



Broads Authority Local Plan Preferred Options **Summary**

Introduction

The Broads Local Plan will have policies and land allocations to help shape development in the Broads Authority Executive Area. These policies will help determine planning applications.

We are consulting on the draft Local Plan. This version is called the Preferred Options and it has draft policy wording for you to consider.

The policies are summarised into only one sentence in this Preferred Options Summary.

You can read the detail of the policy and the supporting text in the main document. You can find the policy by using the contents page to go to the appropriate section.

If you wish to comment on the policy, please use the boxes in this summary.

You can leave your name and email address if you wish to be kept informed of the progress of the Local Plan.

The consultation period ends 4pm on 3 February 2017.

About the reference numbers...

PO – stands for Preferred Options (the name of this document)

SP – Strategic policy which is a high level policy

DM – Development Management policy which is more detailed

In the Site Specific section there are three letter initials which relate to the first three letters of the settlement. XNS prefix implies that the policy covers a larger area.

Contents

Sustainable Development in the Broads.....	3
Water and flooding	3
Open Space (land), Play and Allotments.....	3
Water open space/blue infrastructure	3
Green Infrastructure	3
Climate Change	3
Soils	4
Heritage and Historic Assets	4
Biodiversity	4
Renewable Energy	4
Landscape Character.....	4

Amenity.....	5
Light Pollution	5
Retail	5
Transport.....	5
The Broads Economy	5
Sustainable Tourism.....	5
Navigation	6
Housing	6
Design.....	7
Sport and Recreation Venues/Buildings	7
Health and Wellbeing	7
Safety by the Water	7
Developer Contributions/Planning Obligations	7
Other Development Management Policies	7
ACLE	7
BECCLES.....	8
BRUNDALL RIVERSIDE	8
CANTLEY.....	8
DILHAM	8
DITCHINGHAM DAM	8
FLEGGBURGH	9
GREAT YARMOUTH	9
HORNING	9
HOVETON & WROXHAM.....	9
NORWICH.....	10
ORMESBY ST. MICHAEL.....	10
OULTON BROAD.....	10
POTTER HEIGHAM BRIDGE.....	10
ST. OLAVES	10
STALHAM	10
THORPE ST. ANDREW.....	10
THURNE.....	11
TROWSE AND WHITLINGHAM	11
Non settlement-based policies	11

Sustainable Development in the Broads

Policy POSP1: DCLG/PINS Model Policy

Generally refers to the Government's planning policy (called the NPPF)

Policy POSP2: Sustainable Development in the Broads

A strategic catch all policy that sets out what the Authority considers to be sustainable development. Local context to POSP1.

Policy POSP3: Air, water and waste

All development addresses impacts on air quality, water quality, water resources and waste

Water and flooding

Policy PODM1: Water Quality

Relates to sewerage disposal with connection to the mains sewer being preferred.

Policy PODM2: Boat wash down facilities

Addresses biosecurity and anti-fouling paint.

Policy PODM3: Water Efficiency

Dwellings served by Anglian Water to be built to tighter standards.

Policy POSP4: Flood Risk and Policy PODM4: Flood Risk

Emphasises how important flood risk is. Seeks to minimise flood risk.

Policy PODM5: Surface water run-off

Larger developments have measures to address surface water run-off. Refers to drainage hierarchy for rainwater.

Open Space (land), Play and Allotments

Policy PODM6: Open Space on land, play, sports fields and allotments

Protects some open space (shown on maps). Defers to district council standards for new open space.

Water open space/blue infrastructure

Policy PODM7: Staithes

Seeks to protect staithes for public use.

Green Infrastructure

Policy PODM8: Green Infrastructure

Seeks to protect existing and sets criteria for new.

Climate Change

Policy POSP5: Climate Change

Seeks reduction in contributions to climate change and requires consideration of how change will affect the proposal.

Policy PODM9: Climate Smart Checklist

Checklist to be filled out for residential/commercial development proposals.

Soils

Policy PODM10: Peat

Seeks proposals to reduce amount of peat affected by them.

Issue: Soils

The main issues relating to soil are soil compaction, erosion, local re use of top soil and conserving the most versatile soils and improving soils.

Q: Do you have any thoughts on this issue?

