.

Choice of Options

- 7.99 *Options were presented for the care and re-use of important buildings. Whilst Option H7 reflected national policy on listed buildings it was felt it should be*

strengthened. Options to rule out residential conversion did not receive total support due to the investment needed for restoration (option H10).

7.100 *The Preferred Option to encourage the re-use of historic buildings is to introduce a set of criteria to identify if a use is sustainable and appropriate for its location. Employment uses are preferred because this is compatible with other LDF policies which restrict further residential development. The removal of permitted development rights on redevelopment will be included (Option H11).*

7.101	PO 40 – Buildings in the Countryside without Historic or Architectural Merit
<p>The Authority will support the sustainable re-use of rural buildings and structures. Applicants will be required to demonstrate through a sustainability assessment why permission should be granted for the re-use of more isolated rural buildings given the remoteness of the buildings and the implications of this, compared to the advantages of the embodied energy contained within the existing building or structure, to justify the overall sustainability of the development. Proposals not demonstrating a net positive effect will not be permitted.</p> <p>Where the location is considered sustainable, the Authority will seek to ensure that employment uses in the countryside are continued to support the local economy. Where the last known use is no longer viable other employment, followed by tourism and recreation uses, and thirdly community uses will be acceptable provided all the following criteria are met:</p> <ul style="list-style-type: none"> a) the building is capable of conversion without major rebuilding and or substantial extension; b) the building can be redeveloped without an adverse effect of the character of the Broads landscape or setting; c) the proposal represents a significant improvement in its appearance; and d) conversion is possible without an adverse effect on adjoining agricultural or other uses or the amenity of any adjoining occupiers or future adjoining occupiers. <p>Only when the building is not viable for employment, tourism or recreation or community uses and in or adjoining an established settlement will residential uses be acceptable. Residential uses must not have an impact on the building’s character.</p> <p>Applications for the conversion of existing buildings in the countryside will require the submission of a structural report, a sustainability impact study and a protected species survey.</p>	

7.102 There is a large number of rural buildings in the Broads. Most of these are in agricultural use and not all have historic or architectural merit. These buildings nevertheless form an important part of the Broads built environment, but in some cases they may be unsuited to modern agricultural requirements. The best use for such buildings will, in many cases, be commercial or workshop uses, as this will cause minimum damage to their character. The sustainability of its location will be a factor in identifying its most suitable use

7.103 Converting rural buildings to residential or holiday accommodation may be more commercially attractive. However, residential conversions generally require more drastic alteration to the building fabric and in some cases such conversions have been severely damaging to the building’s character. Residential conversions will therefore only be permitted where all of the criteria in the policy are satisfied. The

Authority may require a structural survey in support of proposals and, if permission is granted, 'permitted development rights' may be removed.

- 7.104 The term 'embodied energy' is used in this context to refer the energy already invested in an existing building that was originally used in the construction. For instance re-using an existing building rather than a building new is more energy efficient because the building and construction elements are reused rather than new energy being expelled on constructing a new build. Where existing buildings have no further use, recycling the previously used building materials and reusing them in a new build can also go some way to tapping into the embodied energy.
- 7.105 The treatment of outdoor space is included in the reference to Broads character in criterion b). For instance extensive areas of hardstanding can destroy the setting of any conversion as well as having additional consequences for run-off rates.
- 7.106 Established settlements, where residential uses are acceptable, are defined in this document. The supporting text lists the settlements that currently meet this definition.

Choice of Options

- 7.107 *The source of this preferred option has its origins in the issues and options under cultural heritage that covered the reuse of buildings of significant historic or architectural interest. Analysis of the representations received on the reuse of buildings of cultural heritage value showed there was an alternative policy option on reuse of standard agricultural or other countryside buildings, those without historic or architectural merit that needed consideration. Hence this preferred option has been developed. Unlike the adopted plan, the approach for buildings without cultural heritage value or historic or architectural merit has been developed separately from a preferred option for buildings with such distinctions. This, it is hoped, will ultimately provide a clearer set of policies.*
- 7.108 *The preferred option's presumption for employment uses in the first instance has its origins in the options presented previously on employment in the countryside. Clearly there is a decision to make on whether buildings in employment use in the countryside (without historic or architectural or historic merit) should be allowed to go derelict or whether the reuse of such buildings should be permitted. Some buildings in the countryside, such as barns and other agricultural units are typical to the character of the wider countryside and would clearly represent an opportunity to encourage new or expanding local businesses in an area of development restraint. The preferred option makes it clear that only in restricted circumstances would residential development be appropriate. This approach will prevent the suburbanisation of the Broads landscape and unsustainable residential development. This approach reflects policies CS18, CS22 and CS24 in the Broads adopted Core Strategy; but also national policy in PPS7 states that reuse (of buildings) for economic development purposes will usually be preferable.*
- 7.109 *The Sustainability Appraisal of the issues and options does mention that the employment sites in the countryside may be more difficult to access by sustainable modes of transport, increasing car use, which would lead to increases in carbon dioxide and air pollution emissions. However the same would be true of other uses.*

Major Infrastructure Projects

Implements Core Strategy Policies: CS1, CS2, CS8

7.110	PO 41 - Telecommunications and Renewable Energy Developments
<p>Essential infrastructure projects such as Telecommunications and Renewable Energy Developments can potentially have a significant adverse effect on the landscape character, wildlife, waterways or built environment. They will be considered in accordance with national policy for protected landscapes.</p> <p>The development of renewable energy projects will be permitted where it can be clearly demonstrated that such development would comply with the overarching policies of principle and would be consistent with the statutory purposes of the Broads and where they would result in an environmental improvement over the current use of the site. The impact of ancillary development (e.g. power lines; sub-stations etc) will form part of the evaluation.</p> <p>Projects will be encouraged where attractive landmark structures can be reused or on previously developed industrial sites. Any permission may require the removal of all structures, with the appropriate reinstatement of the site, if the development becomes redundant. Use of the navigation for servicing would be encouraged.</p> <p>In assessing proposals, the cumulative impact of existing and proposed schemes both within and adjacent to the Broads Executive Area will be taken into account (i.e. in order to safeguard the Broads in landscape and nature conservation terms);</p> <p>Telecommunications developments should be supported by a statement identifying the particular technical constraints involved, the alternative locations explored and any pre-application consultations conducted.</p> <p>In the interests of the Broads Landscape the Local Planning Authority will require the removal of telecommunications and renewable energy apparatus at the end of their useful life.</p>	

