



**How the Issues considered in the Issues and Options have been taken forward.**

**Issue 1: how should we address run off from boat wash in the new Local Plan?**

*A new policy is included in the Preferred Options. See policy PODM2*

**Issue 2: How to address water efficiency of residential developments in the Local Plan**

*A new policy is included in the Preferred Options. See policy PODM3*

**Q: Do you have any thoughts on how the Local Plan should address water usage of non-residential development?**

*A new policy is included in the Preferred Options. See policy PODM3*

**Issue 3: How to address sewerage treatment in the Broads.**

*A new policy is included in the Preferred Options. See policy PODM1*

**Q: Do you have any thoughts on flood risk in the Broads Executive? Do you have any thoughts on how the Local Plan should address flood risk? Is there scope to have a Broads-specific exceptions test?**

*A new policy is included in the Preferred Options. See policy PODM4 and POSP4. A Flood Risk SPD is being produced that will inform the new final policy.*

**Q: Do you have any thoughts on how the Local Plan should address SuDS and whether there should be any requirement for particular types of SuDS in the Broads?**

*A new policy is included in the Preferred Options. See policy PODM5.*

**Issue 4: How to address land-based open space, allotments and play requirements in the Broads.**

*A new policy is included in the Preferred Options. See policy PODM6.*

**Q: Do you have any thoughts on water open space, staites and slipways?**

*A new policy is included in the Preferred Options. See policy PODM7.*

**Issue 5: how do we address Green Infrastructure in the Broads Executive Area?**

*A new policy is included in the Preferred Options. See policy PODM8.*

**Q: Are there any areas you would like to nominate as Local Green Space?**

*A new policy is included in the Preferred Options. See policy POXNS12. Also see the Local Green Space Assessment Report.*

**Issue 6: how should we address climate change in the Local Plan?**

*A new policy is included in the Preferred Options. See policy DM9 and POSP5.*

**Issue 7: how should we address peat affected by land use change in the Broads?**

*A new policy is included in the Preferred Options. See policy PODM10.*

**Issue 8: how do we give further weight to the Local List and undesignated heritage assets (that we know about and those that we do not know about)?**

*A new policy is included in the Preferred Options. See policy PODM11.*

**Q: Is having a guide for waterside chalets and no specific policy an approach which you support?**

*A guide has been produced.*

**Issue 9: how can the Local Plan help enable restoration of the drainage mills of the Broads?**

*An amended policy is included in the Preferred Options. The Authority continues to look into the Mills and how they can be regenerated.*

**Issue 10: how can the Local Plan address interpretation of the historic environment and culture in the Broads?**

*A new policy is included in the Preferred Options. See policy PODM11.*

**Issue 11: how can we give non-designated sites recognition?**

*Whilst the NPPF at 14.3 would give this policy approach teeth, and indeed acknowledge the support for this extra tier of protection that is apparent from comments at the Issues and Options stage, after a long discussion with Development Management Officers and the Senior Ecologist it became evident that the Authority does not have a complete assessment of the entire Broads that identifies these features. Without identifying the features we wish to protect on a map, the policy is not useful. There are no resources at the moment to complete the work needed to identify non designated habitat of value. This cannot be completed using aerial photography alone as it needs ground trothing to understand the quality of the habitat. POLICY APPROACH NOT TAKEN FORWARD.*

**Issue 12: how can we protect habitats and species on brownfield sites?**

*A new policy is included in the Preferred Options. See policy PODM13.*

**Issue 13: how can we compensate for residual adverse biodiversity impacts arising from a development after mitigation measures have been taken?**

*This is addressed in the Planning Obligations policy.*

**Issue 14: how should we consider land-raising in the new Local Plan?**

*A new policy is included in the Preferred Options. See policy PODM17.*

**Issue 15: how should we consider disposing of excavated material in the new Local Plan?**

*A new policy is included in the Preferred Options. See policy PODM18.*

**Issue 16: how should we address landscaping design in the new Local Plan?**

*A new criteria in the design policy is included in the Preferred Options. See policy PODM40.*

**Issue 17: how should we address overhead lines in the new Local Plan?**

*A Development Management Policy has been amended to address this issue. See policy PODM19.*

**Issue 18: how should we consider settlement fringe in the new Local Plan?**

*A new policy is included in the Preferred Options. See policy PODM20.*

**Q: Do you have any thoughts on existing policy DP28?**

*An improved policy is included in the Preferred Options. See policy PODM21.*

**Q: Are there any other areas in the Broads that you think are tranquil or offer quiet recreation which should be specifically protected?**

**Issue 19: how should we address tranquillity?**

*Tranquillity study not completed. Have assessed Dark Skies so have a strong light pollution policy. Also have strong amenity policy. Upper Thurne and Trinity Broads are protected for their tranquillity. So too is the coastal area. Many suggestions for areas of tranquillity relate to these areas which are already protected. No forms filled out to accompany suggested areas for tranquillity and any suggestions not accompanied by email addresses to ask for a form to be completed. Some felt that boat engines were loud so it is difficult to get away from it all. But others knew of tranquil areas or felt there are many areas that are tranquil but did not specify where. Norfolk County Council considered that tranquil areas are favoured by wildlife so to protect them as tranquil areas could be a way of advertising them as such and therefore increase usage thus threatening the wildlife.*

*A strategic policy has therefore not been taken forward because:*

- *areas are already protected*
- *no specific study has been completed (without a study, no evidence to assess proposals against in terms of location and tranquillity)*
- *the area varies from hustle and bustle to quiet and calm...*

