



Consultation Statement

Local Plan for the Broads

February 2026

Contents

1.	Introduction.....	4
2.	Issues and Options Consultation	6
2.1.	Agreement to consult.....	6
2.2.	Documents consulted on	6
2.3.	How consultation was advertised	6
2.4.	Seldom heard from groups.....	8
2.5.	Comments received	8
3.	Preferred Options Consultation	9
3.1.	Agreement to consult.....	9
3.2.	Documents consulted on	9
3.3.	How consultation was advertised	9
3.4.	Seldom heard from groups.....	11
3.5.	Comments received	11
4.	Publication Version Consultation – first.....	12
4.1.	Agreement to consult.....	12
4.2.	Documents consulted on	12
4.3.	How consultation was advertised	12
4.4.	Seldom heard from groups.....	14
4.5.	Comments received	14
5.	Publication Version Consultation – second.....	15
5.1.	Agreement to consult.....	15
5.2.	Documents consulted on	15
5.3.	How consultation was advertised	15
5.4.	Seldom heard from groups.....	16
5.5.	Comments received	17
6.	Call for Sites - November/December 2024.....	18
6.1	Advertising the Call for Sites	18
6.2	Assessment of sites put forward.....	18
	Appendix 1: List of those consulted at each stage	19
	Appendix 2: Issues and Options Press Release	20
	Appendix 3: Copy of email advertising Issues and Options consultation.....	24

Appendix 4: Summary of Issues and Options Young Person Survey Responses	26
Appendix 5: Summary of what young people, disabled people and ethnic minorities said during the Issues and Options consultation	30
Appendix 6: Preferred Options Press Release	35
Appendix 7: Copy of email advertising Preferred Options consultation	38
Appendix 8: Summary of what young people and disabled people said during the Preferred Options consultation.....	39
Appendix 9: First Publication Press Release	42
Appendix 10: Copy of email advertising first Publication consultation.....	43
Appendix 11: Summary of what young people said during the first Publication consultation	44
Appendix 12: Copy of email advertising second Publication consultation.....	51
Appendix 13: Main issues received and number of representations from both Regulation 19 Consultations.	53

1. Introduction

1.1. As required in the Local Plan Regulations (2012 as amended)¹, this statement seeks to meet the requirements as well as provide other information in relation to the consultation stages of the preparation of the Local Plan.

Submission of documents and information to the Secretary of State

22.—(1) The documents prescribed for the purposes of section 20(3) of the Act are—

(a) the sustainability appraisal report;

(b) a submission policies map if the adoption of the local plan would result in changes to the adopted policies map;

(c) a statement setting out—

(i) which bodies and persons the local planning authority invited to make representations under regulation 18,

(ii) how those bodies and persons were invited to make representations under regulation 18,

(iii) a summary of the main issues raised by the representations made pursuant to regulation 18,

(iv) how any representations made pursuant to regulation 18 have been taken into account;

(v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and

(vi) if no representations were made in regulation 20, that no such representations were made;

(d) copies of any representations made in accordance with regulation 20; and

(e) such supporting documents as in the opinion of the local planning authority are relevant to the preparation of the local plan.

1.2. The following shows where each part of the requirements are located within this document:

(i) which bodies and persons the local planning authority invited to make representations under regulation 18 – *see list of those who were consulted at [Appendix 1](#).*

(ii) how those bodies and persons were invited to make representations under regulation 18 – *see chapters ‘how consultation was advertised’ in chapters [2](#), [3](#) and [4](#).*

(iii) a summary of the main issues raised by the representations made pursuant to regulation 18 – *see [Responses to the Issues and Options consultation](#) and [Log of comments to Preferred Options consultation 2024](#).*

(v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations *and see [responses](#)*

¹ [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](#)

[to the Regulation 19 consultation for the full list of comments received in respondent order](#) and [Appendix 13](#) for the number and a summary.

(vi) if no representations were made in regulation 20, that no such representations were made- *representations were received, see above.*

2. Issues and Options Consultation

2.1. Agreement to consult

Planning Committee: 16 September 2022.

- [Planning Committee - 21 September 2022 \(revised date, previously scheduled for 16 September 2022\) \(broads-authority.gov.uk\)](#)

Broads Authority: 23 September 2022.

- [Broads Authority - 23 September 2022 \(broads-authority.gov.uk\)](#)

2.2. Documents consulted on

The documents out for consultation were

- [Issues and Options Local Plan \(PDF version\)](#)
- [Sustainability Appraisal \(SA\) \(PDF\)](#)
- [SA Literature Review \(PDF\)](#)
- [SA Baseline \(PDF\)](#)
- [Habitats Regulation Assessment \(PDF\)](#)

A call for sites was also held.

- Local Green Space call for sites – online survey (now closed)
- Call for sites for dwellings, gypsy and traveller sites and residential moorings – online survey – online survey (now closed)

Hard copies were available at:

- Libraries: Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham and Wroxham.
- Council Offices: Broadland, Great Yarmouth, North Norfolk, South Norfolk, East Suffolk, Norfolk County and Suffolk County
- BA head office, Yare House.


2.3. How consultation was advertised

The consultation ran from 3 October to 4pm on 9 December 2022.

Press release - 4 October 2022

See [Appendix 2](#).

Press notice – 6 October 2022



Broads
Authority

Announcing two consultations.
1 Draft Design Guide for the Broads
2 Issues and Options Local Plan for the Broads


Deadline: 9 December 2022 at 4pm.
 Go here: www.broads-authority.gov.uk/about-us/how-we-work/transparency/consultations

Drop in events as follows:
 10 October, Brundall Memorial Hall, 4pm - 8pm.
 2 November, Oulton Community Centre, 4pm - 8pm.
 12 November, Potter Heigham Village Hall, 10am - 1pm.

Hard copies at:
 Broads Authority Offices, Yare House

Libraries:
 Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham, Wroxham.

Council Offices:
 Broadland, Great Yarmouth, North Norfolk, South Norfolk, East Suffolk, Norfolk County, Suffolk County.



Social media – advertised on Facebook and Twitter at the start and throughout the consultation period.

Poster – given to Parish Councils and libraries to put up



The Broads Authority are consulting on the:

Local Plan for The Broads and Design Guide

Join Broads Authority officers at three drop-in consultation events

10 Oct | 4-8pm • Brundall Memorial Hall
(Officers from the Broadland Futures Initiative will be attending)

2 Nov | 4-8pm • Oulton Community Centre

12 Nov | 10am-1pm • Potter Heigham Village Hall

Search 'consultations' on our website to comment online.
 Deadline for comments is 4pm 9 December

www.broads-authority.gov.uk 01603610734

Direct contact

Emailed those on our contact database – see list of who we sent emails to.

Emailed Agents operating at the time

Emailed boatyards in towns

Copy of the email can be found at [Appendix 3](#).

Three drop in sessions held

- Brundall Memorial Hall, 10 October 2023, 4-8pm.
- Oulton Community Centre, 2 November 2023, 4-8pm.
- Potter Heigham Village Hall, 12 November 2023, 10am to 1pm.

2.4.Seldom heard from groups

Young person questionnaire – asked schools in area and some youth groups to advertise. Prize available for those who responded; a trip on solar powered trip boat for them and their family. The survey is now closed. See [Appendix 4](#) for the responses to the survey.

Attended two Youth Advisory Boards (YAB): Broadland YAB: 17 October 2022 and Great Yarmouth YAB 15 November 2022.

Attended EmpowerHer – a group run by New Routes for female ethnic minorities, aged 10 to 20 years old – 14 January 2023.

Met with Nancy Oldfield Trust users – users have a range of disabilities – 21 November 2022.

See [Appendix 5](#) for a summary of what was said by the YABs, EmpowerHer and Nancy Oldfield Trust users.

2.5.Comments received

Comments received on the Issues and Options version of the Local Plan:

- [Responses to the Issues and Options consultation](#)

Here is the assessment of the housing sites put forward for consideration:

- [Broads Authority Housing and Economic Land Availability Assessment](#)

Here is the assessment of the Local Green Spaces put forward for consideration:

- [Local Green Space Assessment 2023](#)

3. Preferred Options Consultation

3.1. Agreement to consult

Planning Committee: 1 March 2024.

- [Planning Committee - 1 March 2024 \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

Broads Authority: 15 March 2024.

- [Broads Authority - 15 March 2024 \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

3.2. Documents consulted on

The documents out for consultation were

- [HTML version of the Preferred Options Local Plan](#)
- [PDF version of the Preferred Options Local Plan](#)
- [Summary of the policies \(PDF\)](#)
- Call for sites form (now closed)
- [Interactive policies map](#) – this has been updated to reflect the Publication/Regulation 19 version of the Local Plan. (PDF versions can be found on the respective policy/site web pages of our online Local Plan)
- [Preferred Options Sustainability Appraisal \(PDF\)](#)
- [Sustainability Appraisal Literature Review \(PDF\)](#)
- [Sustainability Appraisal Baseline \(PDF\)](#)
- [Geodiversity Sustainability Appraisal Baseline \(PDF\)](#)
- [Preferred Options Habitats Regulation Assessment \(PDF\)](#)

Hard copies were available at:

- Libraries: Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham and Wroxham.
- Council Offices: Broadland, Great Yarmouth, North Norfolk, South Norfolk, East Suffolk, Norfolk County.
- BA head office, Yare House.

3.3. How consultation was advertised

The consultation ran from 22 March 2024 to 17 May 2024.

Press release – 27 March 2022

See [Appendix 6](#).

Press notice – 27 March 2024.



Broads Authority EDP 27.3.2024

Broads Authority – notice of two consultations

1: Local Plan Preferred Options – this is the first draft of a new Local Plan

Three drop-in events:

- Saturday 13 April, 10am - 1pm, Wroxham Church Hall.
- Tuesday 30 April, 4pm - 8pm, Filby Village Hall.
- Wednesday 8 May, 5:30pm - 9pm, Beccles Blyburgate Hall.

Policies maps available on line only. An interactive map is available.

2: Local Validation Checklist - local requirements that may be needed to validate a planning application – updated to reflect the need for Biodiversity Net Gain

Hard copies of both consultation documents will be in these venues. Check venues for opening times.

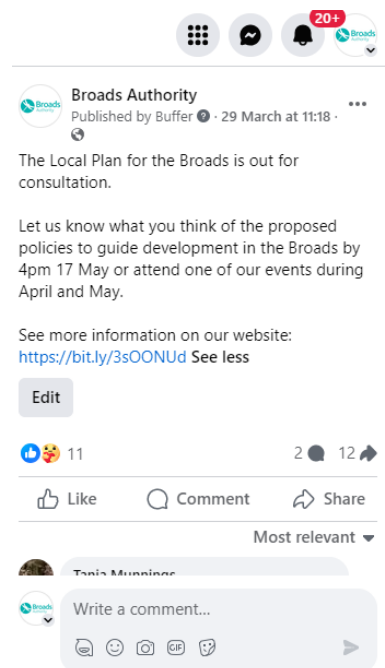
- Libraries: Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham and Wroxham.
- Council Offices: Broadland, Great Yarmouth, North Norfolk, South Norfolk, East Suffolk, Norfolk County and Suffolk County.
- Yare House, Norwich.

Both consultation documents can be found here: <https://www.broads-authority.gov.uk/about-us/how-we-work/transparency/consultations>.

Deadline for comments: 4pm 17 May 2024.

Email comments to: planningpolicy@broads-authority.gov.uk

Social media – advertised on Facebook and Twitter at the start and throughout the consultation.



Facebook post from Broads Authority, published by Buffer on 29 March at 11:18. The post text reads: "The Local Plan for the Broads is out for consultation. Let us know what you think of the proposed policies to guide development in the Broads by 4pm 17 May or attend one of our events during April and May. See more information on our website: <https://bit.ly/3sOONUd> See less". The post shows 11 likes, 2 comments, and 12 shares. A comment box is visible at the bottom with the text "Write a comment..." and various sharing icons.

Poster – given to Parish Councils and libraries to put up



We are consulting on our draft policies.



You can find the Preferred Options Local Plan here:

www.broads-authority.gov.uk/about-us/how-we-work/transparency/consultations

Hard copy will be at these venues (check websites for opening times):

- **Libraries:** Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham and Wroxham.
- **Council Offices:** Broadland, Great Yarmouth, North Norfolk, South Norfolk, East Suffolk, Norfolk County and Suffolk County.
- **Yare House** (Broads Authority)

You can respond by emailing:

planningpolicy@broads-authority.gov.uk

Planning Officers and our Biodiversity Net Gain Officer will be attending the Drop in sessions at:

Wroxham Church Hall: 13th April, 10am-1pm

Filby Village Hall: 30 April, 4-8pm

Beccles Blyburgate Hall: 8 May, 5:30-9pm

Have your say: Deadline for comments 4pm 17 May 2024

Direct contact

Emailed those on our contact database – see list of who we sent emails to at [Appendix 1](#).

Copy of the email can be found at [Appendix 7](#).

Three drop in sessions held

- Saturday 13 April, 10am - 1pm, Wroxham Church Hall.
- Tuesday 30 April, 4pm - 8pm, Filby Village Hall.
- Wednesday 8 May, 5:30pm - 9pm, Beccles Blyburgate Hall.

3.4.Seldom heard from groups

Attended North Norfolk YAB – 18 June 2024.

Also met with NANSAs² service users - 9 July 2024.

See [Appendix 8](#) for a summary of what was said by the YAB and NANSAs attendees.