- 7.111 Development of an Industrial character, including renewable energy plants, wind turbines, telecommunications equipment will be assessed in exactly the same way as any major development, principally with regard to its impact on landscape, wildlife, waterways or built environment of the Broads. Notwithstanding this initial stance which may not favour such development in such a sensitive environment, there may be opportunity sites where these criteria can be met and improvements achieved over the adverse impacts of a current development. For example, wind pumps may provide an opportunity for micro generation where the integrity of the building and its surroundings are not compromised by equipment and cabling. There are large redundant industrial/agricultural complexes where redevelopment eg for a similar scale renewable energy plant would be beneficial in terms of visual amenity, employment and economy.
- 7.112 Smaller scale (around 0.5 to 4MW) renewable energy plants - e.g. anaerobic digestion and gasification projects are increasingly likely to be promoted not as fully freestanding plants in the traditional sense of a power station, but ancillary to forestry, agriculture and other rural industry.

- 7.113 This policy could complement those of the Yarmouth/Lowestoft subregion and encourage innovative environmental technologies, taking advantage of transport on the waterways and biomass crops.
- 7.114 The two main technologies for large-scale renewable energy generation currently identified as potentially suitable in this part of the region are wind farms / turbines and biofuels/bioenergy. Each of these types of developments raises particular issues that need to be rigorously addressed through the planning application process, not least the assessments required under European directives. If a proposal is considered likely to have a significant effect on internationally designated sites, it will need to be considered in accordance with the Conservation (Natural Habitats &c.) Regulations 1994 ('the Habitats Regulations').
- 7.115 Proposals for renewable energy schemes aimed principally at the generation of power for supply to the national grid will be viewed as major development; being more national than local in character.
- 7.116 It is important to recognise that there is a potential conflict between the promotion of wind turbine development and the protection and enhancement of the special characteristics of the Broads. The operation of the turbines could also adversely affect wildlife in the area. Wind turbines are tall and are likely to be sited in prominent locations which would detract from the mainly open character and scenic qualities of the Broads landscape, particularly when they are in large groups. Similarly, the visual impact on the surrounding landscape of large-scale telecommunications development, such as tall masts and antennae, could be substantial. This includes its prominence when viewed from the waterways. When considering such proposals, the Authority will wish to examine the visual impact very closely and will request a detailed visual impact analysis to help with its assessment. Where conflict is likely to occur, the Broads Authority's view is that protection of the Broads landscape character and wildlife habitats should prevail.
- 7.117 The impact of proposed wind farms sited outside but close to the Broads boundaries, when viewed from within the Broads, is also of concern and the Broads Authority will strongly object to any proposals which are seen to have a damaging effect on the Broads environment.
- 7.118 The Authority understands the importance of telecommunications but must balance its requirements with the statutory duty to protect the Broads landscape, wildlife and built environment. Because much of the Broads is characterised by open, low-lying land, many telecommunications developments could be very intrusive. For this reason the Authority will normally need to control the siting and design of installations and equipment. This applies equally to 'permitted development' and proposals which require planning permission in the normal way. In appropriate cases the Authority will seek to restrict or remove permitted development rights for telecommunications purposes, so as to prevent a serious and specific threat to the character and appearance of a particular area.
- 7.119 Should developments be approved, planning conditions would require a programme of monitoring during and after construction is carried out to inform on the impacts of the development, to aid wider understanding of the impacts of such development and identify mitigation measures.
- 7.120 As a general over-riding principle for bioenergy crops, locations in the Broads should be avoided where they:

- Lead to a net increase in greenhouse gas emissions due to release of stored carbon;
- Adversely affect biodiversity, in particular, priority species, priority habitats and designated wildlife sites;
- Adversely affect the quality or quantity of water resources and the biodiversity of aquatic environment;
- Damage landscape character, sensitive historic landscapes and archaeological sites or nationally or locally designated landscapes; and/or,
- Adversely affect the soil structure or increase erosion and sedimentation.

- 7.121 Land managers should ensure minimum environmental standards and best practice guidelines for all bioenergy crops are followed and enforced through a comprehensive Environmental Impact Assessment (EIA),.
- 7.122 Bioenergy developments should comply with the UK Forestry Standard and the UK Woodland Assurance Standard where relevant. This would ensure the appropriate location, design and management of Short Rotation Forestry (SRF) and Short Rotation Coppice (SRC) plantations and assessments undertaken on the potential impacts on biodiversity, landscape character and archaeology.
- 7.123 Where possible, planting should increase functional connectivity between habitats and across landscapes through buffering, extending and re-connecting vulnerable semi-natural habitats.
- 7.124 Modern telecommunications systems have grown rapidly in recent years and with new services such as the advanced third generation (3G) services, demand for new telecommunications infrastructure is continuing to grow. The Authority aims to avoid any adverse environmental impacts arising from a legitimate requirement for apparatus within or adjacent to the area. The proliferation of new masts should be avoided by encouraging mast sharing and location on existing tall structures and buildings.
- 7.125 PPG8 gives clear guidance as to the main issues surrounding telecommunications development. These include the legislative framework, siting and design issues, levels of consultation and issues surrounding electromagnetic fields (EMFs).
- 7.126 This policy along with the policies of principle set out criteria to guide telecommunications development and that whilst regard should be had to siting and design considerations. Operational efficiency is also a factor. The government and the industry work to a Code of Best Practice. This builds on the Ten Commitments to ensure that the industry is alive to the concerns of local communities and consultation is built into the development process. Operators should keep national park authorities informed of their requirements.
- 7.127 Proposers of telecommunications development should demonstrate that opportunities for sharing locations and erecting apparatus on existing buildings, masts or other structures have been explored.

