



Local Plan Summary Leaflet
To accompany the Publication version of the Broads Local Plan

The Local Plan for the Broads sets out policies to help determine planning applications.

It is still in draft format, but we are consulting on this publication version before we submit it to the Planning Inspectorate.

This is a summary leaflet. It simply lists the policies with a short, one sentence brief summary of the thrust of the policy.

If a policy is of interest to you, you can look for it in the main document.

All consultation documents and maps are available at www.broads-authority.gov.uk/broadsconsultations

For this stage of the Local Plan, we are introducing a form and related guidance. The comments you make need to relate to the soundness of the Local Plan and use the tests of soundness accordingly. Please see the guidance and form at the link given above.

We are also holding public sessions at venues around the Broads, where you can drop in and talk to the Authority's officers. For more information, visit the above web page.

Printed copies (for reference only) of the Publication Local Plan and the Sustainability Appraisal, and a CD with other consultation documents, are available to view at the libraries and council offices around the Broads.

The deadline for comments is 5 January 2018.

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Sustainable Development in the Broads

Policy PUBSP1: DCLG/PINS Model Policy

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

Water and flooding

Policy PUBDM1: Water Quality

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

Policy PUBDM2: Boat wash down facilities

Addresses biosecurity and anti-fouling paint.

Policy PUBDM3: Water Efficiency

Dwellings to be built to tighter water use standards.

Policy PUBSP2: Strategic Flood Risk Policy and Policy PUBDM4: Development and Flood Risk

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

Policy PUBDM5: 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 PUBDM6: 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.

Green Infrastructure

Policy PUBDM7: Green Infrastructure

Seeks to protect existing and sets criteria for new.

Climate Change

Policy PUBSP3: Climate Change

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

Policy PUBDM8: Climate Smart Checklist

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

Soils

Policy PUBSP4: Soils

Seeks the protection of the best and most versatile soils and relates to soil quality and local re-use.

Policy PUBDM9: Peat

Requires proposals to reduce amount of peat affected by them.

Heritage and Historic Assets

Policy PUBSP5: Historic Environment

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

Policy PUBDM10: Heritage assets

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

Policy PUBDM11: Re-use of Historic Buildings

Sets criteria for the re-use of these buildings.

Biodiversity

Policy PUBSP6: Biodiversity and Policy PUBDM12: Natural Environment

Protects biodiversity and seeks enhancements.

Renewable Energy

Policy PUBDM13: 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 PUBDM14: Renewable Energy

Seeks to protect the Broads from inappropriate renewable energy proposals.

Landscape Character

Policy PUBSP7: Biodiversity Landscape Character and Policy PUBDM15: Development and Landscape

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

Policy PUBDM16: Land Raising

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

Policy PUBDM17: Excavated material

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

Policy PUBDM18: Utilities Infrastructure Development

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

Policy PUBDM19: Protection and enhancement of settlement fringe landscape character

Seeks to protect this landscape type and sets criteria.

Amenity

Policy PUBDM20: Amenity

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

Light Pollution

Policy PUBDM21: Light pollution and dark skies

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

Transport

Policy PUBSP8: Getting to the Broads

Generally seeks improvements to transport. Promotes sustainable transport.

Policy PUBSP9: Recreational Access around the Broads

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

Policy PUBDM22: 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 PUBDM23: 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

Policy PUBSP10: A prosperous local economy

Supports appropriate proposals that contribute to sustainable economic growth, prosperity and employment.

Policy PUBSP11: Waterside sites

Seeks to support a network of waterside sites throughout the Broads.

Policy PUBDM24: New Employment Development

Sets criteria for new employment schemes to address.

Policy PUBDM25: Protecting General Employment

Sets out criteria that proposals for existing general employment need to address.

Policy PUBDM26: Business and Farm Diversification

Sets criteria to address and consider in relation to diversifying the business offer.

Policy PUBDM27: Development on Waterside Sites

Sets criteria that proposals for development on waterside sites need to address.

Sustainable Tourism

Policy PUBSP12: Sustainable Tourism

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

Policy PUBDM28: Sustainable Tourism and Recreation Development

Criteria relating to general location and principles of such development.

Policy PUBDM29: Holiday Accommodation – New Provision and Retention

Sets criteria to ensure holiday accommodation remains in short stay holiday use and is in an appropriate locatio.

Navigation

Policy PUBSP13: Navigable Water Space

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

Policy PUBDM30: Access to the Water

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

Policy PUBDM31: Riverbank stabilisation

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

Policy PUBSP14: Mooring Provision

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

Policy PUBDM32: 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 PUBSP15: Residential development

Criteria to guide location of new residential development. Sets out how will deliver target of 320 dwellings. Also says where homes acceptable.

Policy PUBDM33: Affordable Housing

Defers to the standards of district councils.

Policy PUBDM34: Residential Development within Defined Development Boundaries

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

Policy PUBDM35: Gypsy, Traveller and Travelling Show People

Criteria based policy to help determine such applications.

Policy PUBDM36: New Residential Moorings

Criteria based policy to help determine such applications.

Policy PUBDM37: Permanent and Temporary Dwellings for Rural Enterprise Workers

Criteria based policy to determine such applications.

Policy PUBDM38: Residential Ancillary Accommodation

Proposals are required to remain integral to the main dwelling.

Policy PUBDM39: Replacement Dwellings

Sets criteria for proposals to meet.

Policy PUBDM40: Elderly and Specialist Need Housing

Criteria based policy to help determine such applications.

Policy PUBDM41: Custom/self-build

Seeks to promote and give general guidance.

Design

Policy PUBDM42: Design

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

Sport and Recreation Venues/Buildings

Policy PUBSP16: New Community Facilities

Requires need for such a facility to be proven.