3.5.Comments received

Comments received on the Preferred Options version of the Local Plan:

- [Log of comments to Preferred Options consultation 2024](#)

No sites were put forward for consideration through the Call for Sites.

² The Norfolk and Norwich SEND Association providing services for those living with or caring for others with, SEND as well as advocacy and participation projects for neurologically diverse individuals, who may feel excluded, marginalised, or unsupported because of social, behavioural, and/or developmental differences.

4. Publication Version Consultation – first

4.1. Agreement to consult

Planning Committee: 18 July 2025.

- [Planning Committee – 18 July 2025](#)

Broads Authority: 25 July 2025.

- [Broads Authority - 25 July 2025](#)

4.2. Documents consulted on

- [Local Plan \(PDF\)](#)
- [Sustainability Appraisal \(PDF\)](#)
- [Habitats Regulation Assessment \(PDF\)](#)
- There was also an [interactive map](#) available.

At this stage of the consultation, there was a epresentation form (on Survey Monkey) to fill in with associated guidance.

4.3. How consultation was advertised

The consultation ran from 28 July 2025 to 26 September 2025.

Press release – 13 August 2025

See [Appendix 9](#).

Press notice – 31 July 2025

OTHER **PLA**

Broads Authority

The Local Plan for the Broads: Review. Regulation 19 Consultation

This is the final round of consultation before the Local Plan is submitted for examination and includes draft policies for comment. Hard copies will be in these venues. Check venues for opening times.

- Libraries: Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham and Wroxham.
- Council Offices: Broadland and South Norfolk, North Norfolk, and Norfolk County.
- Yare House, Norwich.

Policies maps available online only. An interactive map is available. Consultation documents can be found here:
<https://www.broads-authority.gov.uk/about-us/how-we-work/transparency/consultations>.

Deadline for comments is 4pm 26 September 2025. There is a form to fill in if you want to comment.

Three drop-in events:

- Saturday 6 September, 1pm to 4pm, Acle Recreation Centre.
- Monday 8 September, 5pm to 8:30pm, Blyburgate Hall, Beccles.
- Tuesday 9 September, 5pm to 8:30pm, New Victory Hall, Neatishead.



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Social media – advertised on Facebook and Twitter and LinkedIn at the start and throughout the consultation.

By Tom Waterfall • 9/2/2025



Broads Authority

2,195 followers

1w • 🌐

Meet us in person and have your say on the Broads Local Plan 🗨️

As part of the final consultation on the latest version of the Local Plan, we're holding a series of drop-in sessions where you can speak directly with Broads Authority staff, ask questions, and share your views before the Plan is submitted to the Planning Inspector.

Upcoming drop-in events:

- Saturday 6 September, 1-4pm at Acle Recreation Centre
- Monday 8 September, 5-8:30pm at Blyburgate Hall, Beccles
- Tuesday 9 September, 5-8:30pm at New Victory Hall, Neatishead

Our consultation is the last chance for public comment on the Local Plan before it moves forward. Alongside the events, you can view all consultation materials online, and hard copies are available at selected libraries and council offices (please check with venues for opening times).

The deadline for responses is 4pm on Friday 26 September 2025.

Every piece of feedback will be read and considered as part of the consultation process.

Find out more and take part here: <https://bit.ly/3MVrUMA>

Poster – given to Parish Councils and libraries to put up



This is the last round of consultation before we submit the Local Plan.



You can find the Publication Consultation here:
www.broads-authority.gov.uk/about-us/how-we-work/transparency/consultations

Hard copy will be at these venues (check websites for opening times):

- Libraries: Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham and Wroxham.
- Council Offices: Broadland and South Norfolk, North Norfolk, Norfolk County.
- Yare House (Broads Authority)



Tell us your thoughts by filling out this form:
www.surveymonkey.com/r/GLK3VMV

Planning Officers will be attending the drop in sessions at:

- Acle Recreation Centre: 6 September, 1pm-4pm
- Blyburgate Hall, Beccles: 8 September, 5pm - 8:30pm
- New Victory Hall, Neatishead: 9 September, 5pm - 8:30pm

Have your say: Deadline for comments 4pm 26 Sept 2025

Direct contact

Emailed those on our contact database – see list of who we sent emails to at [Appendix 1](#).
Copy of the email can be found at [Appendix 10](#).

Three drop in sessions held

- Saturday 6 September, 1pm to 4pm, Acle Recreation Centre.
- Monday 8 September, 5pm to 8:30pm, Blyburgate Hall, Beccles.
- Tuesday 9 September, 5pm to 8:30pm, New Victory Hall, Neatishead.

4.4. Seldom heard from groups

Attended South Norfolk YAB 18 September 2025 and Norwich YAB 24 September 2025.

See [Appendix 11](#) for a summary of what was said by the YAB and NANSAs attendees.

4.5. Comments received

Please see section 5.5

5. Publication Version Consultation – second

A second Regulation 19/Publication version consultation was undertaken because there were missing parts of the Sustainability Appraisal. All comments received as part of the first Publication Version Consultation were still valid and logged. Please note that as part of this consultation stage, we wrote letters to those properties neighbouring the sites allocated for residential moorings.

5.1. Agreement to consult

Planning Committee: 7 November 2025.

- [Planning Committee - 7 November 2025](#)

Broads Authority: 28 November 2025.

- [Broads Authority - 28 November 2025](#)

5.2. Documents consulted on

- [Regulation 19 Local Plan \(November 2025\)](#)
- [HRA \(May 2025\)](#)
- [Sustainability Appraisal \(November 2025\)](#)
- [Interactive Map](#)

At this stage of the consultation, there was a epresentation form (on MS Forms) to fill in with associated guidance.

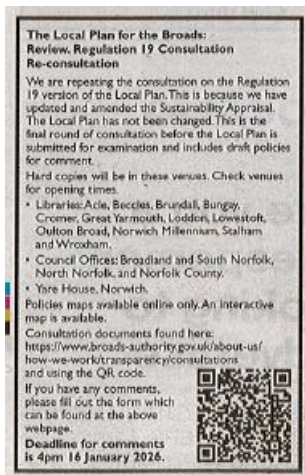
5.3. How consultation was advertised

The consultation ran from 28 November 2025 to 16 January 2026.

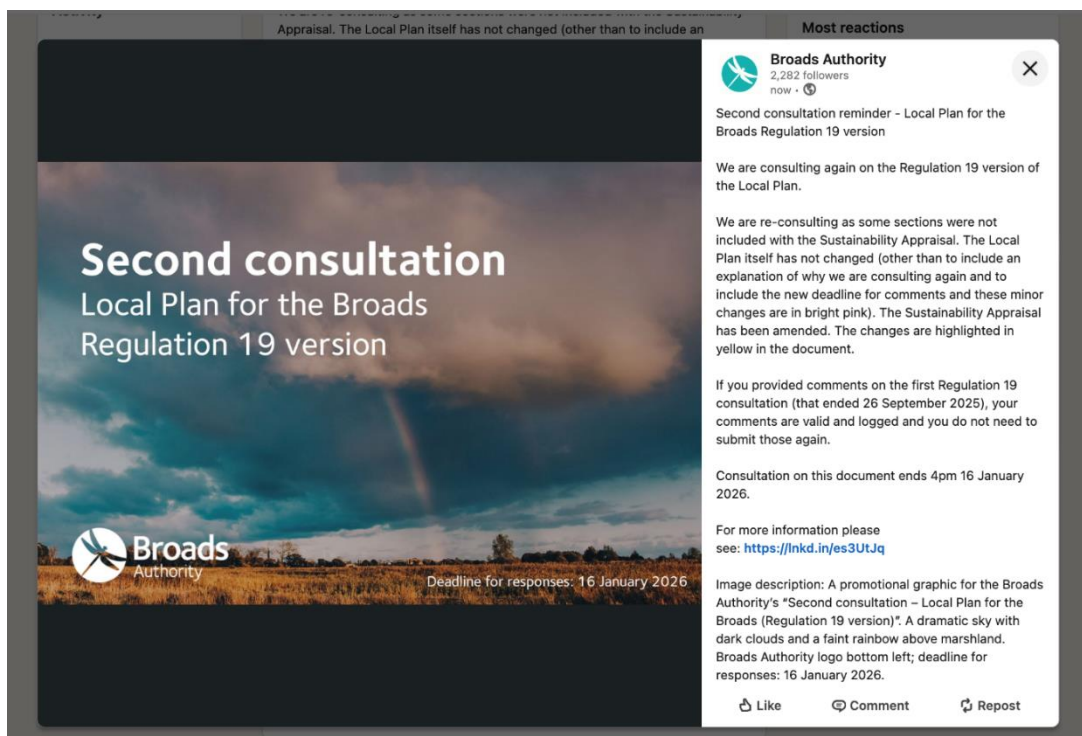
Press release

Press releases were not being picked up, so we relied on social media and the press notice.

Press notice – 4 December 2025



Social media – advertised on Facebook and Twitter and LinkedIn at the start and throughout the consultation.



Direct contact

Emailed those on our contact database – see list of who we sent emails to at [Appendix 1](#). Copy of the email can be found at [Appendix 12](#).

Drop in sessions held

No drop in sessions were held as the Local Plan was not changed when compared to the first Regulation 19 consultation.

5.4. Seldom heard from groups

No additional workshops or sessions were held with seldom heard from groups as the Local Plan was not changed when compared to the first Regulation 19 consultation.

5.5. Comments received

The comments received to both Regulation 19 consultations can be found here:

- [Responses received to first and second Regulation 19 consultations in respondent order](#)
- [Responses to regulation 19 #1 and #2 in policy order](#)
 - [Appendix A - Local Plan Representations - Somerleyton Estate \(PDF\)](#)
 - [Appendix B - Local Plan Representations - National Gas Transmission \(PDF\)](#)
 - [Appendix C - Local Plan Representations - Marine Management Organisation \(MMO\) \(PDF\)](#)
 - [Appendix D - Local Plan Representations - National Highways \(PDF\)](#)
 - [Appendix E - Local Plan Representations - Suffolk Constabulary \(PDF\)](#)
 - [Appendix F - Local Plan Representations - Environment Agency Flood Risk Assessment tick sheet \(PDF\)](#)
 - [Appendix G - Local Plan Representations - Chet Valley Settlement Fringe \(PDF\)](#)
 - [Appendix H - Local Plan Representations - Norfolk Wildlife Trust BNG comments \(PDF\)](#)

6. Call for Sites - November/December 2024

An extra call for sites was held in November/December 2024.

6.1 Advertising the Call for Sites

The email advertising the Call for Sites follows.

From: Natalie Beal

Sent: 21 November 2024 15:09

Subject: Call for sites - Local Plan for the Broads

Dear Local Plan Consultee

We are starting a short call for sites for the Local Plan for the Broads today.

We are undertaking a call for sites for residential dwellings, gypsy and traveller sites, residential moorings and residential caravans. This will require the provision of information, and a form is available for you to fill in. This needs to be completed in full and submitted to the Broads Authority for assessment by 4pm 16 December 2024. We will work with stakeholders to assess any sites brought forward. We cannot guarantee that your site will be allocated as we may not deem it suitable for allocation in the Local Plan. We will set out our reasons for any decision we make. There are many constraints to development in the Broads.

If you wish to put a site forward for us to consider for residential dwellings, residential moorings, gypsy and traveller sites and residential caravans please fill out the survey that can be found here: <https://arcg.is/LGeP50>

Yours sincerely

Natalie

6.2 Assessment of sites put forward

Here is the assessment of the housing sites put forward for consideration:

- [Housing and Economic Land Availability Assessment – part 2](#)

Appendix 1: List of those consulted at each stage

Parish Councils	District Council Officers	Local Boatyards
Ward Councillors	County Councils Officer	Various individuals
County Councillors	Local Agents	Various Planning Agents
MPs	Local businesses	
Age UK Norfolk	Highways England	Suffolk Constabulary
Anglian Water Services Ltd	Historic England	Suffolk Wildlife Trust
Barton Turf Adventure Centre	Home Builders Federation Ltd	SUSTRANS (East of England)
Beccles Lido	Homes and Communities Agency (Norfolk)	The Broads Trust
British Association of Shooting and Conservation	HSE	The Crown Estate
British Canoeing	Inland Waterways Association	The Gardens Trust
British Sugar	Marine Management Organisation	The Landscape Partnership
British Telecommunications plc	MOD	The River Thurne Tenants Association
British Waterski	Nancy Oldfield Trust	The Traveller Movement
Broadland Agricultural Water Abstractors Group	National Grid	UK Power Networks
Broadland Older People's Partnership	National Trust	Vodafone and O2
Broads Hire Boat Federation	Natural England	Water Management Alliance
Broads Reed and Sedge Cutters Association	Network Rail	Waterways Chaplaincy
Broads Society	NFU East Anglia	
Broads Tourism	NHS - STP Estates	
Butterfly Conservation - Norfolk Branch	Norfolk and Suffolk Boating Association	
Cadent Gas	Norfolk Coast Partnership	
Campaign for National Parks	Norfolk Constabulary	
Country Land and Business Association (CLA East)	Norfolk Farming and Wildlife Advisory Group	
Eastern Regional Rowing Council	Norfolk Geodiversity Partnership	
Eastern Rivers Ski Club	Norfolk Wildlife Trust	
EDF Energy	Norfolk Windmills Trust	
EE	Residential boat owners association	
Environment Agency	Sport England - Eastern Region	
Equal Lives	Suffolk Association of Local Councils	
Essex & Suffolk Water	Suffolk Chamber of Commerce	
Forestry Commission	Suffolk Coalition of Disabled People	
Friends, families and travellers		

Appendix 2: Issues and Options Press Release

How to have your say on future development in the Broads

The Broads Authority is inviting people to share their views on future development in the Broads.