Choice of Options

- 7.128 *The approach to development control policy is to have generic policies against which all applications can be assessed. Therefore the approach agreed through the core strategy is to have over-riding landscape policies and then policies covering separate topics. There is a strong call for these two types of uses to have their own policies rather than being covered by landscape and climate Change (renewable energy schemes) generic policies and this does not sit well with the structure of the*

DPD. An overall policy on landscape was not considered to provide enough guidance on decision making for telecommunications and its approach was questioned (Option L20).

7.129 The preferred option is to have separate detailed criteria based policies relating to impacts. The topic of renewable energy is also covered in policies of principle.. (Options L22 & L23)

7.130 Options for stand alone, large scale renewable energy schemes ranged from suggesting any such project would conflict with the status of the protected landscape, offering the possibility there may be limited opportunity sites or treating an application the same way as any other.

7.131 Option CC10 repeats potential general landscape character policy. It is supported in principle, bit it is not clear how a Broads policy would differ from the national policy, especially as PPS22 gives strong protection.

7.132 Option CC11 suggests where there may be limited opportunity sites. The Broads Society points out visual impact is beyond the site itself. This would be true of biofuel plants as well as wind turbines as bulky buildings and stacks belonging to any development can be seen from afar in the Broads open landscape.

7.133 Option CC12 suggests no stand alone energy schemes are appropriate, whilst the Broads Society agrees, others do not since this is too sweeping. The Sustainability Appraisal concluded that Option CC12 would deter sustainable resource use of energy and most likely lead to increases in CO₂ emissions in the Broads area from development or, in the very least, would lead to missed opportunities for reducing CO₂ emissions and therefore working to mitigate climate change.

7.134 The preferred option is to agree to draft a separate policy for standalone projects which covers wind turbines, but not specifically, as different schemes have different impacts and a chimney on a biofuel plant could have the same visual impact as a wind turbine. A proposal within the Broads would need to be justified against Broads statutory purposes. It is the overall impact on the Broads character which is important. Including Option CC12 gives a positive guidance to how developed sites with no current viable use, might be used to benefit the environment.

Water Resource

Implements: Core Strategy Policy CS7

7.135	PO 42 – Winter Water Storage
Proposals for winter water storage on farms, the alteration of hydrology by impoundment or the installation of water control structures in adjacent water courses will be permitted where there are no adverse impacts on landscape and biodiversity.	

7.136 Winter water storage for agricultural purposes is a key element of the Environment Agency’s water resources strategy for the Anglian region and is supported as it is likely to reduce abstraction needs. Such reservoirs could contribute to sustainable floodplain management and also bring benefits for biodiversity.

7.137 It should be noted that additional consents/ licenses may be required for such works from the Environment Agency.

Choice of Options

7.138 This policy fills a current policy gap and was considered under the options for environmental protection.

Residential Development

Implements Core Strategy Policies: CS1, CS18, CS22, CS23, CS24

7.139 Policies need to ensure development that is reliant on a Broads location and contributes to Broads Authority purposes can occur in sustainable locations, and reflect the Core Strategy principles that the Broads is an area of restraint development generally given the protection given to its landscape and habitats. Residential development will not be permitted outside sustainable settlements.

7.140 The Core Strategy allows for limited residential development 'within settlements compatible with rural sustainability'. The term 'settlement compatible with rural sustainability' is defined by the policy below as 'an established settlement'.

7.141	PO 43 – Residential Development Within Settlements
<p>New build residential development will only be permitted in small groups within established settlements and must be compatible with other policies in the Development Plan, the spatial strategy and the strategic objectives.</p> <p>An established settlement is: An established community with a good range of facilities (local shops, employment, schools) and good public transport access (a bus stop/train station with several services a day to a larger centre, allowing access to employment).</p> <p>Outside established settlements housing will only be acceptable as a replacement dwelling or through the conversion of an existing building.</p> <p>Replacement dwellings need to be of the same scale of the original, where the design and external materials are appropriate to the setting, the replacement is located on the same site as the original dwelling, there is no increase in the number of dwellings and the original dwelling has a certificate of lawful use.</p>	

7.142 The following settlements are identified as meeting the definition of an established settlement:

1. Beccles
2. Bungay and Ditchingham
3. Great Yarmouth
4. Loddon and Chedgrave
5. Oulton Broad
6. Stalham
7. Thorpe St Andrew
8. Wroxham and Hoveton

7.143 All other locations in parishes and villages will be classed as part of the general countryside and not suitable for new build residential development.

Choice of Options

7.144 *The Broads executive boundary is drawn tightly around the river valleys and typically does not include whole settlements, often just a strip of river frontage. The Authority mostly shares these ‘Broads settlements’ with six other local planning authorities who will have differing approaches to rural settlements and LDS timescales.*

7.145 *The preferred option above reflects option RD8 in the issues and options version and was supported by stakeholders during the issues and options consultation.*

7.146 *Development boundaries in the current local plan when looked at in isolation are not always consistently drawn and do not reflect the most sustainable locations as defined by policy CS18 in the Core Strategy. There are sometimes swathes of garden land included with and without a separate area policy preventing the sub division of large plots. Boundaries appear to have been originally drawn more to reflect the scale and type of development across the boundary in the district location rather than on Broads centric approach. The policy would restrict all new build residential development to these new established settlements and then using other preferred options policies assess the scheme’s suitability. The emerging policy covering landscape character would be crucial in making such an assessment.*

7.147 *The analysis of locations of current development boundaries in terms of sustainability, led to the development a definition of a sustainable established settlement.*

7.148 *This approach gives the majority of the Broads area more protection from residential development by focusing it clearly on eight key locations.*

7.149	PO 44 – Replacement Dwellings in the Countryside
<p>Replacement dwellings in the countryside will be permitted provided:</p> <ul style="list-style-type: none">a) the replacement would be of similar scale to the existing dwelling and the design and external materials are appropriate to its setting; andb) the replacement will be located on the same site as the existing dwelling and there would be no increase in the number of dwellings; andc) the existing dwelling has a lawful residential use.	