Policy PUBDM43: Visitor and Community Facilities and Services

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

Health and Wellbeing

Policy PUBDM44: Designing Places for Healthy Lives

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

Safety by the Water

Policy PUBDM45: Safety by the Water

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

Developer Contributions/Planning Obligations

Policy PUBDM46: Planning Obligations and Developer Contributions

Sets out types of contributions that could be sought.

Other Development Management Policies

Policy PUBDM47: Conversion of Buildings

Sets out criteria for converting buildings.

Policy PUBDM48: Advertisements and Signs

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

Policy PUBDM49: Leisure plots and mooring plots

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

ACLE

Policy PUBACL1: Acle Cemetery Extension

Allocates land and sets criteria.

Policy PUBACL2: Acle Playing Field Extension

Allocates land and sets criteria.

BECCLES

Policy PUBBEC1: Former Loaves and Fishes, Beccles

Seeks use of building as a pub or other tourist facility.

Policy PUBBEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard)

Allocates land for residential moorings and sets criteria.

BRUNDALL RIVERSIDE

Policy PUBBRU 1: Riverside chalets and mooring plots

Plots will be managed to retain 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 PUBBRU2: 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 PUBBRU3: 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 PUBBRU4: 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 PUBBRU5: Land east of the Yare public house

This land will be kept generally free of built development.

Policy PUBBRU6: Brundall Gardens

Allocates land for residential moorings and sets criteria.

CANTLEY

Policy PUBCAN1: Cantley Sugar Factory

Defined as an employment site. Criteria relating to change.

CHEDGRAVE

Policy PUBCHE1: Greenway Marine Residential Moorings

Allocates land for residential moorings and sets criteria.

DILHAM

Policy PUBDIL 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 PUBDIT2: Maltings Meadow Sports Ground, Ditchingham

Supports appropriate change. Sets criteria proposals need to address.

Policy PUBDIT3: Ditchingham Maltings Open Space, Habitat Area and Alma Beck

Protects the new open space and habitat area.

FLEGGBURGH

Policy PUBFLE1: Broadland Sports Club

Supports appropriate change. Sets criteria proposals need to address.

GREAT YARMOUTH

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

Promotes the suitable and appropriate regeneration of this site.

HORNING

Policy PUBHOR1: Car Parking

Car park protected in current use.

Policy PUBHOR2: Horning Open Space (public and private)

Open space protected.

Policy PUBHOR3: Waterside plots

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

Policy PUBHOR4: Horning Sailing Club

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

Policy PUBHOR5: Crabbett's Marsh

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

Policy PUBHOR6: 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 PUBHOR7: 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 PUBHOR8: 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 PUBHOV1: Green Infrastructure

Seeks protection of the green infrastructure assets.

Policy PUBHOV2: Station Road car park

This area will be retained in use for car parking

Policy PUBHOV3: Brownfield land off Station Road, Hoveton

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

Policy PUBHOV4: BeWILDerwood Adventure Park

Sets criteria to guide changes to the Adventure Park.

Policy PUBHOV5: Hoveton Town Centre

Sets out considerations for development in the Town Centre.

LODDON

Policy PUBLOD1: Loddon Marina Residential Moorings

Allocates land for residential moorings and sets criteria.

NORWICH

Policy PUBNOR 1: Utilities Site

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

Policy PUBNOR 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 PUBORM 1: Ormesby waterworks

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

OULTON BROAD

Policy PUBOUL 1: 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 PUBOUL 2: Oulton Broad - Former Pegasus/Hamptons Site

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

Policy PUBOUL 3: Oulton Broad District Shopping Centre

Sets out considerations for development in the Shopping Centre.

POTTER HEIGHAM BRIDGE

Policy PUBPOT1: Bridge Area

Sets our considerations for development in the Bridge area of Potter Heigham.

Policy PUBPOT 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 PUBPOT 3: Green Bank Zones

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

ST. OLAVES

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

General employment area. Residential moorings could be appropriate here.

STOKESBY

Policy PUBSTO1: Land adjacent to Tiedam, Stokesby

Allocates land for around 4 or 5 residential dwellings.

THORPE ST. ANDREW

Policy PUBTSA 1: Carey's Meadow

Seeks the protection of this meadow.

Policy PUBTSA2: Thorpe Island

For purposes of this policy, splits the island into 3 parts and sets out criteria proposals need to address.

Policy PUBTSA3: 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 PUBTSA4: 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 PUBTSA5: River Green Open Space

Seeks retention of this open space.

THURNE

Policy PUBTHU1: Tourism development at Hedera House, Thurne.

Seeks refurbished holiday accommodation and allows some residential.

TROWSE AND WHITLINGHAM

Policy PUBWHI1: Whitlingham Country Park

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

Non settlement-based policies

Policy PUBSSTRI: Trinity Broads and Policy PUBSSTHU: Upper Thurne

Protects the tranquillity of these areas.

Policy PUBSSCOAST: The Coast

Aims to maintain general openness of the coast.

Policy PUBSSROADS: Main road network

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

Policy PUBSSMILLS: Drainage Mills

General protection policy with criteria relating to proposals for enhancement.

Policy PUBSSPUBS: Waterside Pubs Network

General protection policy with criteria relating to proposals for enhancement.

Policy PUBSSSTATIONS: Railway stations/halts

General protection policy with criteria relating to proposals for enhancement.

Policy PUBSTRACKS: Former rail trackways

Some former trackways safeguarded for future recreation routes.

Policy PUBSSLGS: Local Green Space

Some areas are allocated as Local Green Space.

Policy PUBSSTAITHES: Staithes

Seeks to protect staithes, in line with access rights, against inappropriate change.

Policy PUBSSA47: 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.