The Authority is asking members of the public and everyone with an interest in the Broads, to give feedback on two consultations: the 'Local Plan for the Broads' and the 'Draft Design Guide'. These consultations will help to shape new development in the Broads area at a very early stage.

In the Local Plan for the Broads, the Authority sets out policies that help determine the outcome of future planning applications. While this version of the Local Plan does not contain policies, we are asking people on their thoughts on issues such as housing, residential moorings, landscape, wildlife, design and navigation. We want to know what is important to them, how they want their area to develop and also, do they have any land they would like us to consider for allocation for development in the local plan (although there are no guarantees).

There is a call for sites for residential dwellings (Broads-wide), residential moorings (Broads-wide), residential caravans (Great Yarmouth Borough only), Gypsy and Traveller sites (Great Yarmouth Borough only) and local green space (Broads-wide).

The Local Plan is a statutory document that sets policies on a variety of topics to help determine planning applications.

The Design Guide will help anyone submitting planning applications for new development so they have a clearer idea at an early stage what is likely to be acceptable in the Broads. It should help to ensure that it relates well to its surroundings and enhances the Broads with development that is sustainable, increases biodiversity, improves accessibility and contributes to the local area.

An initial survey in spring asked people whether they felt the Broads had a special character and what they thought that might be. The results were used to inform the Draft Design Guide for the Broads, which the Authority now seeks responses to.

The Authority is holding a series of village hall events for people to come to talk to us about both the design guide and the local plan:

- Monday 10 October, Brundall Memorial Hall (lounge) 4-8pm.
- Wednesday 2 November, Oulton Community Centre (small hall) 4-8pm.

- Saturday 12 November, Potter Heigham Village Hall, 10am-1pm.

Broads Authority, Historic Environment Manager Kate Knights, said of the Design Guide consultation:

“We are seeking views from everyone in the Broads because we believe they should have an opportunity to shape their local environment.”

“It’s clear that the built environment and its connection with the wider landscape is something that residents and visitors alike value about the Broads, and they believe, make it a really special place.

“We encourage everyone to have their say by looking at the consultation document on the Broads Authority website, or coming to an event and letting us know your views.”

Natalie Beal, Planning Policy Officer for the Broads Authority said of Local Plan consultation: *“This represents an early stage in producing a local plan. We welcome thoughts from anyone on the various issues we talk about. For example, how should the local plan respond to climate change? How should we protect and enhance biodiversity?*

“We are also asking for landowners to put forward appropriate sites for consideration for housing, residential moorings or gypsy and traveler sites. There are set criteria we will use to assess nominations and we will also get thoughts from our stakeholders.

Also, we are asking communities to put any space important to them forward to be considered as local green space. Again, there are criteria we will use before allocating such sites.”

People can get involved by reading the consultation documents on the Broads Authority website and emailing the Authority your comments (PlanningPolicy@broads-authority.gov.uk) or by attending any of the three drop-in events. See our website for further details: <https://www.broads-authority.gov.uk/about-us/how-we-work/transparency/consultations>

The responses will inform the final Design Guide and next version of the Local Plan, to ensure that it reflects the needs and requirements of the local community.

The Authority welcomes feedback at these events, where the design guide and local plan will be topics for discussion. At the end of the consultation, the Authority considers and responds to all public feedback, then if appropriate, incorporates it into future versions of the documents. As with any consultation or call for sites, the Authority will check, respond and assess as appropriate. While it may not agree with all comments or suggestions or sites put forward, it will set out reasoning why.

As a precaution against COVID-19, the Authority asks people to wear face coverings. A further consultation period on the final draft documents will be taking place later in 2022 or early 2023.

The consultations are open now and run until 4pm on 9 December, 2022.

-Ends-

Notes to editors

1. **The Broads Authority**

The Broads Authority has the important job of looking after the Broads and the interests of the people who live, work and visit there. The Broads Authority has two purposes identical to the other national park family members relating to conservation and promoting people's understanding and enjoyment of the special qualities of the area. It also has a third purpose to look after the waterways for navigation. In addition, it is a planning authority and has a duty to foster the economic and social well-being of its communities.

www.broads-authority.gov.uk

Background information on the Design Guide

All Local Planning Authorities are required by Government to have a Design Guide for their area. The Guide provide clarity on the local character and design preferences at an early stage in the development process. It is to assist those involved (homeowners, developers, planners and local residents etc. and in the Broads, this takes account of what Broads' resident's value about their local area.

The Design Guide consultation asks whether the draft document:

- accurately describes what is special about the Broads' built environment?
- contains policies that will positively help to shape future development?

And

- whether there are areas that you would like to see covered in more detail?
- whether it is clear how to use the document?
- is it useable?

The Design Guide will inform planning decisions, similar to the Local Plan. The Design Guide will be linked to in the Local Plan. The Local Plan is a statutory document and its production process is more vigorous.

Local Planning Authorities, like the Broads Authority, are required to have up to date local plans. They set out the development needs of an area and policies to help guide development in the area. Our current local plan was adopted in 2019 and we are now reviewing it and updating it. The Issues and Options version is the first stage of this review.

This version does not include policies - it talks about some topic areas and asks people's views on various options. Our current policies are still in place.

It is important to be aware that the Government intends to change the planning system over the coming years and the Broads Authority will keep informed of such changes and react to them as required. The next version of the Local Plan, the Preferred Options, will set out policies in detail and reasonable alternatives considered and discounted. After that, the publication version of the Local Plan will include final policies before being submitted to the Planning Inspectorate for examination.

For further information, images and interviews, please contact:

Laura Middleton, Communications Officer (Media & PR) on Laura.Middleton@broads-authority.gov.uk or 01603 756040.

Appendix 3: Copy of email advertising Issues and Options consultation

Dear Sir or Madam

We are writing to tell you about two documents that are out for consultation. They are the Local Plan Issues and Options and the Draft Design Guide.

Local Plan Issues and Options and call for sites

This is the first stage of the review of the adopted Local Plan.

This version does not include policies, but asks for your thoughts on some topic areas and potential options.

There is a call for sites for residential dwellings (Broads-wide), residential moorings (Broads-wide), residential caravans (Great Yarmouth Borough only) and Gypsy and Traveller sites (Great Yarmouth Borough only) and local green space (Broads-wide).

The consultation runs from 3 October to 4pm on 9 December 2022.

Please email any comments to: PlanningPolicy@broads-authority.gov.uk

The documents out for consultation can be found here: <https://www.broads-authority.gov.uk/about-us/how-we-work/transparency/consultations>. They are:

- Issues and Options Local Plan (HMTL version)
- Issues and Options Local Plan (PDF version)
- Sustainability Appraisal (SA) (PDF)
- SA Literature Review (PDF)
- SA Baseline (PDF)
- Habitats Regulation Assessment (PDF)

If you wish to put land forward for consideration, here are the links to the surveys:

- Local Green Space call for sites – on line survey - <https://arcg.is/15OrjT>
- Call for sites for dwellings, gypsy and traveller sites and residential moorings – on line survey - <https://arcg.is/1L4TnP>

Design Guide

We have produced a draft Design Guide.

The Design Guide will help anyone submitting planning applications for new development so they have a clearer idea at an early stage what is likely to be acceptable in the Broads. It should help to ensure that it relates well to its surroundings and enhances the Broads with development that is sustainable, increases biodiversity, improves accessibility and contributes to the local area.

The consultation runs from 3 October to 4pm on 9 December 2022.

Please email any comments to: PlanningPolicy@broads-authority.gov.uk

The document out for consultation can be found here: <https://www.broads-authority.gov.uk/about-us/how-we-work/transparency/consultations>

- Draft Design Guide

Drop in Events

We are holding some drop in events where you can come and speak to us about the two documents. Here are the details:

Date	10 October	2 November	12 November
Venue	Brundall Memorial Hall - Lounge	Oulton Community Centre - small hall	Potter Heigham Village Hall
Time	4-8pm	4-8pm	10am-1pm

Yours faithfully
Natalie Beal

Appendix 4: Summary of Issues and Options Young Person Survey Responses

Design Guide and Issues and Options consultation Responses to Young Person survey December 2022

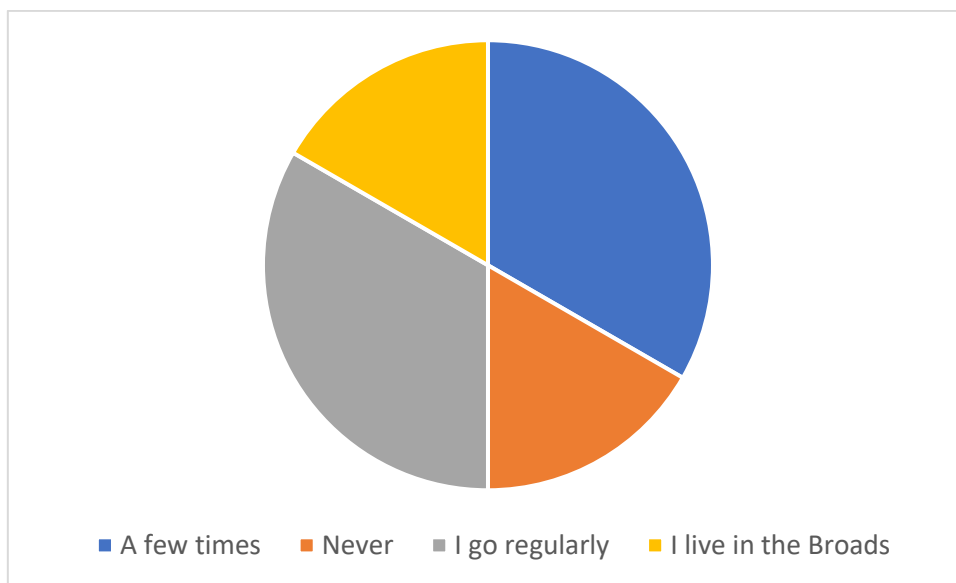
1. Introduction

During the Issues and Options and Design Guide Consultation (that ran from October to December 2022), a young person’s survey was open for young people to give their thoughts on some local plan and design guide questions. Here are the results.

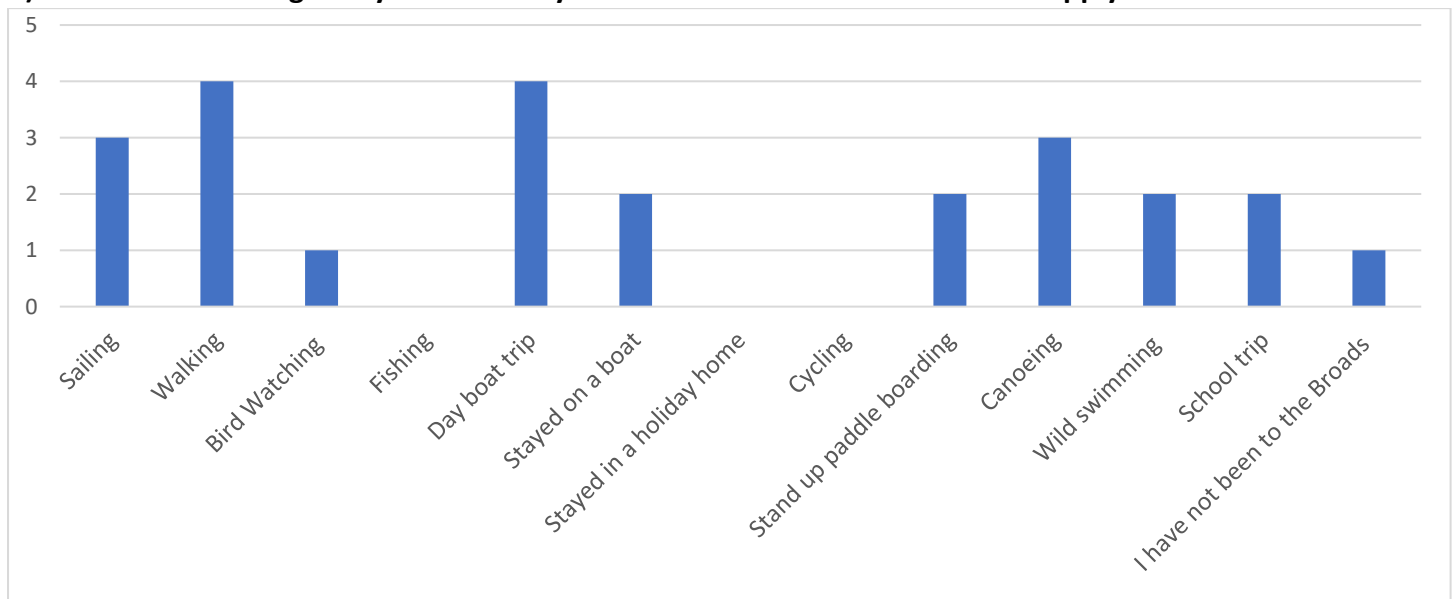
6 young people filled out the on-line survey.

2. Responses

a) Have you been to the Broads before?



b) What kind of things did you do when you went to the Broads? Tick all that apply



c) How important to you is the Broads?