7.150 Although policies generally prevent residential development in the countryside, the replacement of an existing dwelling is generally acceptable if there is no overall increase in the numbers of dwellings. This will only be the case if the past use and the present physical condition of the building demonstrate legitimate residential use. Particular care will be required to ensure that the new dwelling is of a scale and design appropriate to its setting. Restoration of the existing dwelling will be encouraged if it is worthy of retention.

Choice of Options

7.151 *This preferred option was an omission in the issues and options version and was raised as an alternative option through this process. A more restrictive approach could limit the replacement of dwellings to those established settlements listed above. However such an approach may seem unreasonable given such a policy would not create a new house, thereby not increasing unsustainable new build development. The current local plan policy, has worked well in this context so an alternative approach is not considered appropriate at this stage. Any proposals would need to comply with other policies in the Development Plan.*

7.152	PO 45 - Dwellings for Staff at Boatyards or Other Tourist or Organised Recreation Facilities
<p>The development of a new dwelling for staff at a boatyard or other tourist or organised recreational facilities will only be permitted where strong evidence is submitted in support of the proposal to show that:</p> <ul style="list-style-type: none"> a) an on-site dwelling is essential for reasons of supervision and security, or to provide services to the public; and b) there is no other reasonable way of meeting this housing requirement <p>Before such dwellings are permitted, the Authority will seek a planning obligation from the developer to restrict the occupation of the dwelling to a purpose directly linked to the use of the rest of the site. If the dwelling is no longer required the permanent residential unit change of use to holiday accommodation would be permitted.</p>	

7.153 The preferred option sets out a framework for assessing proposals where an on-site staff dwelling is essential at boatyards and other tourist and recreation facilities. It is unlikely, however, that the need for a new dwelling would be justified solely for reasons of security.

7.154	PO 46 - New Agricultural and Forestry Dwellings
<p>Development of a new agricultural or forestry dwelling will be permitted only if:</p> <ul style="list-style-type: none"> a) evidence is submitted which demonstrates that it is essential for an employee to live at, or very close to, their place of work; and b) evidence is submitted which demonstrates that, in the case of a new business, there is a firm intention and ability to develop the agricultural or forestry unit and that, for both new and existing units, the business is capable of being sustained for a reasonable period of time; and c) there has been no prior disposal of agricultural or forestry dwellings which could have been used to meet this need; and d) there is no suitable alternative residential accommodation available in the area in nearby towns and villages. <p>Should new dwellings be permitted under this policy, the Authority will impose a condition restricting its initial and successive occupation to a person solely or mainly working, or last working in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.</p> <p>The removal of extant agricultural or forestry occupancy conditions will only be permitted where strong evidence is provided to show that determined but unsuccessful attempts have been made, for a continuous period of at least 12</p>	

months, to sell or rent the dwelling at a price which takes account of the occupancy condition. This includes offering it to local Registered Social Landlords to buy.

- 7.155 The character and appearance of the countryside needs to be protected. The costs of providing services to isolated dwellings also needs to be avoided. New housing will therefore normally be confined within the development boundaries. There are acknowledged cases of special need including a small number of dwellings, mainly for agricultural workers and, in some cases, dwellings for managers of boatyards or other tourist related operations.

Choice of Options

- 7.156 *This preferred option for accommodation at tourist sites was an omission in the issues and options version and was raised as an alternative option. A less restrictive approach could see more dwelling on boatyards with no criteria for ensuring other suitable locations had been considered first. A restrictive approach would protect the integrity of the employment and business base of the boat yard. The current local plan policy, has worked well in this context so an alternative approach is not considered appropriate at this stage. Any proposals would also need to comply with other policies in the Development Plan.*
- 7.157 *There still may be a need for agricultural or forestry workers or even others with a need or requirement to live on or close by the land that they work on, for instance the reed and sedge cutters, and there are established national policies for this. The preferred option would advocate no change in the existing local plan. However should the need for an agricultural or other workers house come to an end there should be an approach to its reuse.*
- 7.158 *National policy makes it clear that single dwellings in the open countryside are not acceptable. The notable exceptions being if the house is for agricultural and forestry workers. Such development will be secured by and remain in perpetuity through an occupancy condition.*

7.159

PO 47 - Temporary Mobile Homes

The Authority will permit a temporary mobile home for residential occupation for a period of up to three years if it is to accommodate essential staff in a way which cannot be provided in an existing settlement and is required while a farm, forestry business, boatyard, organised recreation or tourist facility proceeds towards sustainable economic viability. After three years if there is no planning justification for a permanent dwelling then the mobile home will need to be removed.

- 7.160 While mobile homes can provide an acceptable standard of temporary accommodation their appearance is not usually appropriate to the character of the Broads. Their impact can be reduced by appropriate siting, colour, materials and design. In order to assist new businesses and the local economy, the Authority will permit temporary mobile homes in appropriate cases but the extension of this temporary period will not be granted. A condition will normally be imposed preventing the substitution of one mobile home for another during the period of the temporary permission.