Heritage and Historic Assets

Policy POSP6: Heritage assets

Seeks to maintain, enhance and provide better understanding of heritage assets.

Policy PODM11: Historic Environment

Seeks to protect, preserve or enhance the fabric and setting of historic, cultural and architectural assets that give the Broads its distinctive character.

Policy PODM12: Re-use of Historic Buildings

Sets criteria for the re-use of these buildings.

Biodiversity

Policy PODM13: Natural Environment

Protects biodiversity and seeks enhancements.

Renewable Energy

Policy PODM14: Energy demand and performance

For development of over 10 dwellings and other development over 1,000sq.m, 10% energy from minimising demand, using energy efficiently and renewable energy. Also criteria relating to energy performance of heritage assets.

Policy PODM15: Renewable Energy

Seeks to protect the Broads from inappropriate renewable energy proposals.

Landscape Character

Policy PODM16: Landscape

Seeks to conserve and enhance the key landscape characteristics of the Broads.

Policy PODM17: Land Raising

Applicants to justify why land needs to be raised and sets criteria to address.

Policy PODM18: Excavated material

Applicants to consider disposal in an acceptable manner in line with a hierarchy.

Policy PODM19: Utilities Infrastructure Development

Seeks to protect the Broads from utilities infrastructure. Sets criteria.

Policy PODM20: Protection and enhancement of settlement fringe landscape character

Seeks to protect this landscape type and sets criteria.

Amenity

Policy PODM21: Amenity

Sets criteria relating to amenity of neighbouring land uses and users.

Light Pollution

Policy PODM22: Light pollution and dark skies

Three areas identified. Darkest areas of the Broads protected. Light pollution an important consideration around the entire Broads.

Retail

No policy in this version. Will work with neighbouring districts regarding Horning, Hoveton and Oulton Broad.

Transport

Policy POSP7: Getting to the Broads

Generally seeks improvements to transport. Promotes sustainable transport.

Policy POSP8: Getting around the Broads

Seeks improvements to access to both land and water and between the water's edge and the water.

Policy PODM23: Transport, highways and access

Sets criteria which proposals that are to be accessed by land need to address. Refers to parking, travel plans and access.

Policy PODM24: Changes to the Acle Straight (A47T)

Sets out important considerations which the Authority expects to be fully understood and adequately addressed for any proposal relating to changes to the Acle Straight.

Policy PODM25: Recreation Facilities Parking Areas

Proposals for slipways, boat launches and recreation routes are required to consider how users will access these facilities and refers to parking areas.

The Broads Economy

No policy in this section. Await economy and employment work.

Sustainable Tourism

Policy POSP9: Sustainable Tourism

Seeks to enhance tourism in a way appropriate to the Broads. Reference to location of tourism related development.

Policy PODM26: Sustainable Tourism and Recreation Development

Criteria relating to general location and principles of such development.

Policy PODM27: Holiday Accommodation – New Provision and Retention

Sets criteria to ensure holiday accommodation remains in short stay holiday use.

Navigation

Policy POSP10: Navigable Water Space

Refers to increasing navigable space as well as protecting the current space. Refers to dredging.

Policy PODM28: Access to the Water

Criteria relating to proposals that seek to increase use of the waterways.

Policy PODM29: Riverbank stabilisation

Criteria relating to proposals for stabilisation with preference given to soft techniques. Reference to guide and checklist.

Policy POSP11 Mooring Provision

General encouragement for provision of visitor moorings where appropriate and needed the most.

Policy PODM30: Moorings, mooring basins and marinas.

Criteria relating to proposals for moorings. Reference to guide and checklist. Mooring proposals in commercial basins or marinas provide 10% as visitor moorings.

Housing

Policy POSP12: Residential development

Criteria to guide location of new residential development.

Policy PODM31: New housing in the Broads Authority Executive Area

Sets out how will deliver target of 320 dwellings. Also says where homes acceptable.

Policy PODM32: Affordable Housing

Defers to the standards of district councils.

Policy PODM33: Residential Development within Defined Development Boundaries

Sets four development boundaries – in Oulton Broad, Thorpe St Andrew, Hoveton and Wroxham and Horning.

Policy PODM34: Gypsy, Traveller and Travelling Show People

Criteria based policy to help determine such applications.