**Issue 20: how should we address light pollution?**

*A new policy is included in the Preferred Options. See policy PODM22.*

**Issue 21: how to address waste in the Broads Local Plan**

*After liaising with Norfolk County Council regarding a potential new policy on waste management, it was decided that the waste elements of the Broads Development Management DPD policies DP4, DP16 and DP25 suffice. It was generally agreed that the waste elements of these policies should be rolled forward. The issue of construction waste could be addressed in a sustainable development policy.*

**Issue 22: How can the Local Plan address the Full Objectively Assessed Housing Need of the Broads?**

**Q: Do you have any comments on the issue of meeting the objectively assessed housing need of the Broads?**

*A new policy is included in the Preferred Options. See policy PODM31.*

**Issue 23: How can the Local Plan address Gypsy and Traveller needs?**

*Gypsy and Traveller evidence yet to be commissioned. This issue will be addressed in the publication version of the Local Plan although there is a new criteria based policy. See policy PODM31.*

**Q: Are there any areas which you think are suitable for residential moorings?**

*One area has been nominated and assessed. See policy PODM35 and POBEC2 and the Residential Moorings Assessment Report.*

**Q: What are your thoughts on floating buildings? Do you have any evidence to address the issues raised?**

*Further work will be completed to inform the publication version of the Local Plan.*

**Issue 24: How can the Local Plan address the issue of rural enterprise dwellings?**

*An amended policy is included in the Preferred Options. See policy PODM36.*

**Issue 25: How should the Local Plan address second homes in the Broads?**

*The tourism policies address this issue adequately. See policy PODM27.*

**Issue 26: How can the Local Plan support those who wish to build their own homes?**

*A new policy is included in the Preferred Options. See policy PODM39.*

**Issue 27: how to address design in the Broads Local Plan**

*An amended policy is included in the Preferred Options. See policy PODM40.*

**Issue 28: How to address energy efficiency in the Local Plan**

*An amended policy is included in the Preferred Options. See policy PODM14.*

**Issue 29: How can the Local Plan address the issue of residential items and equipment associated with residential moorings?**

*An amended policy is included in the Preferred Options. See policy PODM47 and PODM35.*

**Issue 30: how should we consider leisure plots in the new Local Plan?**

*An amended policy is included in the Preferred Options. See policy PODM47.*

**Q: Do you have any thoughts on space standards? Do you have any evidence that the Authority needs to address this through the Local Plan?**

*No evidence for specific space standards for development in the Broads has come forward. So no new policy on this issue.*

**Issue 31: How to address accessibility and wheelchair standards in the Local Plan**

*An amended policy is included in the Preferred Options. See policy PODM40.*

**Issue 32: how do we address sport and recreational buildings in the Broads Executive Area?**

*An amended policy and new policy is included in the Preferred Options. See policy PODM41, POFLE1 and PODIT2.*

**Issue 33: How can we design places for healthy lives?**

*A new policy is included in the Preferred Options. See policy PODM42.*

**Issue 34: how to address retail issues in the Broads Local Plan**

*Discussions ongoing with Waveney and North Norfolk District Councils regarding a joint policy approach for some retail areas. Policy will be included in the Publication version of the Local Plan.*

**Issue 35: How can the Local Plan address the dualling of the Acle Straight?**

*A new policy is included in the Preferred Options. See policy PODM24.*

**Issue 36: How can the Local Plan safeguard future recreation routes?**

*A new policy is included in the Preferred Options. See policy POXNS11.*

**Issue 37: How to address car parking in the Local Plan**

*Car parking in relation to recreation is addressed in the Preferred Options. See policy PODM25.*

**Issue 38: what should the Authority's approach be for redundant boatyards or boatyard buildings?**

*Awaiting economy evidence. Issue will be addressed in the publication version of the Local Plan.*

**Issue 39: How to address location of new employment land in the Local Plan**

*Awaiting economy evidence. Issue will be addressed in the publication version of the Local Plan.*

*Option 2 not taken forward as considered that this could stifle economy. There would likely be lots of exceptions e.g. boatyards and tourism development. The areas where the development boundaries chosen are not necessarily appropriate for employment*

**Issue 40: how to address sustainable tourism in the Local Plan?**

*A new policy is included in the Preferred Options. See policy PODM26 and POSP9.*

**Issue 41: how do we make the mooring provision as a result of related development more deliverable and reasonable?**

*New text added to existing policy. See policy PODM30.*

**Issue 42: how should we consider safety by the water in the new Local Plan?**

*A new policy is included in the Preferred Options. See policy PODM43.*

**Q: What are your thoughts on rolling forward DP30?**

*An amended policy is included in the Preferred Options. See policy PODM44.*

**Issue 43: how do we protect the car parking area near Staithe and Willow?**

*A new policy is included in the Preferred Options. See policy PODM44.*

**Issue 44: how to address Thorpe Island in the Local Plan?**

*A new policy will be included within the publication version of the Local Plan.*

**Issue 45: do we protect the live/work units at Ferry Corner through the Local Plan and if so, how?**

*A new policy is included in the Preferred Options. See policy POHOR9.*

**Q: What are your thoughts on these sites? Are there any changes you would like to see and why? Are there any other areas similar to those listed that you would like to propose for inclusion in the Local Plan?**

Beccles Old Hotel Site, opposite Morrison's.

*Not addressed in local plan. Flood risk and highway access an issue. Also landscape and townscape character. Well maintained as is.*

Bridge Hotel, Potter Heigham

*Not addressed in the Preferred Options. There could be potential for a masterplan for the entire area.*

Little Precinct in Hoveton

*Not addressed in local plan. The area seems to be functioning well as it is.*

Former Waterside Rooms at Hoveton

*A new policy is included in the Preferred Options. See policy POHOV5.*

Former Loaves and Fishes Pub at Beccles

*A new policy is included in the Preferred Options. See policy POBEC1.*