Choice of Options

- 7.161 *This preferred option was an omission in the issues and options version and was raised as an alternative option through this process. A less restrictive approach could mean more mobile homes, something for the reasons above are largely inappropriate for a Broads location. However it is important to recognise that there may be instances where a new business may need such a temporary dwellings in the beginning before a business becomes established.*
- 7.162 *The current local plan policy, has worked well in this context so an alternative approach is not considered appropriate at this stage. Any proposals would need to comply with other policies in the Development Plan.*

Advertisements

Implements Core Strategy Policies: CS24

7.163	PO 48 - Advertisements
<p>Advertisements will only be permitted where they would not have an adverse visual impact on the built or landscape character of the Broads, nor prejudice public safety on land or water. In areas identified as being of particular value either in terms of the built environment, landscape or tranquillity the highest standard of design will be required.</p>	

- 7.164 The policy aims to provide guidance to prospective advertisers on the likely acceptability of their proposals and provide a basis for rational and consistent decisions on advertisement applications. The policy cannot by itself be the decisive factor in determining an advertisement proposal because the Advertisements Regulations require that applications be considered only in the interests of amenity and public safety, taking account of any material factors. In the Broads applicants must consider safety on land and water.
- 7.165 Some types of advertisement are exempted from detailed control and other specific categories qualify for what is called 'deemed consent', provided they conform to stated conditions and limitations for each category. Others require express consent under the Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended in 1994). In Areas of Special Control, such as the Broads, stricter controls apply to the display of advertisements which do not require the Authority's express consent. Because of the necessity of preserving or enhancing the appearance of the Broads, applications for express consent will also be closely scrutinised to ensure the proposals do not compromise the aims of the area's special designation.
- 7.166 Decisions will take into account the necessity for supporting and informing visitor trade.
- 7.167 In addition to advertisements there are many notice boards all around the waterways and their appearance should be co-ordinated.

Choice of Options

- 7.168 *Option L18 proposed there was no need for a policy for adverts as the generic policies would cover them and Option L17 proposed retaining the current local plan policy additionally with specific locations identified where adverts would be harmful. There was limited response but both sets of options were considered too weak and the concept of good/poor design was challenged. An alternative for a presumption against advertising unless a good case is made for it, and then only if well designed may be contrary to national policy.*
- 7.169 *The preferred option aims to align advert policy with the general design policy.*

8. Implementation and Monitoring

Performance Indicators by Issues

Table 2 lists the main performance indicators which will be used to monitor the effect of policies on addressing the key issues. These measures also relate to the significant effects indicators in the Sustainability Appraisal. The results of monitoring are published in an Annual Monitoring Report.

Table 2

<u>Issues to be Addressed</u>	<u>Strategic Objectives</u>	<u>Core Strategy Policies</u>	<u>Performance Indicators</u>
Landscape			
1. Maintenance of tranquillity	SO1	1,9,18,23	Increase in the number or extent of nature conservation designated areas.
2. Protection of large scale landscape character	SO1	1,7,18	
3. Preserving local distinctiveness and character	SO1	1,4,5	
4. Protecting the landscape whilst allowing essential development	SO1	1,2,5,6,18	Increase in the proportion of SSSIs in favourable or recovering condition
5. Recognition of the varied landscape characteristics across the Broads area and their differing capacity to absorb change	SO1	1,4,13,18,25	Continue to meet the highest standard of Countryside Quality Counts and Landscape Character Assessments
Natural resources			
6. Protection of the natural resource	SO1 SO3	1,2,3,4,7,1,5	Improvement in ecological conditions of the Broads in line with annual targets
7. Balancing development with the conservation of the natural resource	SO1 SO3	1,2,8,11,13	
8. Implementation of enhancement	SO1 SO3	1,3,4,7	Increase total area or % of fen in favourable ecological condition in line with annual targets
			Increase in total area or % of the Broads managed in line with the Authority's conservation objective in line with annual targets
			Increase in the proportion of rivers with good or very good biological water quality
			Increase in the proportion of rivers with good or very good chemical water quality
			Any increase in the number of Broads with good water quality

<u>Issues to be Addressed</u>	<u>Strategic Objectives</u>	<u>Core Strategy Policies</u>	<u>Performance Indicators</u>
Management of the flood plain			
9. Addressing and planning for the impacts of sea level rise and climate change	SO3 SO5	4,7,13,20	Reduction in total CO2 emissions
10. Flood defence and the impacts of and opportunities under the Broadland Flood Alleviation Project (BFAP) and subsequent investment in flood management	SO2 SO3 SO5 SO11 SO12	2,3,4,13,15 20	Continue to meet all air pollution threshold limit values in the Broads Area under Air Quality Management Areas
11. The appropriate level and type of development within the flood plain in high-risk areas	SO1, SO9 SO2, SO11 SO5, SO12	7,11,20,23 24	
12. Reduction of greenhouse gas emissions	SO7	7,8	
Historic and cultural landscape			
13. Protection of the historic and cultural environments	SO1 SO4	1,5,6	Reduction in the proportion of listed buildings at risk in line with annual targets
14. Balancing development with the conservation of the historic and cultural environments	SO1 SO4	1,5,6,11,13	
15. Implementation of enhancement of the historic and cultural environments	SO1 SO4	1,5,6	Increase in the proportion of conservation areas with management proposals in line with annual targets
16. Promotion of development that is compatible with sustainability objectives and which would secure the future of historic buildings and maintain or enhance the historic and cultural environments	SO1 SO4	1,5,6,23	
Development, the economy and sustainable communities			
17. The regeneration of the local economy in general and the boat building and hire industry in particular	SO8 SO9 SO11	5,9,12,14 18,20,22,23	Increase in the total number of volunteer days spent on projects led and/or supported by the Broads Authority in line with annual targets
18. Addressing social inclusion and access	SO8	10,16,17,21, 22,25	
19. Supporting economic regeneration and sustainability	SO8 SO9 SO11	4,8,9,11,12 19,22	Increase in the number of community volunteer groups supported by the Broads Authority in line with annual