On a scale of 1 to 100 (100 being very important)
41
72
95
100
100
100

d) What are your favourite things about the Broads? Please give three suggestions

- a space away from the busyness
- Being out on the water
- Birdlife
- boat
- days out
- Everyone is friendly
- Sailing
- Scenery
- The landscape
- the nature
- The old wooden boats
- The people
- The swans, herons and ducks
- The wildlife
- Tranquility
- Water

e) What are the not so good things about the Broads? What needs improving? Please give three suggestions.

- More accesable trips on boats / price
- more reasons to visit
- more education
- pollution
- Narrowing waterways
- Hire boats
- Rubbish in the water
- Smell of diesel on the water in some places
- Weeds!
- Tree trimming/cutting
- Rescuing sinking boats
- The water is not nice when you fall in
- It is really busy around Wroxham
- Boats getting too close or too fast when I'm on my kayak

f) How concerned are you about climate change?

On a scale of 1 to 100 (100 being very concerned)
54
70
100
100
100

g) How do you think we can reduce our greenhouse gas emissions? Please give three suggestions.

- keep more green land
- projects of young groups eg planting trees etc
- Educate people more on ways that can help and stress reasons why
- Walk more
- Close down power plants
- Care more
- Electric boats
- More renewable energy
- Solar boats
- More busses

h) Imagine if the heat wave we experienced in the summer became normal, what do we need to do to prepare for that? Please give three suggestions.

- Lower electricity costs for fans
- more air conditioning in places
- Understand the increase of water usage so we don't need to ban hose pipes

- Air con
- Hosepipe bans
- Drought warning procedures
- Cold water always nearby
- Make sure people are wearing correct clothing
- Offer suncream or have it nearby
- Outside shade such as picnic tables undercover
- Swimming pool
- School starts earlier and finishes earlier

i) If we are going to have rain falling in intense rain more often (rain bursts), what do we need to do to prepare for that? Please give three suggestions.

- Improve road drainage
- Flood warning procedures
- Sand bags
- River defences
- Improved roofing
- Clear drains
- Machines that help with flooding
- Water meadows or a reservoir. Widen some of the rivers.
- Build houses that can go up and down like in the Netherlands
- Don't build houses on areas that could flood

j) How do you think we can help wildlife? Please give three suggestions.

- Keep more greenery
- protect more through national trust
- provide more preservation
- Remove non-native species
- Maintain a range of habitats
- Predator defence
- Feed birds with bird food
- Log piles for wildlife on nearby walks
- Keep nature reserves available and maintained
- Have areas without humans
- Keep the balance of predators and prey. Too many otters in Horning
- Ban fishing or charge much more for the license

k) How important to you is it to save water?

On a scale of 1 to 100 (100 being very important)
50
50
87
100
100

l) How do you think we can save water? Please give three suggestions.

- better and improved cleaning
- more awareness to just remember the spill things of turning off taps etc
- turn off tap
- Showers
- Fill up a washing bowl when washing up
- Inspect garden hoses
- Use different sources of cleaning - mops instead of hoses
- Collect rainwater
- Turn off taps and report leaks
- Quick showers rather than baths
- Toilets have 2 buttons, 1 for small flush other for big

m) How important is it to you to build these houses with good/easy access to shops, doctors, public transport, schools?

On a scale of 1 to 100 (100 being very important)
25
30
50
100
100

n) How important is the look of a building to you?

On a scale of 1 to 100 (100 being very important)
35
54
100
100
100

o) What do you think makes a well-designed building? Please give three suggestions.

- Natural
- Modern but characteristic
- Insulated and environmentally friendly
- heating
- Fits with the landscape
- Doesn't get in the way of habitats to be built
- Sympathetic to other land users
- Traditional
- Fits in
- Spacious
- Energy efficient
- Space inside
- Garden

p) What do you think a place that is ready for hotter weather, intense rain, but less water looks like?

- arid like the Sahara Desert
- Texas
- A place that is prepared for nearly anything
- A progressive landscape
- Solar panels on roof
- Collect rainwater
- A veranda or shutters on windows

Appendix 5: Summary of what young people, disabled people and ethnic minorities said during the Issues and Options consultation

1. Broadland YAB 17 October 2021

12 young people

3 Map Staff

3 other adults

Plus BA staff

Local Plan – thinking about 20 years in the future – what do they think will be important to consider, what are they worried about and what policies do they think will be needed?

- Deliveries – how will they take place in the future? Drones? Helicopter pads for drones to land.
- Irreversible climate change in 5 years if no changes made
- Aliens!
- Underground homes should be considered, they could allow more biodiversity above ground and could help provide more space for us as population is increasing and help because of global warming. Another member suggested this could have an adverse impact on below ground biodiversity (worms etc) and tree roots.
- General consensus that trees are a very important part of nature – habitat, ecosystems and look pretty
- Ventilation in buildings important
- Plastic particles mentioned
- Some species will have gone by then
- Affordability of homes, inflation, prices of things generally of concern to them
- Need eco-efficient homes
- Not too hopeful re human race
- Very worried by over-population
- Everything needs a re-jig
- Technology – think smart watches or even rings could be used more widely and this could have an impact on the environment and resources – even body parts being micro-chipped to allow you to open doors , pay for things etc by swiping your hand for example.
- How we manage waste is important – underground bins are being trialled in Liverpool. We are a throw away society.
- Change in education facilities – possibly a move from physical spaces being needed to more online / virtual learning

Design

- Lots of the above is also relevant to the Design Guide consultation
- Agreed they generally like more modern buildings as perception they have more technology, look more modern and they are more used to seeing them.
- However think they couldn't afford these type of buildings
- Cost of improvements / building

- Could we provide advice on how improvements etc could be made to buildings to make them more sustainable in a cost effective way.
- Liked the reflective windows at Hunsett as they reflect the sky.

2. Nancy Oldfield Trust 21 November 2022

12 service users and staff

Issues

- Overnight moorings – reducing when compared to number of boats.
- Bigger boats = fewer moorings – it is not necessarily the number of boats. More of an issue if bigger boats moor badly.
- There is a danger that we destroy what people come to the Broads for.
- People ignore signs in desperation.
- Fishing off boardwalks when there is signage to say not to an issue – make signs more obvious or enforce?
- More bird hides needed. And more accessible birdhides / birdhides big enough for wheelchair users and carers as well as others.
- When putting on boardwalks, consider wheelchair users.
- Understand that all the users need to coexist and there is a compromise.
- Encampments of Liveaboards– told them to report

Positives of the Broads Authority

- Wonder of being out there.
- Need to look after what attracted in first instance.
- Broads is a wilderness in some respects.
- Like the quiet, dark skies, wildlife, friendliness of other users, seeing wherries, slow pace
- Wildlife is important.
- Use Broads as a resource for investment.

Development

- Water levels and drainage issues – not one person is responsible.
- Consider the services in place – Doctors etc
- Utilities – sewerage in particular – Hickling pumping station can't cope.
- Water supply tends to be out once a month in the Hickling area.
- State of roads and potholes. Roads not designed for larger HGVs.
- Barton – good toilets and car park,
- Dementia – need to plan ahead and toilet stops important.
- Ask disabled people their thoughts on development proposals.
- Issue of able-bodied people designing things for the disabled. Example of Lidl at North Walsham – to get wheelchair trolleys, user is in middle of car park and then the wheelchair trolley can't fit through the checkout.

- Could there be standards for disability access in the plan?
- Internal layout can be an issue for disabled people.
- A few cm lip or step means a wheelchair has difficulty getting up it.
- They said they treasured the dark skies.
- They mentioned that when they go by places like Acle Bridge, all they see are the electric hook up lights. They expressed concern that if the hook up points venture further into the rural areas, extending the issue of impact of the lights. Chipping away at what makes the area special. They were concerned about the impact of diesel engines, but also concerned about the impact of the lights on hook up points. I said why they have lights – to light up wires and to show they are there when a boat comes in to moor. They pointed out that hire boats are not meant to be moving after dusk. They also asked if they could be turned off when not needed.

Next 20 years

- Flood risk a concern – talk about flood gates in other areas for Norfolk and Suffolk.
- Climate change a significant concern.
- Worried about increase in population and large impact on the Broads.
- Acle Straight – a slowly moving traffic jam. Rat runs as a result.
- Only so many river crossing points.
- Look at bigger picture.
- Disguise telecoms towers.
- Drones.
- Integrate planning into a wider technology plan.
- Use technology to manage traffic on the river as well as moorings for example.
- GPS and App for mooring spaces.
- Address fossil fuel use.

Design Guide

- Did not like Hunsett Mill/
- Issue of timber used on ramps / slopes when wet and a bit of moss and crutches – slip
- How do we confirm it is accessible?
- Gravel car parks a no!
- Narrow corridors an issue.
- Doorways need to be wide enough
- Proper advice should be sought by developers on accessibility and DDA requirements
- Some people like Bide-a-Wee and the balcony

3. Great Yarmouth YAB 15 November 2022

9 young people

2 adults

Local Plan

- Drones
- Technological advances – half were looking forward to technological advances and for half it was a concern
- Walking and wheels
- Car free
- A lot more electric cars
- But lack of noise with elec cars is an issue
- There will be hotter days and dry spells. Cracks in tarmac, wildfires and habitat impact.
- Kids playing outside rather than on computers
- More convenient to shop on line and will be fewer shops with people socialising more online – some thought this lack of face-to-face social interaction was a bad thing
- More digital
- Concern about lack of jobs due to tech advances but Jobs change over time – look at Census 100 years ago to now.
- More working from home over the last 3 years.
- Increased obesity.
- Lack of exercise.
- Mental health are issues.

Design

- Bricks are like a pair of white trainers – dull down over time – this was reference to the bricks at Staithe Cottages, Stalham Staithe where they noted they did not match the bricks on the older adjoining terrace.
- Wroxham image – like modern art deco
- Original take, done in modern ways
- Traditional – 4 votes, modern – 2 votes.
- Traditional is mouldy and cold but most liked the idea of a new house built up to current standards but in a traditional style
- Hunsett Mill – horrible! 3 liked, 3 not like, 3 not sure. Get rid of black.
- Issue of subsidence of riverside properties.
- Solar panels important.
- Like the black and white and timber. – Bide-a Wee, Hoveton
- All liked the last slide – Bide-a-Wee, Hoveton

4. New Routes/Empowerher 14 January 2023.

No of people attending:

Children / young people: 8

Adults: 1

Plus person running the session

- Consider location – eg cold and wet
- Spaces around the buildings important
- Privacy
- Need space for working from home and flexible spaces
- Different types of accommodation e,g flats.
- Temperature has started to affect houses – need to think about air con
- Robots – if they are going to be used for deliveries need to think about implications – streets to be straight and smooth? Robot boats maybe?
- Technology will change things
- Over-population
- Need to be space around housing – e.g. communal space, parks etc
- Children stay inside more now so it would be good to have more safe outside space near housing
- There are a lot of extensions to Norwich around the edge of the city, there are 2 big shopping centres but there needs to be more.
- There needs to be more spaces around the edge of the city to visit (e.g. Thorpe Marshes) and more interesting parks
- Cars – electric cars
- Need to think about security for bikes

Appendix 6: Preferred Options Press Release

Have your say on two planning consultations for the Broads

The Broads Authority is consulting on the Preferred Options version of the Local Plan for the Broads, and on the local validation checklist for planning applications.

The Broads Authority is the Local Planning Authority for the Broads Authority Executive Area.

Local Plan Preferred Options Consultation

The Local Plan was adopted in 2019 and is a statutory document that sets policies on a variety of topics to help determine planning applications. The local plan is five years old now so the Authority has started to review it.

A consultation on the Issues and Options version of the new Local Plan was held in late 2022. Following this the comments have been assessed, policies reviewed and evidence produced to help inform the way forward.

This version of the Local Plan is called the Preferred Options and the Authority is inviting views on the draft policies in the plan and its supporting documents.

This local plan includes policies and allocations for dwellings, biodiversity net gain, trees and hedges and the design of electric vehicle points. There are also allocations for residential moorings and dwellings. The Authority is also calling for sites for residential dwellings, residential moorings and Gypsy and Traveller sites.

People can get involved by reading the consultation documents on the Broads Authority website [Consultations \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk/consultations) and emailing comments to the Authority (PlanningPolicy@broads-authority.gov.uk) or by attending any of the three drop-in events in April and May.

These drop-in events at village halls are for people to come to talk to the Authority about the Preferred Options for the Local Plan:

- Saturday 13 April, 10am to 1pm, Wroxham Church Hall.
- Tuesday 30 April, 4pm 8pm, Filby Village Hall.
- Wednesday 8 May, 5:30pm to 9pm, Beccles Blyburgate Hall.

The Authority welcomes feedback at these events, where the local plan will be discussed. At the end of the consultation, the Authority considers and responds to all public feedback, then if appropriate, incorporates it into future versions of the documents. As with any consultation or call for sites, the Authority will check, respond and assess as appropriate. While it may not agree with all comments or suggestions or sites put forward, it will set out

reasoning why.

The responses will inform and improve the final Local Plan, to ensure that it reflects the needs and requirements of the local community.

All of this activity will result in the next version for consultation and it is hoped this will take place before the end of 2024 or early 2025. Depending on the feedback received, the Local Plan will be submitted to the Planning Inspector for examination by end of June 2025.

