

Broads Local Plan Preferred Options – (May) Bite Size Pieces
Report by Planning Policy Officer

Summary: This report introduces the following topics of the Preferred Options Local Plan: settlement hierarchy and development boundaries, deprivation, defence, rural enterprise dwellings and Gypsy, Travellers and Travelling Show People.

Recommendation: Members' views are requested.

1 Introduction

- 1.1 This bite-size piece of the Preferred Options introduces and discusses the topics of Settlement Hierarchy, Development Boundaries, Deprivation, Rural Enterprise Dwellings, Gypsy, Travellers and Travelling Show People and Defence. There are a number of supporting documents attached as Appendices.
- 1.2 Members' views are requested to inform the draft policy approach in the Preferred Options.
- 1.3 It is important to note that this is not necessarily the final text or approach, but is part of the development of the final text. There could be other considerations that come to light between now and the time the final version is presented to Planning Committee in November 2016.

2 Settlement Study and Settlement Hierarchy

- 2.1 Attached at Appendix A is a topic paper covering the purpose of a settlement study looking at the settlements in the Broads, and at Appendix B the settlement study which has been carried out.
- 2.2 The study at Appendix A assesses built up areas in the Broads Executive Area and their access to facilities and services. The purpose is to inform the approach to development boundaries.
- 2.3 The proposed settlement hierarchy for the Broads is explained in detail in the study at Appendix B, with the conclusion set out below. Following advice from the Planning Advisory Service, the place in the hierarchy reflects the hierarchy of the relevant District Council. Whilst the Authority's settlement hierarchy reflects that of the District Council, the approach to development will be different. This is where the Development Boundaries and allocations part of the Local Plan are important.

2.4 The proposed settlement hierarchy for the Broads is:

City	Norwich is a regional centre and Regional Transport Node.
	Norwich
Fringe Parishes	They are home to a significant number of people, businesses and environmental assets, and provide the links between the city centre and the surrounding area.
	Thorpe St Andrew
Principle and secondary settlements and Towns (market and main)	The largest towns with a wide range of services and opportunities for employment, retail and education. They serve a large catchment area with high levels of accessibility and public transport provision.
Larger villages, service villages and key service centres	Have a range of services enabling them to meet local as well as the needs of residents of surrounding areas.
Secondary and tertiary villages and other rural settlements	Settlements containing few services and facilities, with limited access to public transport and very few employment opportunities.
Countryside	No services or facilities, with limited or no access to public transport, very limited access to employment opportunities.

Examples of settlements in the above categories are set out in the Settlement Study at Appendix B to this report.

3 Development Boundaries

- 3.1 Development Boundaries have twin objectives of focusing the majority of development towards existing settlements whilst simultaneously protecting the surrounding countryside. The Sites Specifics Local Plan process removed development boundaries from a number of settlements¹. The Local Plan process provides an opportunity to assess built up areas for their suitability for development boundaries. The Settlement Study at Appendix B discusses the services and facilities in or near to the built up areas that are assessed. This has been used to determine where it seems appropriate to have a development boundary.
- 3.2 Maps have not been included in this bite size piece of the Local Plan, but it is proposed that the following development boundaries are continued with some amendments (as discussed in the Topic Paper):

¹ http://www.broads-authority.gov.uk/data/assets/pdf_file/0007/421765/TP1_pdf.pdf

- Hoveton and Wroxham
- Horning
- Thorpe St Andrew
- Oulton Broad

3.3 The only additional area for a development boundary that is suggested for consideration is Stalham Staithe. Please see the topic paper for more details.

4 Deprivation Topic Paper

4.1 The NPPF requires deprivation to be considered as Local Plans are produced. There is a Topic Paper attached at Appendix C which discusses deprivation in the Broads. It is important to note that data showing deprivation only in the Broads Executive Area is not available. Deprivation data is presented at Lower Super Output Areas (LSOA) and these are part in the Broads and part outside. Working with the Broads Authority's GIS Officer, the proportion of the population in the Broads part of each LSOA has been estimated. The topic paper discusses this in more detail and shows the calculations and assumptions made.