<u>Issues to be Addressed</u>	<u>Strategic Objectives</u>	<u>Core Strategy Policies</u>	<u>Performance Indicators</u>
20. Provision of community facilities and services	SO8	9,10,11,14 21,23,25	targets Increase in the number of visitor days Increase in the estimated visitor spend
Housing			
21. The provision of housing for local need	SO10	18,21,24	Increase in the proportion of new homes built on previously developed land in line with annual targets
22. The provision of housing to accommodate visitors	SO10	CS 12 23	
23. The provision of housing to accommodate workers within the rural areas	SO10	20,22,24	
24. The provision of affordable housing	SO10	21,24	
Tourism and recreation			
25. Diversification and extension of the tourism base in the Broads	SO6 SO8	6,9,10,11,12 13,22	Increase in the length of frontage provided for public short terms/overnight moorings in line with annual targets
26. Promotion of tourism development whilst protecting the Broads landscape and environment	SO1 SO2 SO6 SO8	1,2,4,5,9 11,12,17,18	
27. Making the existing tourism product more sustainable in environmental and economic terms	SO2 SO6 SO8	4,9,11,12,16 19	
28. Promotion of development which is compatible with sustainability objectives to support the boating industry	SO2 SO6 SO8	2,9,11,13,14 17,18,20,23	
Access and Transport			
29. Protection and use of the Navigation	SO7	3,4,7,13,14 15,17,21	Increase in the proportion of footpaths/rights of way that are easy to use by the public in line with annual targets
30. Provision of transport infrastructure and Integration of modes of transport	SO7	8,10,11,14, 16,17,19,21	
31. Maintaining public rights of way	SO7	16,17	Increase in the number of passengers on Broads Authority sustainable boat trips in line with annual targets
32. Promoting alternative access to the Broads – e.g. cycle ways and footpaths	SO7	7,8,11,12,16 ,17	
33. Consideration of the needs of visitors, residents and businesses	SO7	11,16,17,18, 19,21,22	

<u>Issues to be Addressed</u>	<u>Strategic Objectives</u>	<u>Core Strategy Policies</u>	<u>Performance Indicators</u>
34. Seasonal congestion at visitor hotspots	SO7	11,16,17,19	<p>improved to allow easier access for those with disabilities in line with annual targets</p> <p>Increase in the % of land within the Broads open for public access in line with annual targets</p> <p>Increase in the % navigable area compliant with waterways specifications</p>
35. Isolation and relative inaccessibility	SO7	11,12,13,14,16,17,19	<p>Increase the % of footpaths/rights of way that are easy to use by the public in line with annual targets</p> <p>Increase in the % of weekday journeys by public transport</p> <p>Any reduction in the % traffic growth per annum</p> <p>Reduction in car ownership levels</p> <p>Any reduction in the % of weekday journeys by car</p> <p>Increase in the % of weekday journeys by cycling and walking</p>

APPENDIX 1: Replacement of Local Plan Policies by Development Control Policies

Preferred Option DC Policy	Core Strategy Policy	Broads Local Plan 1997 Policy	
PO1	CS1 CS2 CS5	C6 C14 C16 C 17 C20 C21 C22 C7 B11 TR6 TR9 TR10 TR 20 INF 5 BRU 5 CAN 1 REE 1 TSA 2 TSA 3 TSA 4 COB 1 COB 2 ORM 1 ORM 2 STO 1 STO 2 HICK 1 HOR 1 HOR 2 HOR 3 PHB 1 PHB 2 PHB PHB 11 WB 1 STA 1 WH 2 WH 5 WH 9 NOR 1 BRO 1 EAR 1 ELL 1 HAD 1 TROW 1 BEC 1 BEC 2	Development affecting the Upper Thurne and Trinity Broads Development on drained marshland Agricultural and forestry buildings Prior approval of agricultural and forestry development Area of Outstanding Natural Beauty Land raising Degraded land Waterside Development Private boathouses Development for water recreation Conversion of large houses to holiday accommodation Use of farm houses for holiday accommodation Information and interpretive centres Broadland flood alleviation strategy Land east of the Yare public house Cantley Sugar Beet Factory Pettitts Feathercraft Thorpe Island Griffin Lane - boatyards and industrial area Environmental enhancements at Griffin Lane Cobholm allotments Other landscape improvements Ormesby Waterworks Nursery Riverside moorings Land between the A143 Beccles Road, the New Cut and the River Waveney Environmental enhancements Waterside plots Crabbetts Marsh Enhancement projects at Horning Recreation and tourism development Environmental enhancements at Potter Heigham Bridge Broadshaven Hotel and adjacent sites Green bank zones Broads Edge Environmental enhancements at Wayford Bridge Hoveton village centre Station Road car park Land between Beech Road and the River Bure Land at Cremorne Lane A143 Broome bypass Bath Hills Road, mineral working - after use Land at Geldeston Road, Ellingham A143 Haddiscoe bypass Whitlingham Country Park Swimming pool Hotel site

Preferred Option DC Policy	Core Strategy Policy	Broads Local Plan 1997 Policy	
		OB 1 TC1 TC 13 EMP 9 H 15	Environmental enhancements at Oulton Broad Road schemes Petrol filling stations Open air markets Removal of residential permitted development rights
PO2	CS1 CS2	C1 C2 STO 2 C3 C16 TR6 TR 20 INF 5 CAN 1 REE 1 TSA 3 HOR 1 HAD 1 BEC 2 TC1	Fens and carr woodland International and national areas of nature conservation importance Land between the A143 Beccles Road, the New Cut and the River Waveney Other areas of nature conservation interest Agricultural and forestry buildings Development for water recreation Information and interpretive centres Broadland flood alleviation strategy Cantley Sugar Beet Factory Pettitts Feathercraft Griffin Lane - boatyards and industrial area Waterside plots A143 Haddiscoe bypass Hotel site Road schemes
PO3	CS1	C9 C10	Trees and woodlands Tree Preservation Orders
PO4	CS1	C 11 LODD 2	Trees and landscaping in new development Boat storage
PO5	CS4	B11 H11 H12 B12 TR9 TR 20 INF 5 CAN 1 REE 1 TSA 3 GY 1 ORM 1 PHB 5 PHB 7 LODD 2 TROW 1 OB 2 TC2	Design Extensions and Annexes Sub division of large houses Private boat houses Conversion of large houses to holiday accommodation Information and interpretive centres Broadland flood alleviation strategy Cantley Sugar Beet Factory Pettitts Feathercraft Griffin Lane - boatyards and industrial area Port of Yarmouth Marina Ormesby Waterworks Broadshaven boatyard and Florencia Café site Broadshaven Hotel and adjacent sites Boat storage Whitlingham Country Park Shop fronts in Bridge Road Design considerations in road schemes
PO6	CS8	N/A	Fills policy gap
PO8	CS7	TR10 TR 20 CAN 1 REE 1 TSA 3 GY 1	Repetition in most Local Plan policies Use of farm houses for holiday accommodation Information and interpretive centres Cantley Sugar Beet Factory Pettitts Feathercraft Griffin Lane - boatyards and industrial area Port of Yarmouth Marina