Natalie Beal, Planning Policy Officer for the Broads Authority said of Local Plan consultation: “This is the second stage of producing a local plan. We welcome thoughts from anyone on the various issues we talk about. For example, how should the local plan respond to climate change? How should we protect and enhance biodiversity?”

“We are also asking for suggestions of locations for residential dwellings, moorings and gypsy and traveller sites around the whole of the Broads. Again, there are criteria we will use before allocating such sites.”

Local Validation Checklist

The BA’s local validation list includes the requirements for members of the public and developers on what information to include in planning applications. This checklist is being updated to include what Biodiversity Net Gain (BNG) information must be included with planning applications.

BNG is a mandatory policy which aims to reverse the historic decline in biodiversity by making sure that any new development subject to planning permission creates and improves the natural habitats within the Broads.

To update the list, the Authority is required to undertake a consultation process. A copy of the updated list will be available alongside the local plan consultation at all locations. Paper copies of the consultation documents will be at these venues (please check opening times).

Libraries: Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham and Wroxham.

- Council Offices: Broadland, Great Yarmouth, North Norfolk, South Norfolk, East Suffolk, Norfolk County and Suffolk County.
- Yare House, Norwich.

Consultation documents can be found here: <https://www.broads-authority.gov.uk/about-us/how-we-work/transparency/consultations>.

The deadline for comments for both consultations is 4pm on 17 May 2024.

-Ends-

Notes to editors

1) The Broads Authority

The Broads Authority has the important job of looking after the Broads and the interests of the people who live, work and visit there. The Broads Authority has two purposes identical to the other national park family members relating to conservation and promoting people's understanding and enjoyment of the special qualities of the area. It also has a third purpose to look after the waterways for navigation. In addition, it is a planning authority and has a duty to foster the economic and social well-being of its communities.

www.broads-authority.gov.uk

2) Mandatory Biodiversity Net Gain (BNG) was first set out in the Environment Act 2021 and the detailed secondary legislation has been recently approved by Parliament. BNG became mandatory for major developments from 12 February 2024 and for small sites from 2 April 2024.

For further information, images and interviews, please contact:

Laura Middleton, Communications Officer (Media & PR) on Laura.Middleton@broads-authority.gov.uk or 01603 756040.

Images © Broads Authority

Please be aware that permission to use any images sent with this press release is for single use, alongside this article only. Please contact us if you would like to use them elsewhere.

1. Thurne Mill and St Benet's Level © Mike Page
2. Holiday Chalets in Horning © Julian Claxton

Appendix 7: Copy of email advertising Preferred Options consultation

Dear Sir or Madam

The Broads Authority is consulting on two documents.

Both documents can be found here: [Consultations \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk/consultations)

Send comments to: planningpolicy@broads-authority.gov.uk

The deadline for comments is 4pm on 17 May 2024.

Hard copies of both consultation documents will be in these venues. Check venues for opening times. These are being delivered over the week starting 25/3.

- Libraries: Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham and Wroxham.
- Council Offices: Broadland, Great Yarmouth, North Norfolk, South Norfolk, East Suffolk, Norfolk County and Suffolk County.
- Yare House, Norwich.

1: The Local Plan for the Broads – Preferred Options

The Broads Authority has started the review of the Local Plan for the Broads. This is the second round of consultation and is called the Preferred Options. This version of the Local Plan includes draft policies for comment. Most of the policies are already included in the currently adopted Local Plan. Some policies have been amended and some are new. We also talk about potential alternative options to the policies that are drafted. Finally, there is a call for sites for gypsy and traveller sites, residential moorings and residential dwellings.

We are holding three drop in events:

- Saturday 13 April, 10am - 1pm, Wroxham Church Hall.
- Tuesday 30 April, 4pm - 8pm, Filby Village Hall.
- Wednesday 8 May, 5:30pm - 9pm, Beccles Blyburgate Hall.

Policies maps available on line only. An interactive map is available here:

<https://www.broads-authority.gov.uk/planning/local-plan-online-map>

Call for sites form can be found here: <https://arcg.is/LGeP50>

2: Validation Checklist

These are requirements that may be needed to validate a planning application and has been updated to reflect the need for Biodiversity Net Gain.

Yours faithfully

Natalie Beal

Appendix 8: Summary of what young people and disabled people said during the Preferred Options consultation

1: North Norfolk Youth Advisory Board 18 June 2024

5 young people plus two adults.

We asked them to think about the next 20 years. They said:

Renewable energy will be important

There will be more electronics

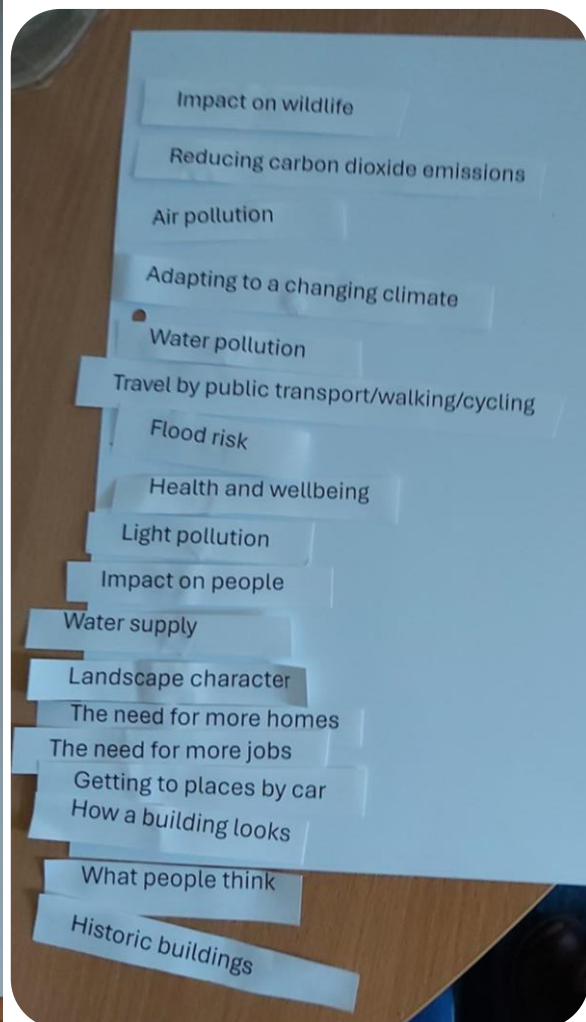
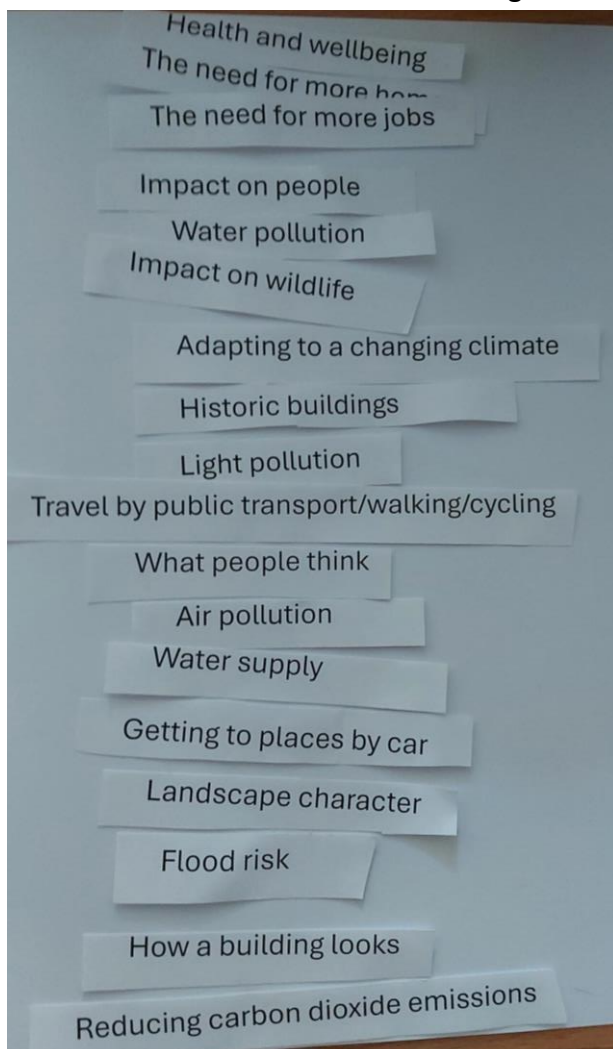
People will have to pay more bills

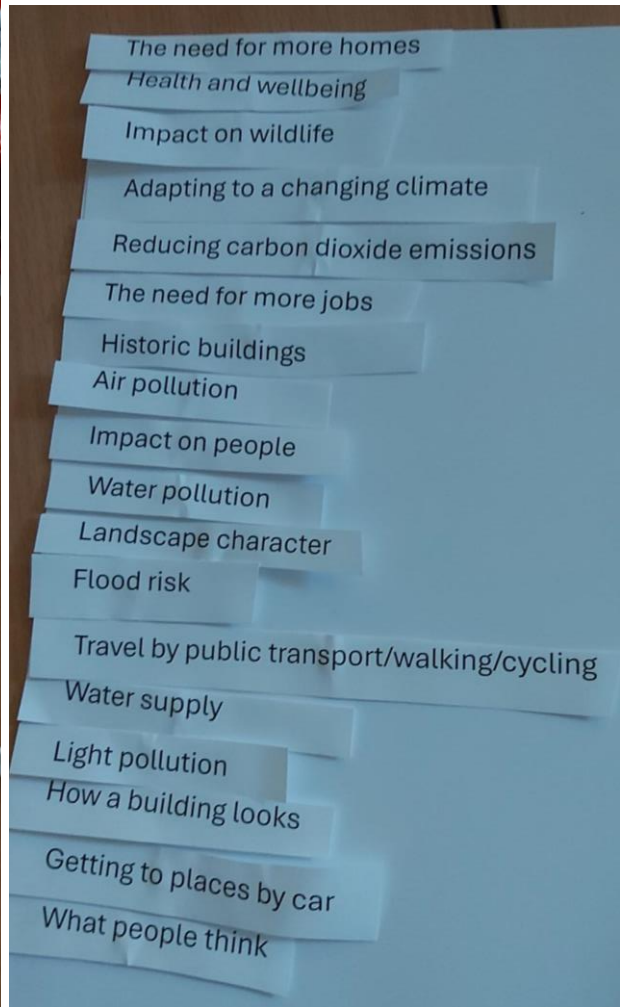
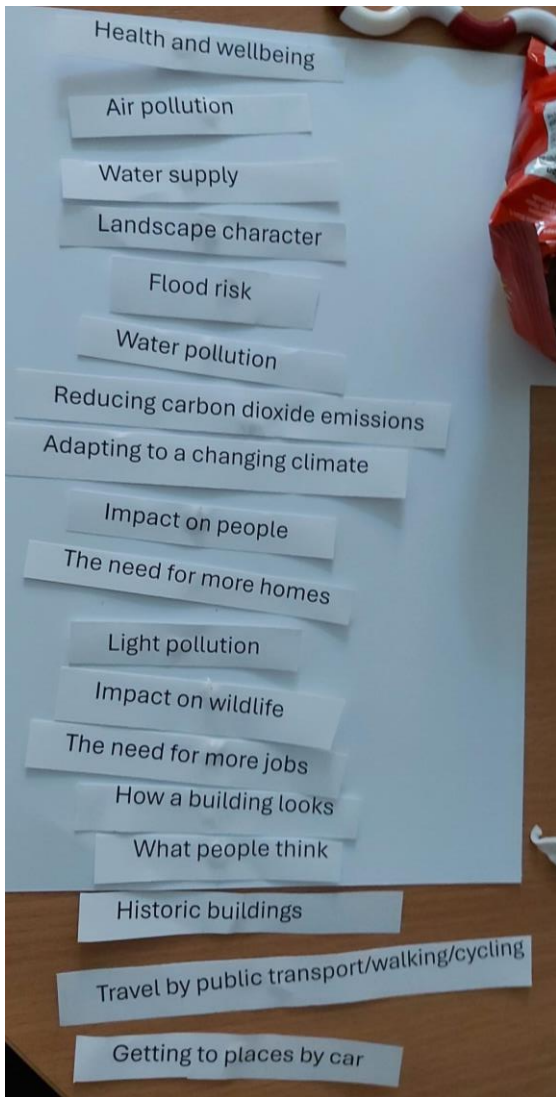
Planning permission may become stricter – space could be an issue

Need space for care homes

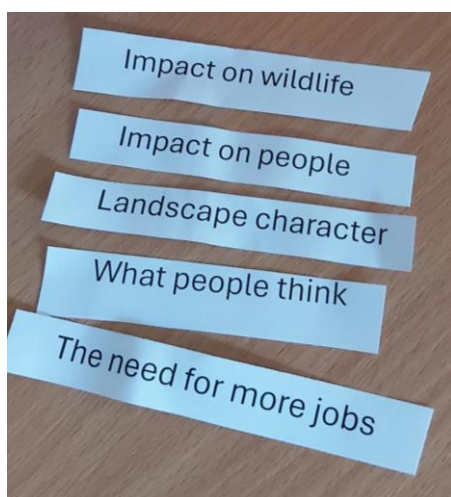
Less agricultural land

We asked them to order the usual things we need to consider in planning:

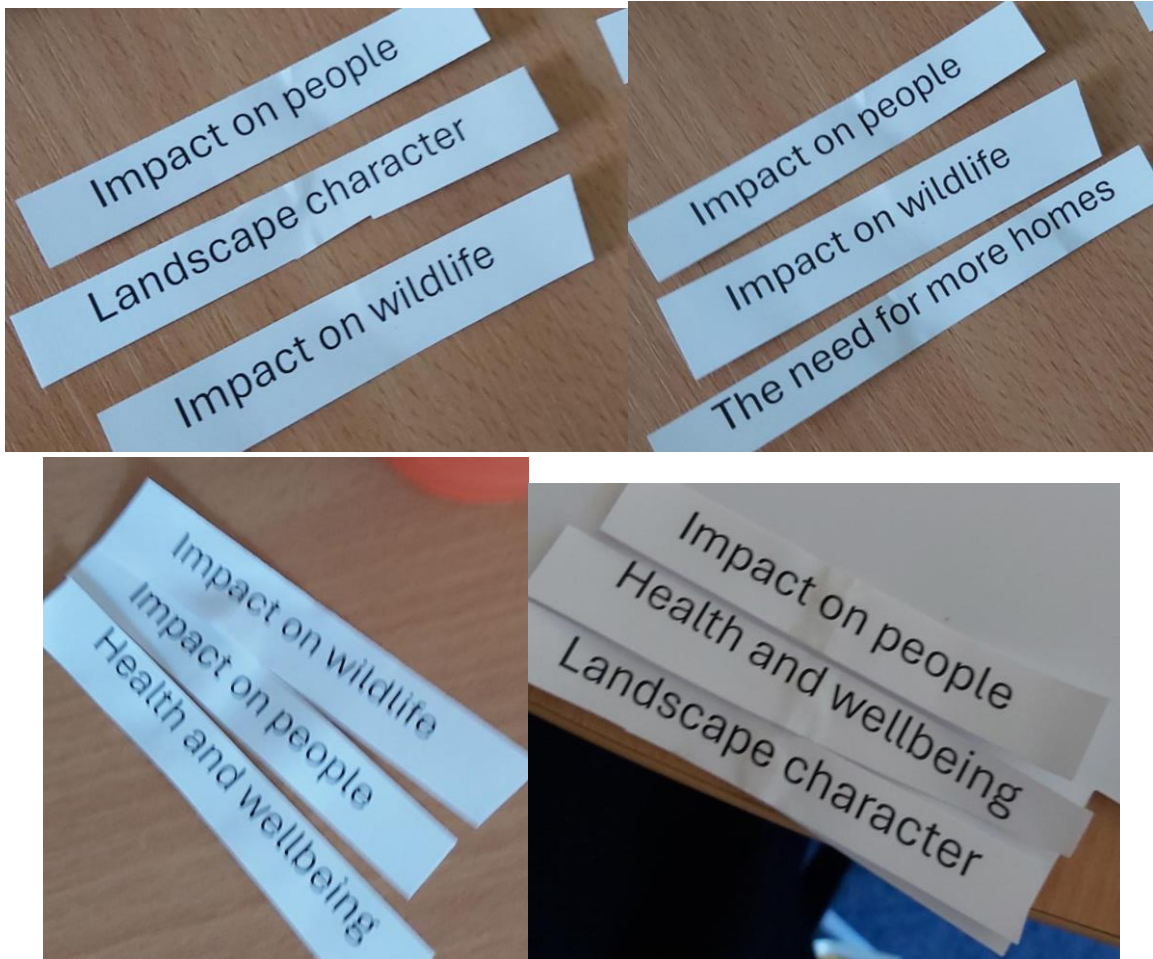




We asked them to choose five things to consider regarding a wind turbine and place them in order:



We then asked them to choose three things to consider regarding a housing estate and place them in order:



2: NANSA 9 July 2024.

Met with seven service users and two staff.

Main comments from the group:

- All seasons are merging.
- Need to think about where our energy comes from.
- Need to think about access to wheelchairs -paths, ramps.
- Supported living – live in carers is important.
- Correct size toilets for wheelchairs
- Accessible swings for wheelchairs.

Appendix 9: First Publication Press Release

News

BRAND GUIDELINES

FREQUENTLY ASKED
QUESTIONS

MONTHLY NEWSLETTER

[Home](#) > [News](#) > [Broads Local Plan Consultation](#)

Broads Local Plan Consultation

Please note the consultation is now closed and the below information is here solely for posterity.

The Broads Authority is pleased to announce that the final round of consultation on the updated Local Plan for the Broads is now open, marking the final opportunity for residents, stakeholders and interested parties to share their views before the plan is formally submitted to the Planning Inspectorate for examination.

Known as the Publication (Regulation 19) version, this stage of consultation runs until 4pm on Friday 26 September 2025.

The Local Plan is a key document that sets out the planning framework for the Broads area. It guides decisions on future development proposals and addresses the needs and opportunities for housing, employment, infrastructure, and environmental protection. The Plan also outlines where development should take place and where it should be restricted, in line with the government's National Planning Policy Framework and the principles of sustainable development.

To participate in the consultation, members of the public can complete a formal representation form, available on the Broads Authority website. Guidance is provided to help users complete the form correctly. In addition to the Local Plan document itself, other key materials are available for review, including the Sustainability Appraisal, the Habitats Regulation Assessment and an interactive policies map.

Natalie Beal, Planning Policy Officer and author of the Local Plan, is urging people to take part:

"The Broads is a wonderful place to live, work and visit. We need to look after it and enable those who are here to carry out changes to their properties or undertake development to meet their needs in an appropriate way. The Local Plan tries to balance protecting the Broads with allowing this appropriate change.

The policies in the Plan cover many different aspects of everyday life, from water use and disposal, shops and community facilities to protecting and enhancing the wildlife habitats and landscape. It will guide future development and change in the Broads, so please do have a read and let us know your thoughts."

For those who prefer to view hard copies, printed versions of the Publication Local Plan will be available in several local libraries and council offices. These include libraries in Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham, and Wroxham. Council offices in Broadland and South Norfolk, North Norfolk, and Norfolk County will also have copies, as will Yare House, the headquarters of the Broads Authority. Visitors are advised to check opening hours with the venues directly.

To support the consultation, the Broads Authority is also hosting three drop-in events where the public can speak directly with planning staff, ask questions, and learn more about the Local Plan. These events will be held on Saturday 6 September from 1pm to 4pm at Acle Recreation Centre, Monday 8 September from 5pm to 8:30pm at Blyburgate Hall in Beccles, and Tuesday 9 September from 5pm to 8:30pm at New Victory Hall in Neatishead.

All comments received during this consultation will be carefully reviewed and considered by the Broads Authority before the plan is submitted to the Planning Inspectorate. This is a vital opportunity for local people and organisations to help shape the future of the Broads - one of the UK's most treasured landscapes.

For more information, access to documents, or to submit your representation, please visit <https://www.broads-authority.gov.uk/about-us/how-we-work/transparency/consultations> before the consultation end date on Friday 26 September 2025.

Wednesday 13 August 2025



A typical Broads scene at Coltishall Common, by Tom Waterfall



Turf Fen Mill at How Hill, by Tom Barrett

Appendix 10: Copy of email advertising first Publication consultation

From: Natalie Beal

Sent: 28 July 2025 09:00

Subject: Consultation open - Local Plan for the Broads - Regulation 19 version

Dear Stakeholder

The consultation on the latest version of the Local Plan for the Broads is open and will end 26 September 2025 at 4pm.

The Local Plan, Sustainability Appraisal and Habitats Regulation Assessment can be found here: [Consultations \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/consultations). There is also an [interactive map](#) available.

This is the last round of consultation before we submit the Local Plan to the Planning Inspector for examination.

For this consultation, if you wish to comment, you need to fill out a form. The [form can be found here](#) and there is also [guidance for filling out the form](#).

Please find attached a poster – if you are able to print this off and place on notice boards or use it or the details to advertise the consultation on your social media, that would be welcomed.

We are holding three drop-in events, where you can come and talk to Broads Authority staff. Locations, dates and times of drop in events are as follows:

- Saturday 6 September, 1pm to 4pm, Acle Recreation Centre.
- Monday 8 September, 5pm to 8:30pm, Blyburgate Hall, Beccles.
- Tuesday 9 September, 5pm to 8:30pm, New Victory Hall, Neatishead.

We will place hard copies of the Publication version of the Local Plan in libraries and Council offices as follows; we recommend that you check with the venues about opening times.

Please note that these will be in the venues around 31 July/1 August as they are being printed and we wanted to start the consultation as soon as possible.

- Libraries: Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham and Wroxham.
- Council Offices: Broadland and South Norfolk, North Norfolk, and Norfolk County.

A hard copy of the Publication version of the Local Plan will also be available at Yare House in Norwich.

Consultation on this document ends 4pm 26 September 2025.

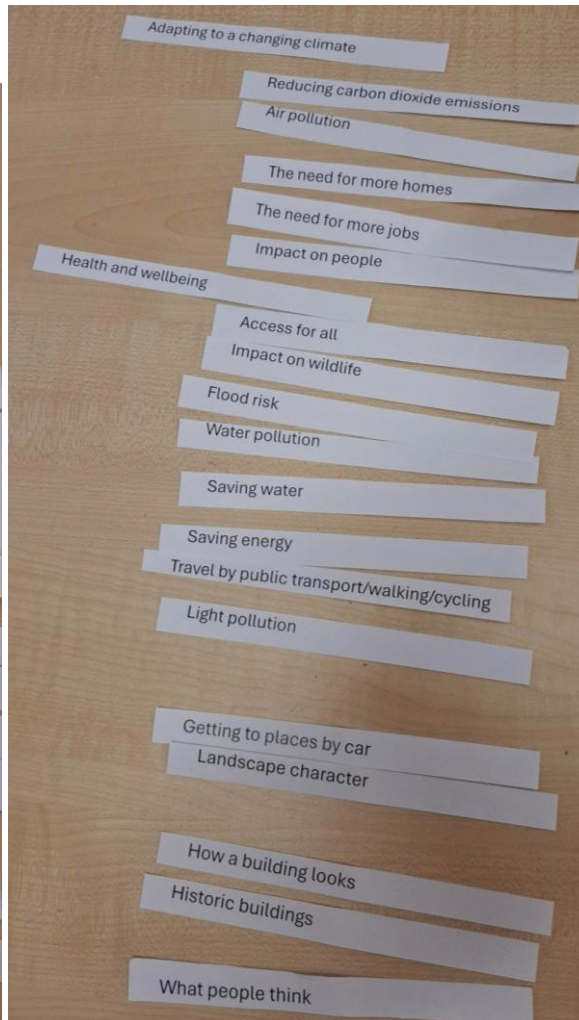
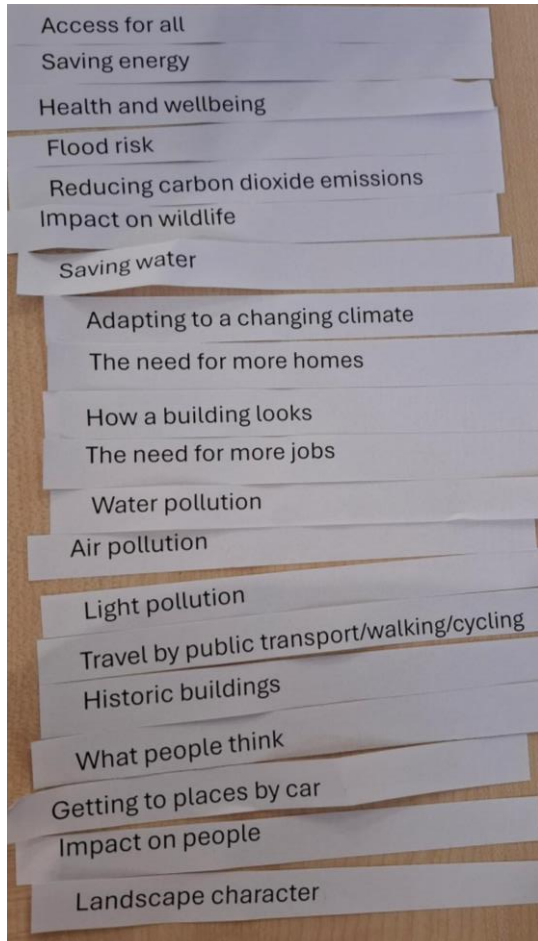
We will then read and respond to all comments received.