Policy PODM35: New Residential Moorings

Criteria based policy to help determine such applications.

Policy PODM36: Permanent and Temporary Dwellings for Rural Enterprise Workers

Criteria based policy to determine such applications.

Policy PODM37: Residential Annexes

Annexes to remain integral to the main dwelling.

Policy PODM38: Replacement Dwellings

Sets criteria for proposals to meet.

Policy PODM39: Custom/self-build

Seeks to promote and give general guidance.

Design

Policy PODM40: Design

Addresses many aspects of design which the Authority considers are important.

Sport and Recreation Venues/Buildings

Policy POSP13: New Community Facilities

Requires need for such a facility to be proven.

Policy PODM41: Visitor and Community Facilities and Services

Generally seeks to protect existing and sets our criteria for new.

Health and Wellbeing

Policy PODM42: Designing Places for Healthy Lives

Raises the importance of link between health and planning. Requires proposals to consider how address health.

Safety by the Water

Policy PODM43: Safety by the Water

Requires a water safety plan for relevant development. Sets our considerations for the plan.

Developer Contributions/Planning Obligations

Policy POSP14: Developer Contributions

Contributions will be sought from development if relevant.

Policy PODM44: Planning Obligations and Developer Contributions

Sets out types of contributions that could be sought.

Other Development Management Policies

Policy PODM45: Conversion of Buildings

Sets out criteria for converting buildings.

Policy PODM46: Advertisements and Signs

Seeks minimum signage and advertisements. Seeks well designed and located signs.

Policy PODM47: Leisure plots and mooring plots

Restricts leisure plots. The use of mooring plots will be restricted to the mooring of boats and uses incidental to that activity.

ACLE

Policy POACL1: Acle Cemetery Extension

Allocates land and sets criteria.

Policy POACL2: Acle Playing Field Extension

Allocates land and sets criteria.

BECCLES

Policy POBEC1: Former Loaves and Fishes, Beccles

Seeks use of building as a pub.

Policy POBEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard)

Allocates land for residential moorings and sets criteria.

BRUNDALL RIVERSIDE

Policy POBRU 1: Riverside chalets and mooring plots

The area plots will be managed to retain its contribution to the enjoyment and economy of the Broads, and to the river scene. Restricts some type of development and sets criteria for other development.

Policy POBRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line

In this area the development and retention of the boatyards and related uses will be encouraged. Road and flood risk constraints highlighted. Area could be suitable for residential moorings.

Policy POBRU3: Mooring Plots

The continued use of this area for mooring of boats and uses incidental to that activity will be encouraged and the generally open character of the area retained.

Policy POBRU4: Brundall Marina

The development and retention of marina, boatyard and related uses will be encouraged. Southern area more open than northern area. Area could be suitable for residential moorings.

Policy POBRU5: Land east of the Yare public house

This land will be kept generally free of built development.

Policy POBRU6: Brundall Gardens

Area could be suitable for residential moorings.

CANTLEY

Policy POCAN1: Cantley Sugar Factory

Defined as an employment site. Criteria relating to change.

DILHAM

Policy PODIL 1: Dilham Marina (Tyler's Cut Moorings)

The continued use of this area for mooring of boats and uses incidental to that activity will be encouraged, and the semi-natural quality of the area retained.

DITCHINGHAM DAM

Policy PODIT2: Maltings Meadow Sports Ground, Ditchingham

Supports appropriate change. Sets criteria proposals need to address.

Policy PODIT3: Ditchingham Maltings Open Space, Habitat Area and Alma Beck

Protects the new open space and habitat area.

FLEGGBURGH

Policy POFLE1: Broadland Sports Club

Supports appropriate change. Sets criteria proposals need to address.

GREAT YARMOUTH

Policy POGTY 1: Marina Quays (Port of Yarmouth Marina)

Promotes the suitable and appropriate regeneration of this site.

HORNING

Policy POHOR2: Car Parking

Car park protected in current use.

Policy POHOR3: Horning Open Space (public and private)

Open space protected.

Policy POHOR4: Waterside plots

The designated area of waterside plots will be protected from over-intensive development and suburbanisation

Policy POHOR5: Horning Sailing Club

Continued use of the island for sailing facilities will be supported. Sets criteria proposals need to address.