Preferred Option DC Policy	Core Strategy Policy	Broads Local Plan 1997 Policy	
		HOR 1 PHB 5 NOR 1 NOR 3 INF 5	Waterside plots Broadshaven boatyard and Florencia Café site Land at Cremorne Lane Additional public moorings Broadland flood alleviation strategy
PO9	CS7	INF7 INF8 INF9 PHB 10 INF 5	Sewerage Aquifer protection Water resources Sewage disposal facilities Broadland flood alleviation strategy
PO10	CS20	INF1 INF2 INF3 INF4 C19	Development and flood risk Protection against flooding Measures to mitigate increased flood risk resulting from new development Protection of flood defences The coast
PO11	CS8 CS11 CS16	C15, TC8 INF 6 INF13 TC 11 C 17	Agricultural land Parking, servicing and other highway requirements Services Protection of local facilities Public transport Prior approval of agricultural and forestry development
PO12	CS17	B13 C18 TR 20 TC 4 TC 5 TC 6 TC 7 TC 9 WB 1 WH 1 WH 4 WH 8 WH 10 TROW 1 OB 3	Facilities for people with disabilities Roads or tracks for agricultural and forestry purposes Information and interpretive centres Primary Route Network Main Distributor Routes Local Highway Network Traffic management Broads Edge Transportation consequences of new development Environmental enhancements at Wayford Bridge Development which increases traffic Land off Norwich Road Hoveton - riverside dykes area Traffic management Whitlingham Country Park Development in Marsh Road
PO13	CS16 CS17	TR27 WH 7 NOR 2 LODD 3 INF 5 TC 10	Public rights of way and public access Extension of Hoveton riverside walk Riverside walk Environmental improvements and public access Broadland flood alleviation strategy Cycling
PO7	CS8	N/A	Fills policy gap
PO14	CS4	N/A TSA 1 INF 5	Fills policy gap Cary's Meadow and adjoining land Broadland flood alleviation strategy
PO15	CS3 CS13	TR2 TR3 TR4 TR5 TR8	Development impinging on the waterways Development leading to hazardous boat movements New bridges Design of new bridges Extending the waterspace

Preferred Option DC Policy	Core Strategy Policy	Broads Local Plan 1997 Policy	
		PHB 1 INF 5 TC1 TR6	Recreation and tourism development Broadland flood alleviation strategy Road schemes Development for water recreation
PO16	CS15	C 4	Bank erosion
PO17	CS4 CS15	C 5	Bank erosion
PO18	CS5	B1 B2	Listed buildings Alterations to listed buildings
PO19	CS5	N/A B2 BC 1 B 3 B 6	Fills policy gap Alterations to listed buildings The Roman fort Building Preservation Notices Directions restricting permitted development
PO20	CS4 CS5	B7 B8 B9 B 5 B 6	New development in Conservation Areas Demolition in Conservation Areas Alterations in Conservation Areas Designation, preservation and enhancement of Conservation Areas Directions restricting permitted development
PO21	CS1 CS5 CS10	B10 C13	Planning applications for sites in sensitive locations Historic parks and gardens
PO22	CS1 CS5	C12 C7	Protection of open space, common land and staithe Waterside Development
PO23	CS6	B14 B15 B16 B17	Scheduled Ancient Monuments and sites of outstanding archaeological importance Evaluation of sites Other sites of archaeological importance Discoveries during development
PO24	CS23	INF13 BRU	Protection of local facilities Brundall Gardens restoration
PO25	CS24	N/A H13 H14	Fills policy gap on seeking contributions Affordable housing Occupation and management of affordable housing
PO26	CS21	N/A	Fills policy gap
PO27	CS11	TR13 TR14 TR16 TR18 TR19 H8 TR11 TR12 TR 20 TR22 TR23 TR24 TR25 TR26 PHB 1 PHB 7	Chalet parks and static caravan parks Touring caravan and camping sites Extensions to holiday chalets Leisure plots Visitor facilities and entertainments Boatyard sites within development boundaries New holiday accommodation outside the development boundaries Upgrading existing holiday accommodation and holiday sites Information and interpretive centres Golf courses Keeping of horses Equestrian centres Stables Angling facilities

Preferred Option DC Policy	Core Strategy Policy	Broads Local Plan 1997 Policy	
		WB 1 TC 11	Recreation and tourism development Broadshaven Hotel and adjacent sites Broads Edge Public transport
PO28	CS25	INF12 TR21 THU 1 PHB 6	Community facilities Local recreational facilities Thurne village shop Broads Information Centre
PO29	CS24	TR12 BRU 1 TAS5 STO 2 HOR 1 PHB 9	Holiday occupancy Riverside chalets and mooring plots Bungalow Lane - mooring plots and boatyards Land between the A143 Beccles Road, the New Cut and the River Waveney Waterside plots Replacement or extension of chalets
DELETED			POLICY WORDING MERGED WITH 29 PO
PO30	CS13	WR 2	Woodbastwick moorings and houseboats
PO32	CS14	GY 1 NOR 3 TR1	Port of Yarmouth Marina Additional public moorings Temporary moorings for visitors
PO33	CS13	BRU 2 BRU 3 WR 2 STO1 PHB 8 OB 4	Riverside Estate and land adjacent to railway line Mooring plots Woodbastwick moorings and houseboats Riverside moorings Vacant plots and mooring plots Boathouse Lane leisure plots
PO34	CS22	EMP 5 BRU 4 TSA 5	Development at boatyards Brundall Marina Bungalow Lane - mooring plots and boatyard
PO35	CS17	EMP 6 TR7 WR 1 GY 1 NOR 1	Change of use of boatyard sites for other employment uses New Slipways Ranworth Staithe Port of Yarmouth Marina Land at Cremorne Lane
PO36	CS3 CS7	C8	Piling and quay heading
PO37	CS22	EMP1 WH 3 WH 4	Employment uses within development boundaries Retail development Land off Norwich Road
PO38	CS22	EMP2 EMP3 TR17 EMP 7 EMP 8	Employment uses outside development boundaries Alterations and extensions Retaining existing sites in holiday use Farm diversification Farm shops
PO39	CS5	H7 B4 PHB 4	Conversion of rural buildings to residential or holiday accommodation Changes of use of windpumps and other historic buildings Retail development
PO40	CS1	EMP 4	Conversion of rural buildings for employment uses outside the development boundaries