4.2 The highest proportion of population of a particular LSOA within the Broads Executive Area is 50.1%, but the majority of LSOAs have a much lower proportion in the Broads.

4.3 The Topic Paper concludes that the Local Plan for the Broads is not able to address the causes of deprivation on its own, but the Local Plan can seek to address some deprivation domains in general. This is in part because the Broads Authority does not have the same functions as the District Councils; it also reflects the proportion of population within the Broads in particular LSOAs

5 Defence

5.1 The NPPF requires Local Plans to consider defence and security issues as they are produced. The Ministry of Defence have stated that '*there are no specific requirements for Defence in the Broads area which the Issues and Options report needs to take into account*'.

6 Rural Enterprise Dwellings

6.1 These are dwellings that are outside of development boundaries, but which are essential to support rural enterprises such as forestry, boat yards and agriculture. There is a topic paper attached at Appendix D which examines the issue and recommends rolling forward the current policy DP26 with some amendments to better reflect the former Government policy document PPS7. The Topic Paper explains this approach and includes the draft policy.

7 Gypsy, Travellers and Travelling Show People

- 7.1 A criteria-based approach is proposed for the new Local Plan, in line with Government requirements. The issues are set out in the topic paper attached at Appendix E with the draft policy attached at Appendix F.

8 Financial Implications

- 8.1 The key financial implication is officer time in producing policies and any associated guidance as well as in using the policies to determining planning applications.

Background papers: None

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Appendices: Appendix A – Development Boundary Topic Paper
Appendix B – Settlement Study
Appendix C – Deprivation
Appendix D – Rural Enterprise Dwellings
Appendix E – Gypsy and Traveller Need Topic Paper
Appendix F – Draft Gypsy and Traveller Policy



Broads Local Plan
Development Boundaries Topic Paper
May 2016

1. Introduction

The purpose of a development boundary is to consolidate development around existing built-up communities. Where there is a clearly defined settlement, further development, if properly designed and constructed, would not be incongruous or intrusive because of the size of the settlement. Development Boundaries have twin objectives of focusing the majority of development towards existing settlements whilst simultaneously protecting the surrounding countryside.

Policy XNS9 of the adopted Sites Specifics Local Plan refers to settlements in the Broads Executive Area which have a Development Boundary. An accompanying topic paper¹ set out the reasons for the changes to development boundaries when compared to the 1997 Local Plan development boundaries.

Policy XNS9 sets development boundaries for these four areas:

- Horning
- Wroxham and Hoveton
- Oulton Broad
- Thorpe St Andrew

The production of the new Local Plan provides the opportunity to assess the Authority's approach to development boundaries.

2. The Settlement Study

The Settlement Study², completed throughout 2015, sets out the methodology for assessing if settlements had good access to facilities and services. This study scored settlements according to access to schools and shops for example. The following settlements were assessed as having the best access to services and facilities. Those highlighted in green already have development boundaries as discussed previously.

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Total
Norwich City	Norwich	City	71
Oulton Broad	Waveney	Main Town	69
Thorpe St Andrew	Broadland	Fringe Parish	68
Beccles	Waveney	Market Town	67
Stalham	North Norfolk	Secondary Settlement	61
Bungay	Waveney	Market Town	57

¹ http://www.broads-authority.gov.uk/_data/assets/pdf_file/0007/421765/TP1_pdf.pdf

² Can be found here: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan>

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Total
Hoveton	North Norfolk	Secondary Settlement	57
Wroxham	Broadland	Key Service Centre	56
Brundall	Broadland	Key Service Centre	55
Coltishall	Broadland	Service Village	48
Horning	North Norfolk	Service Village	47
Ludham	North Norfolk	Service Village	44
Neatishead	North Norfolk	Countryside	41
Potter Heigham Bridge	North Norfolk	Countryside	39
Ditchingham	South Norfolk	Service Village	39
Ditchingham Dam	Waveney	Open Countryside	39
Reedham	Broadland	Service Village	37
Chedgrave	South Norfolk	Key Service Centre	36

The part of each settlement in the table above that is within the Broads Authority Executive Area has been assessed to determine its suitability for a development boundary. Just because a settlement may be sustainable in terms of the facilities and services nearby, it does not automatically follow that it should have a development boundary (or indeed development) as there may be on-site or local issues that would indicate a development boundary is not appropriate.