Policy POHOR6: Crabbett's Marsh

This area will be protected for its landscape and nature conservation value.

Policy POHOR7: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.

Treated as a general employment area. Criteria for proposals to address. Flood risk a large constraint.

Policy POHOR8: Woodbastwick Fen moorings

This area will be conserved for the green and semi-natural backdrop it gives to Horning village while providing a significant number of moorings for navigable craft.

Policy POHOR9: Land on the Corner of Ferry Road, Horning

The existing live/work units shall be retained for the contribution they make to small business and the local economy.

HOVETON & WROXHAM

Policy POHOV2: Green Infrastructure

Seeks protection of the green infrastructure assets.

Policy POHOV3: Station Road car park

This area will be retained in use for car parking

Policy POHOV5: Brownfield land off Station Road, Hoveton

Some redundant or under used buildings on Station Road allocated for varying uses.

NORWICH

Policy PONOR 1: Utilities Site

Site allocated for mixed use. Seeks regeneration of the site. Some criteria that proposals need to address.

Policy PONOR 2: Riverside walk and cycle path

Land will be safeguarded for a riverside walk and cycle path along the Wensum/Yare.

ORMESBY ST. MICHAEL

Policy POORM 1: Ormesby waterworks

Seeks protection of the waterworks and sets criteria for development relating to the operation of the waterworks.

OULTON BROAD

Policy POOUL 2: Boathouse Lane Leisure Plots

The rural and semi-natural character of the area, its contribution to the views from the broad, and flood water capacity will be protected. Some criteria that proposals need to address.

Policy POOUL 3: Oulton Broad - Former Pegasus/Hamptons Site

Site allocated for mixed use. Seeks regeneration of the site. Some criteria that proposals need to address.

POTTER HEIGHAM BRIDGE

Policy POPOT 2: Waterside plots

The rural and 'holiday' character of the area of waterside plots will be conserved. Different criteria for chalet plots, mooring plots and undeveloped plots.

Policy POPOT 3: Green Bank Zones

Development will not be permitted within the 'green bank zones'

ST. OLAVES

Policy POSOL 1: Riverside area moorings

The defined area will be kept generally open, and uses limited to the mooring of boats and uses incidental to that activity

Policy POSOL 2: Land adjacent to A143 Beccles Road and the New Cut (Former Queen's Head Public House)

Refurbishment, replacement or removal and landscaping of the former public house on this land will be encouraged, in order to improve the visual amenity of the area.

STALHAM

Policy POSTA 1: Land at Stalham Staithe (Richardson's Boatyard)

General employment area. Residential moorings could be appropriate here.

THORPE ST. ANDREW

Policy POTSA 1: Carey's Meadow

Seeks the protection of this meadow.

Policy POTSA 3: Griffin Lane – boatyards and industrial area

Environmental and landscape improvements to this area will be sought, while protecting the existing dockyard and boatyard uses.

Policy POTSA4: Bungalow Lane – mooring plots and boatyards

Further development will be limited by the area’s vulnerability to flooding, the retention of its semi-rural character, and the poor road access. Some criteria that proposals need to address.

Policy POTSA 6: River Green Open Space

Seeks retention of this open space.

THURNE

Policy POTHU1: Tourism development at Hedera House, Thurne.

Seeks refurbished holiday accommodation and allows some residential.

TROWSE AND WHITLINGHAM

Policy POWHI1: Whitlingham Country Park

Supports current land uses. Refers to criteria for proposals for changes to consider.

Non settlement-based policies

Policy POXNS 1: Trinity Broads and Policy POXNS2: Upper Thurne

Protects the tranquillity of these areas.

Policy POXNS3: The Coast

Aims to maintain general openness of the coast.

Policy POXNS4: Main road network

Proposals to not adversely affect main road network in terms of safety and capacity.

Policy POXNS5: Drainage Mills

General protection policy with criteria relating to proposals for enhancement.

Policy POXNS6: Waterside Pubs Network

General protection policy with criteria relating to proposals for enhancement.

Policy POXNS10: Railway stations/halts

General protection policy with criteria relating to proposals for enhancement.

Policy POXNS11: Former rail trackways

Some former trackways safeguarded for future recreation routes.

Policy POXNS12: Local Green Space

Some areas are allocated as Local Green Space.