Preferred Option DC Policy	Core Strategy Policy	Broads Local Plan 1997 Policy	
		EMP4 PHB 4	Conversion of rural buildings for employment uses outside the development boundaries Retail development
PO41	CS1	INF10 INF11 INF14	Renewable energy Wind turbines Telecommunication
PO42	CS7	N/A	Fills a policy gap
PO43	CS18 CS24	H 1 H 2 H8 HOR 1 WH 6 LODD 1	New dwellings within the development boundaries New dwellings outside the development boundaries Boatyard sites within the development boundaries Waterside plots Land west of Station Road Mistral Craft site
PO44	CS24	H 6	Replacement dwellings in the countryside
PO45	CS24	H8	Boatyard sites within the development boundaries
PO46	CS24	H 9 H 3 H 4	Dwellings for staff at boatyards and other tourist or organised recreation facilities New agricultural and forestry dwellings Removal of agricultural or forestry occupancy conditions
PO47	CS24	H 5	Temporary mobile homes
PO48	CS1	B 18	Amenity and public safety of advertisements
PO31	CS3 CS24	H 10 WR 2	Houseboats and boats used as permanent dwellings Woodbastwick moorings and houseboats

APPENDIX 2: Glossary and Abbreviations

AA	Appropriate Assessment	It is a requirement of the EU Habitats Directive to assess impacts of a land use plan against the conservation objectives of a European site.
AAP	Area Action Plan	A plan used to provide a planning framework for areas of significant change or conservation.
AMR	Annual Monitoring Report	Annual report assessing the performance of the Local Planning Authority against the targets and milestones set in the previous year's Local Development Scheme.
CRoW	Countryside and Rights of Way Act 2000	Introduced new legislation covering access to open countryside, public rights of way, nature conservation, protection and AONBs.
CS	Community Strategy	Strategies prepared by Local Authorities to promote or improve the economic, social and environmental well-being of their areas, and contribute to the achievement of sustainable development in the UK. Production of a Community Strategy is required under the Local Government Act 2000.
DCLG	Department for Communities and Local Government	Government Department responsible for policy on planning and regional and local government. It is also responsible for the Government Offices for the Regions (e.g. Go East).
DEFRA	Department for Environment, Food and Rural Affairs	Government Department responsible for funding National Parks Authorities and the Broads Authority.
DP	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 Regional Spatial Strategy and Development Plan Documents.
DPD	Development Plan Document	Document containing Local Planning Authority policy and which has been subjected to an independent public examination process. Has statutory Development Plan status.
GO East	Government Office for the East of England	Regional Office for Government Departments including DCLG and DEFRA. Co-ordinates Regional Strategy and Local Development Frameworks.
LA	Local Authority	In this case, the Local Planning Authority which prepares the Local Development Framework.
LDD	Local Development Documents	The documents which set out the spatial planning strategy for the area. Comprise Development Plan Documents which have statutory status and Supplementary Planning Documents which have non-statutory status,

		but are material considerations for decision making
LDF	Local Development Framework	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 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.
LDS	Local Development Scheme	Sets out the documents which will be prepared for the Local Development Framework and the timetable for their production.
ODPM	Office of the Deputy Prime Minister (now DCLG – see above)	Government Department responsible for policy on planning and regional and local government. It also is also responsible for the Government Offices for the Regions (eg GO East).
PINS	Planning Inspectorate	The Government agency which will conduct the independent public examination into the Development Plan Documents. Inspectors from the Planning Inspectorate also handle planning and enforcement appeals.
PPG	Planning Policy Guidance Notes	Document setting out Government planning policy. Topic-based. Local policy must be in accordance with the advice in PPGs. PPGs are being replaced by PPSs.
PPS	Planning Policy Statements	Documents setting out Government Planning Policy. Topic-based. Local policy must be in accordance with the advice in PPSs. Replacing PPGs.
PRoW	Public Rights of Way	A highway over which the Public has some form of right of access. Includes footpaths, bridleways, byways and restricted byways.
RPB	Regional Planning Body	Prepares the Regional Spatial Strategy.
RSS	Regional Spatial Strategy	Sets out the policies for development of the region. Policy in Local Development Frameworks must be in accordance with Regional Spatial Strategy policy. Prepared by the Regional Planning Body.
SA	Sustainability Appraisal	An assessment of the social, environmental, economic and 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.
SCI	Statement of Community Involvement	Document setting out the mechanisms for involving the community and stakeholders in the preparation of Local Development Documents. Is subject to independent public

		examination to ensure mechanisms are sufficient to achieve aim of ensuring involvement and participation.
SEA	Strategic Environmental Assessment	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.
SoS	Secretary of State	The Secretary of State with responsibility for planning within DCLG.
SPD	Supplementary Planning Document	Document containing guidance or information to supplement and support policies or strategies in Development Plan Documents. Is not subject to independent public examination. Does not have statutory Development Plan status, but is a material consideration in decision making.
The Act	The Planning and Compulsory Purchase Act 2004	The Act which sets out and gives statutory force to the Local Development Framework legislation.