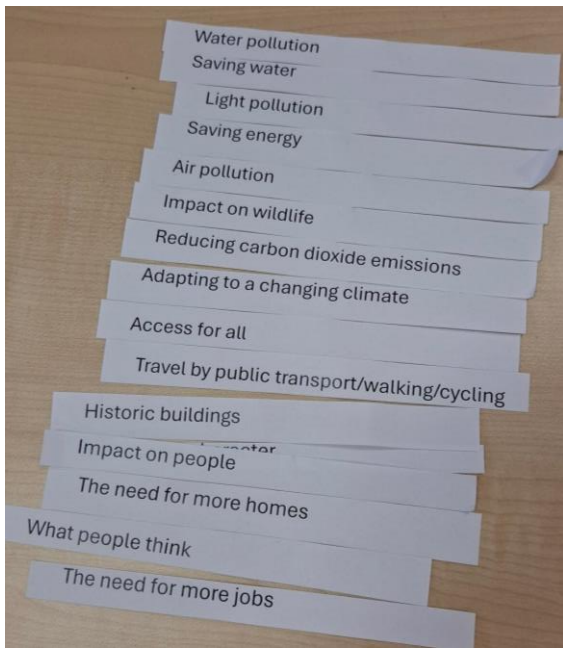
Appendix 11: Summary of what young people said during the first Publication consultation

- **South Norfolk Youth Advisory Board**

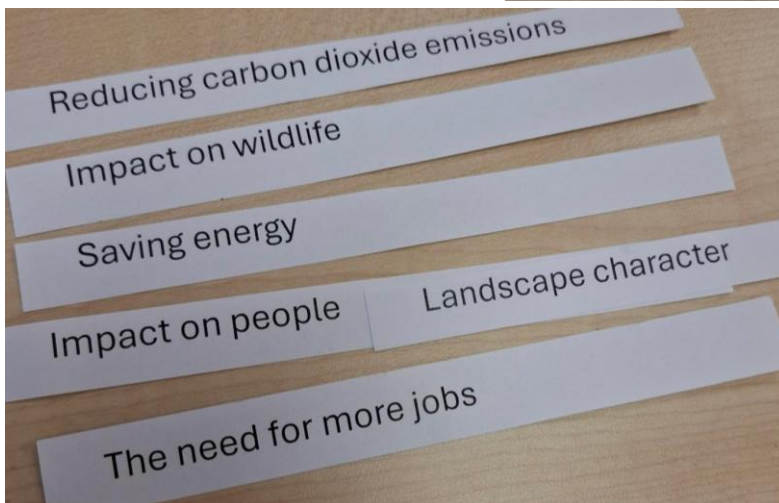
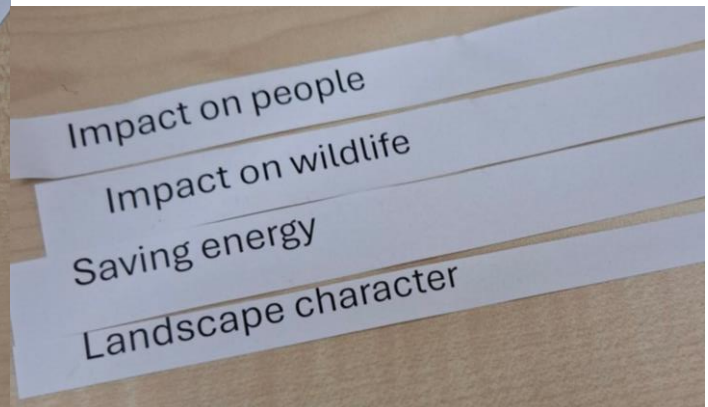
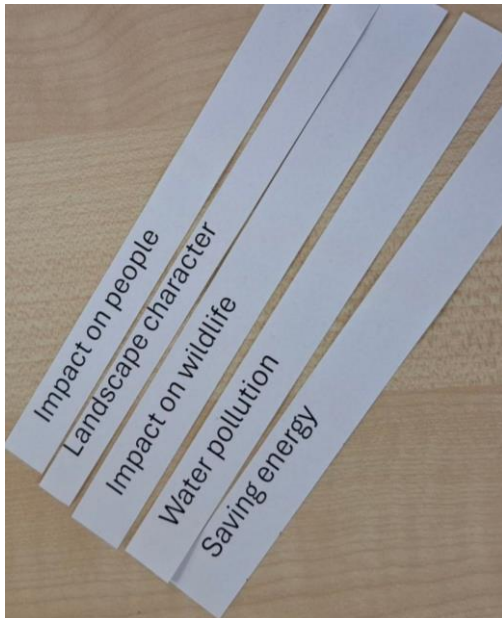
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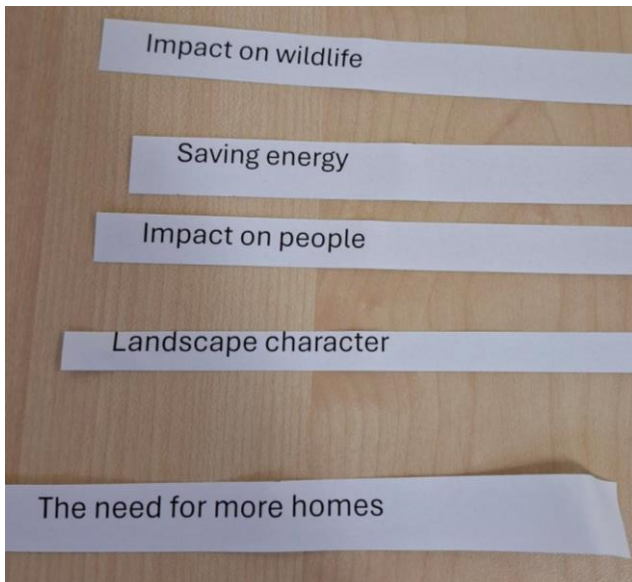
We asked them to order the usual things we need to consider in planning:



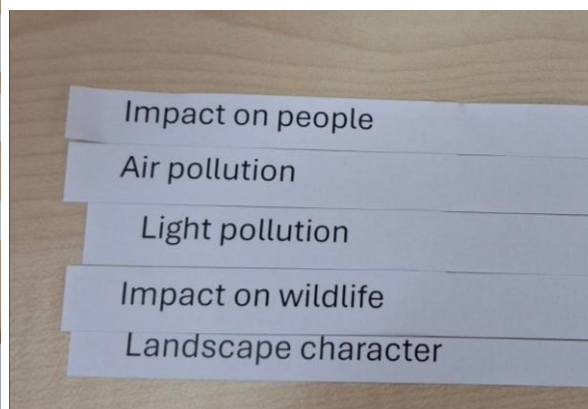
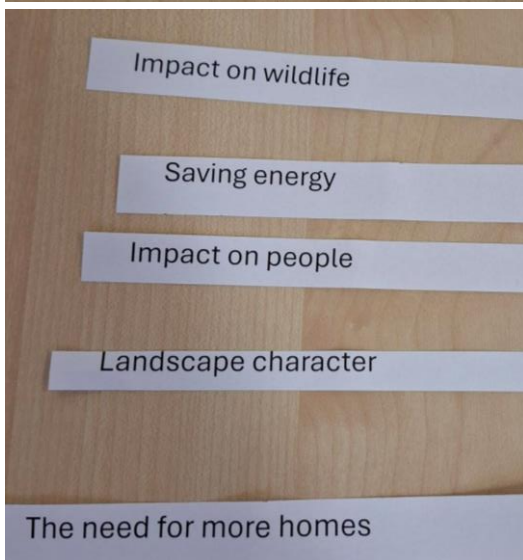
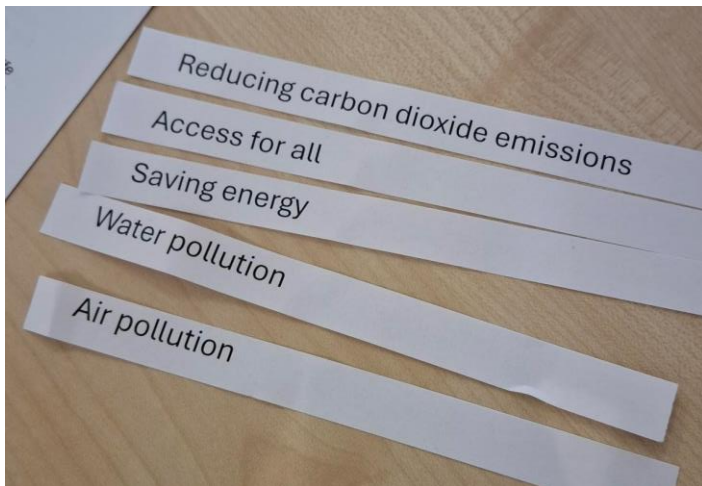


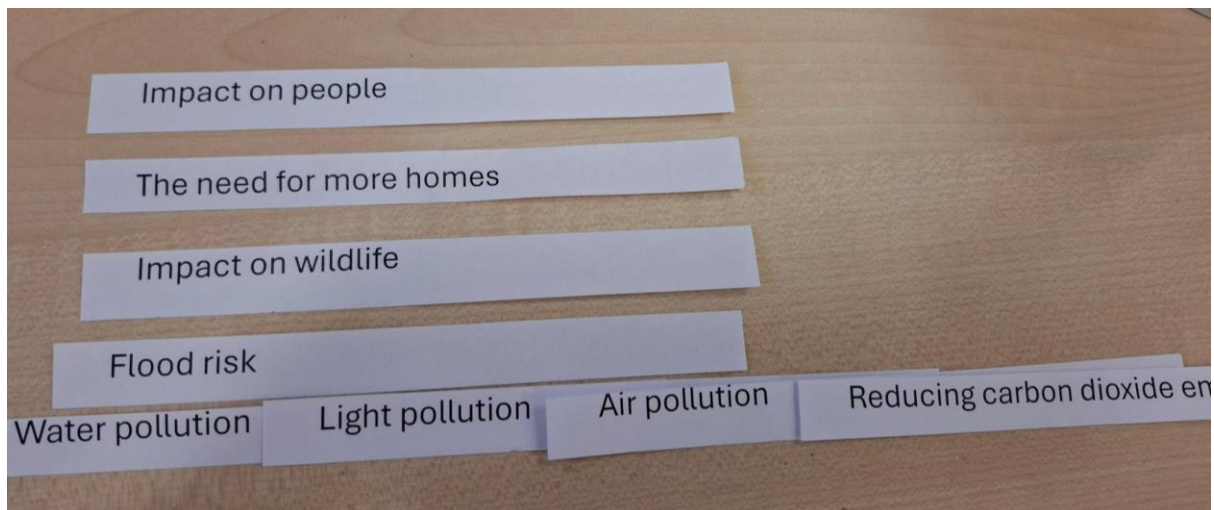
We asked them the top things to consider for a wind farm:





We asked them the top things to consider for ten new dwellings:





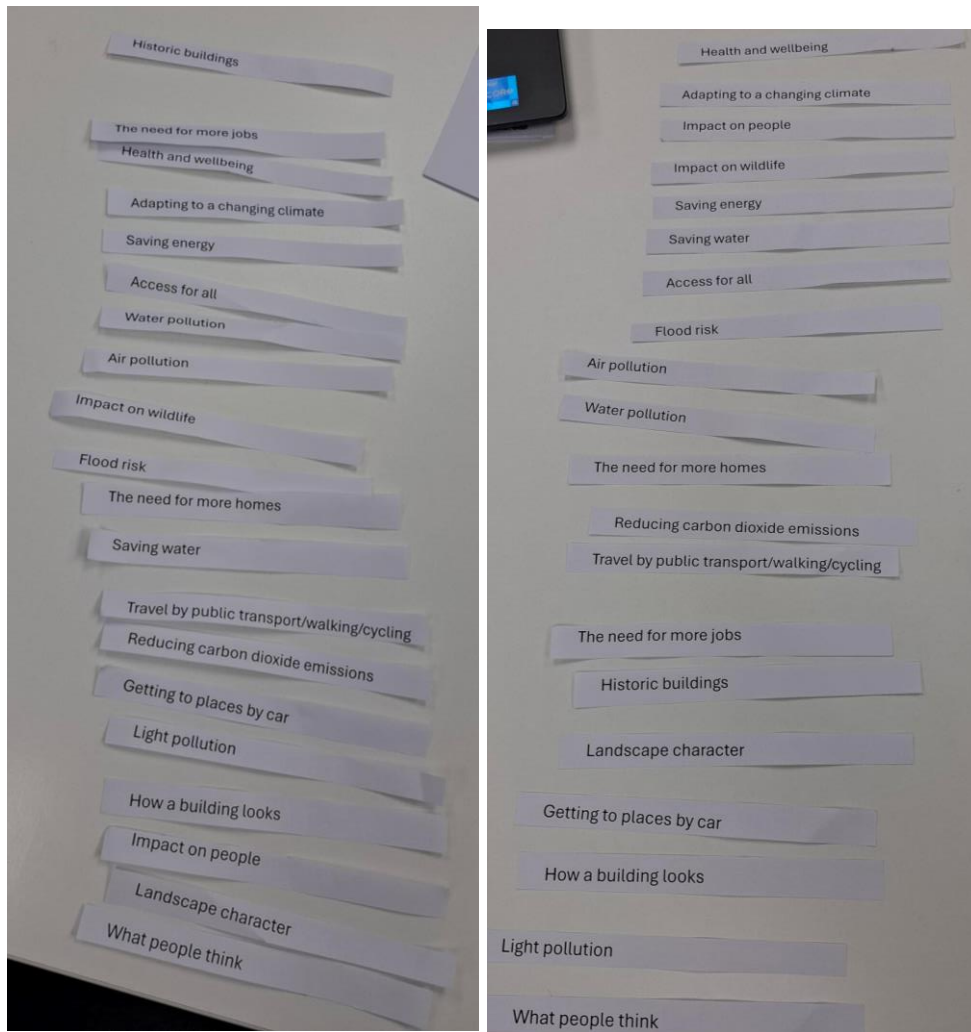
General comments:

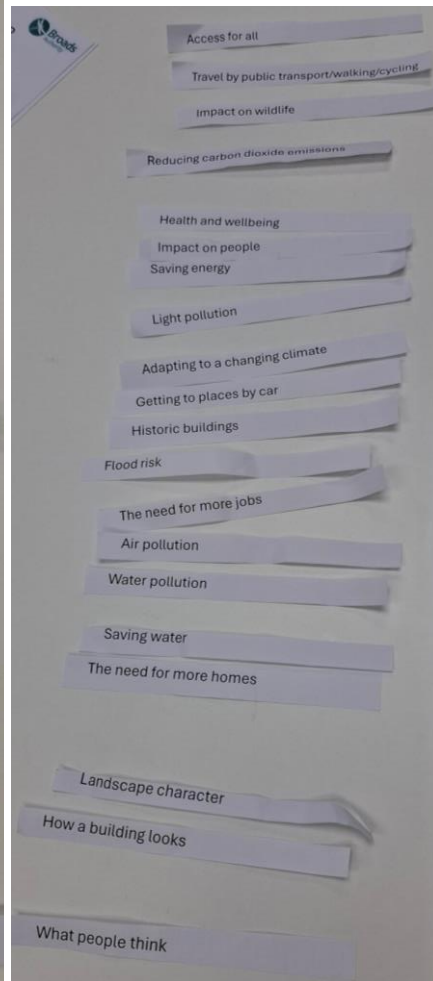
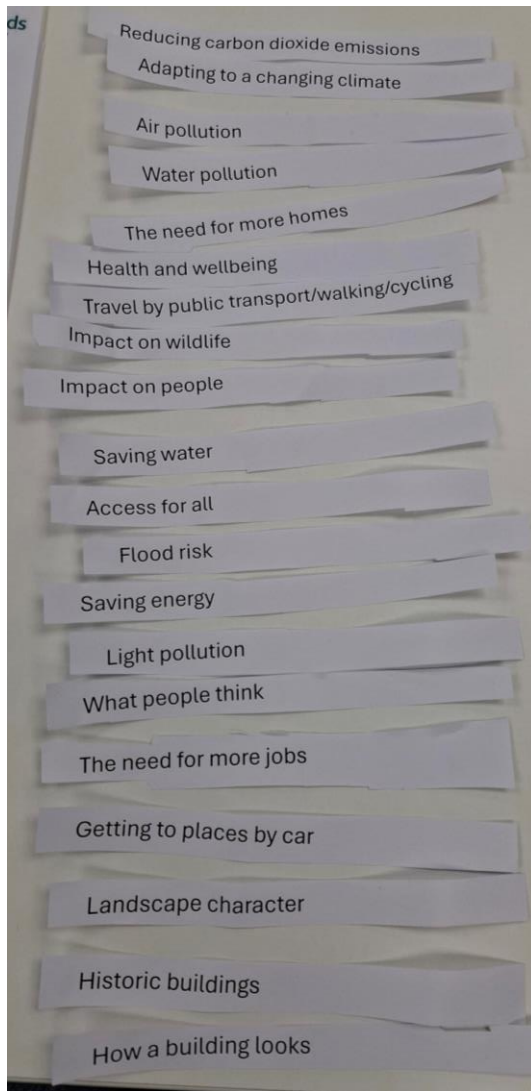
- Drone deliveries
- More electric usage
- Hoverboards
- No more walking to get to places
- More working from home
- Schools using computers more to reduce paper usage

Norwich Youth Advisory Board

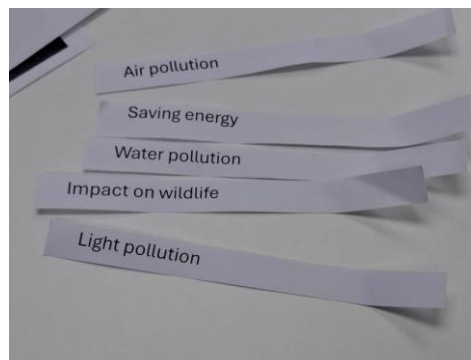
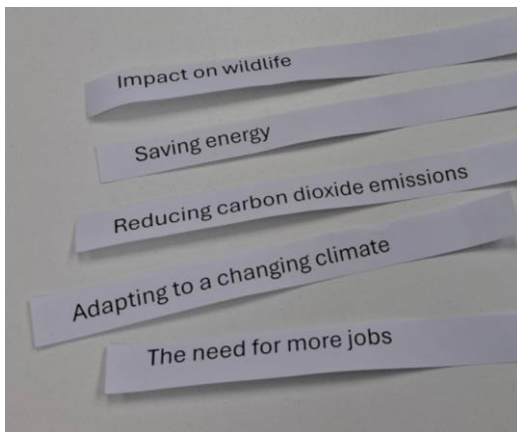
24 September 2025

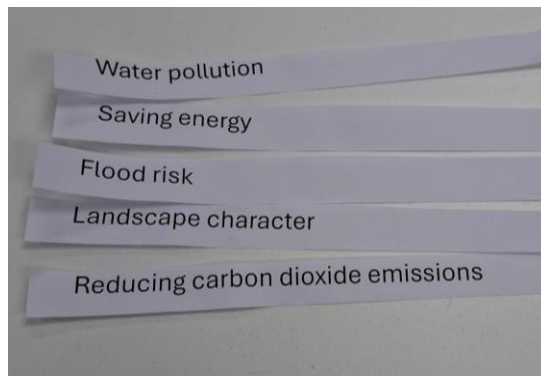
We asked them to order the usual things we need to consider in planning:



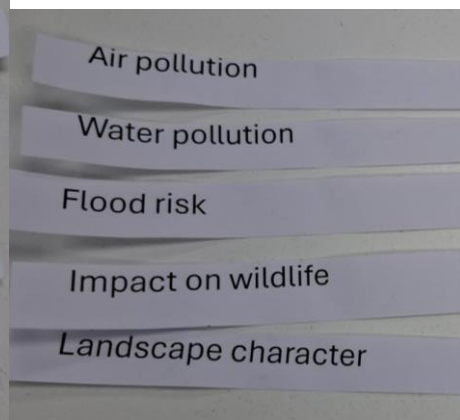
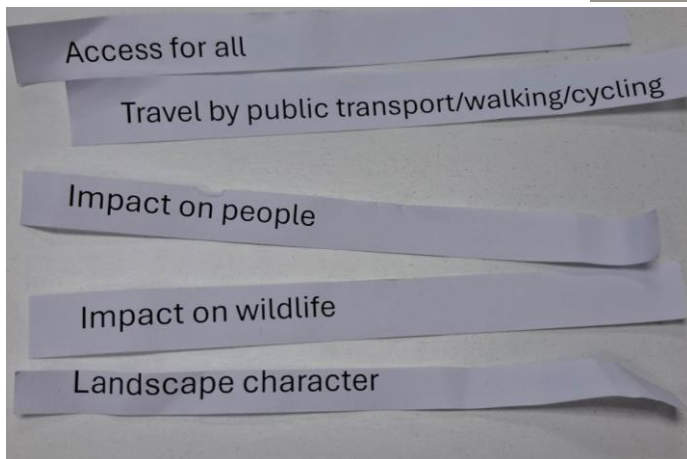
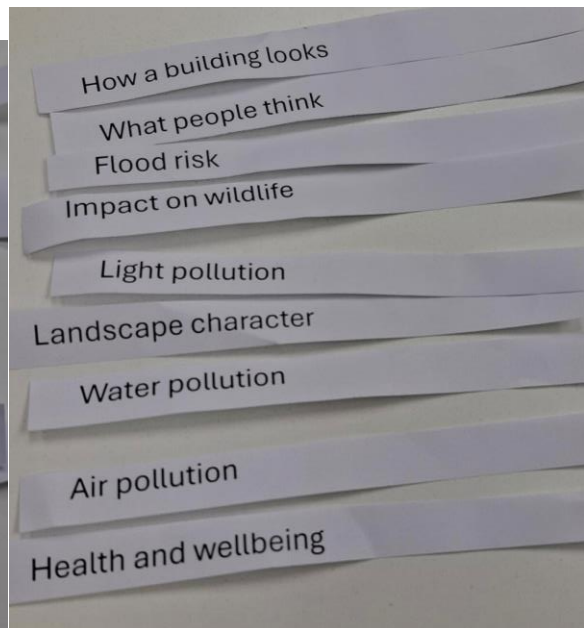
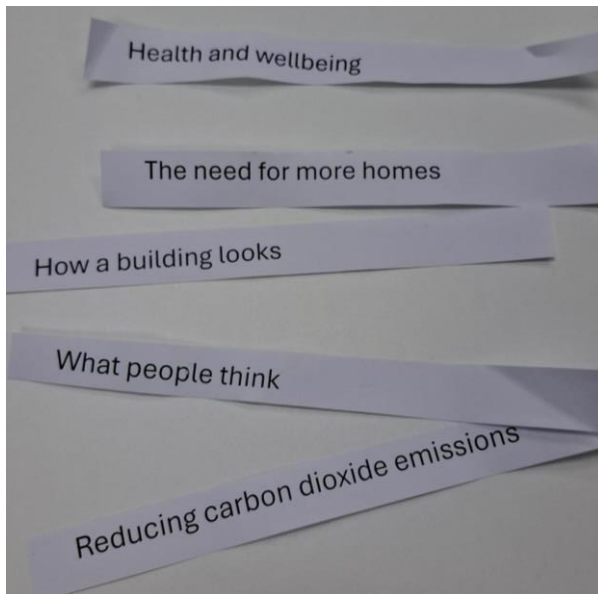


We asked them the top things to consider for a wind farm:





We asked them the top things to consider for ten new dwellings:



General comments:

- Drones for deliveries
- Solar panels on house roofs, and on some fields.
- Self-driving cars and hovering cars
- Someone said it doesn't matter what the houses look like, as long as they are there
- Light/sound in the city doesn't matter, but shouldn't be allowed in the countryside.

Appendix 12: Copy of email advertising second Publication consultation

From: Natalie Beal

Sent: 28 November 2025 11:52

Subject: SECOND CONSULTATION - Local Plan for the Broads - Regulation 19 version

Dear Stakeholder

We are consulting again on the Regulation 19/publication version of the Local Plan.

Deadline for comments is: 4pm 16 January 2026.

We are consulting again some sections were not included with the Sustainability Appraisal. The Local Plan itself has not changed (other than to include an explanation of why we are consulting again and to include the new deadline for comments and these minor changes are in bright pink). If you provided comments on the first Regulation 19 consultation (that ended 26 September 2025), your comments are valid and logged and you do not need to submit those again. The Sustainability Appraisal has been amended; the changes are highlighted in yellow in the document.

The Local Plan, Sustainability Appraisal and Habitats Regulation Assessment can be found here: [Consultations \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk/consultations). There is also an [interactive map](#) available.

You can go straight to the documents here:

- [Regulation 19 Local Plan \(November 2025\)](#)
- [HRA \(May 2025\)](#)
- [Sustainability Appraisal \(November 2025\)](#)

This is the last round of consultation before we submit the Local Plan to the Planning Inspector for examination.

For this consultation, if you wish to comment, you need to fill out a form. The [form can be found here](#) and there is also guidance for filling out the form and this can be found on the consultations webpage (and attached).

If you wish to make more than one comment, you need to fill out the form each time. Or you can contact me to ask for another form that might be easier for multiple comments.

If you can please use the details in this email to advertise the consultation on your social media, that would be welcomed.

We will not be holding drop in events as the Local Plan has not changed. But please do get in touch if you have any queries – contact details are below.

We will place hard copies of the Publication version of the Local Plan in libraries and Council offices as follows; we recommend that you check with the venues about opening times. Please note that these will be in the venues by the end of the first week in December as they are being printed and we wanted to start the consultation as soon as possible.

- Libraries: Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham and Wroxham.
- Council Offices: Broadland and South Norfolk, North Norfolk, and Norfolk County.

A hard copy of the Publication version of the Local Plan will also be available at Yare House in Norwich.

Consultation on this document ends 4pm 16 January 2026.

We will then read and respond to all comments received.

Your name and organisation will be made public, but not any other personal information.

Regards

Natalie

The Planning Team has an agile working pattern so are not present in the office at all times. We would recommend that you contact us by email and phone for correspondence as this will enable your enquiry to be dealt with more quickly.

Natalie Beal MRTPI

Planning Policy Officer

Direct Dial: 01603 756050

Broads Authority

Yare House, 62-64 Thorpe Road, Norwich NR1 1RY

Appendix 13: Main issues received and number of representations from both Regulation 19 Consultations.

Number of people and organisations who responded:

- First Regulation 19 consultation: 40
- Second Regulation 19 consultation: 16

Number of individual comments:

- First Regulation 19 consultation: 273
- Second Regulation 19 consultation: 42

Main issues received:

There are many other comments on various policies, but these are the main issues. These are issues with policies raised by a number of respondents. There are other objections to the Local Plan, but these are considered the main ones. These were raised as part of the first Regulation 19 consultation.

1. Objection to 20% BNG on viability grounds – should be 10%. *Please note that the viability consultants have considered the comments made, but still conclude that 20% BNG is viable.*
2. Objection to the Chet Valley area being classed as Settlement Fringe – Chet Valley should be removed from Settlement Fringe. *Please note that a piece of work has been completed to assess this area of settlement fringe: [APPENDIX G Settlement Fringe, Chedgrave, Topic Paper](#). This concludes that the area in question meets the criteria for being classed as settlement fringe, but does propose a change to the boundary.*
3. Objection to 110l/h/d water usage – should be 90l/h/d. *Please note that a piece of work has been completed to assess the potential for 90 l/h/d: [Broads Local Plan - Topic Paper - 90 litres per head per day water usage](#). This agrees with the proposed change to 90l/h/d and sets out reasons for why as well as proposed changes to the policy and explains how the policy can be implemented.*