3. Settlements in the Broads and development boundaries.

The following table discusses each of the settlements in the previous table and their suitability for a development boundary. It should be noted that buildings can be replaced as set out in the Development Management policies (which are likely to be rolled forward to the Local Plan).

Parishes	Dev't Boundary in 1997	Dev't Boundary Sites Specifics 2014	Dev't Boundary in new Local Plan	Notes
Beccles	Yes	No	No	<p>Development boundary has been removed. Other development is likely to not be appropriate in the Broads Executive Area for reasons such as flood risk.</p> <p>Beccles is classed as a Market Town in the Waveney Core Strategy and is set to see some residential development within its built up area. Beccles does have physical limits as set out in the Waveney District Council Site Allocations document and has been allocated two sites totalling around 60 dwellings. The settlement as a whole is therefore accommodating some growth in a more appropriate location than the Broads part of the settlement.</p>
Brundall	No	No	No	<p>There are already adopted Site Specific policies for the area which are likely to be rolled forward. Furthermore, the Parish Council did not seek to amend policy in this area in relation to residential development when preparing the Neighbourhood Plan. The area is also at risk of flooding. The Broadland Council Site Allocations Local Plan allocated land for 150 dwellings in Brundall and there is a settlement limit as well, so the settlement as a whole is accommodating some growth in a more appropriate location than the Broads part of the settlement.</p>
Bungay and Ditchingham Dam	Yes	No	No	<p>Development boundary has been removed. Other development is likely to not be appropriate in the Broads Executive Area for reasons such as flood risk.</p> <p>In the Waveney Site Allocations plan, Bungay has a settlement limit as well as allocations for around 50 dwellings so the settlement as a whole is accommodating some growth in a more appropriate location than the Broads part of the settlement.</p> <p>If the part of Bungay in the Broads had a development boundary, there is potential that change or development may cause visual encroachment and impact the setting of the water meadows.</p>
Chedgrave and Loddon	No	No	No	<p>Sites adjacent to the river are affected by flood risk.</p> <p>In the Site Allocations and Development Policies Local Plan, South Norfolk allocate a site in Loddon for around 200 dwellings and both Chedgrave and Loddon have development boundaries so the settlement as a whole is accommodating some growth in a more appropriate location than the Broads part of the settlement.</p> <p>A representation was received at the Issues and Options stage of the Broads Local Plan requesting that a house on Church Close, Chedgrave, be included within a development boundary. Indeed the site in question has requested planning permission for three dwellings but the application was withdrawn. The Landscape Officer concluded that <i>'On reviewing the proposals out on site, I have come to the conclusion that the construction of the houses and access roads</i></p>

Parishes	Dev't Boundary in 1997	Dev't Boundary Sites Specifics 2014	Dev't Boundary in new Local Plan	Notes
				<p>with the need to accommodate a change in levels, will result in the loss of most if not all the of the mature trees on site and if a number were to be retained there would be continuing pressure from the householders of the new development to remove them due to the shade that they cast'. There was concern from neighbours as well as from the highways authority.</p> <p>A site visit will be undertaken, but at this stage it is not proposed to introduce a development boundary at Chedgrave.</p>
Coltishall	No	No	No	The Broads part of Coltishall provides an important green back drop to the area. Development and change could impact this and impact views to the river. The area is also at risk of flooding. Coltishall has a settlement limit and two allocations in the Broadland Site Allocations document that amount to 60 dwellings, so the settlement as a whole is accommodating growth in a more appropriate location than the Broads part of the settlement.
Ditchingham Dam	Yes	No	No	<p>Development boundary has been removed. Development is likely to not be appropriate in the Broads Executive Area for reasons such as flood risk.</p> <p>See DIT 1 in the Sites Specifics DPD. Land is allocated on brownfield land, outside of development boundary, but considered in walking distance to services in Ditchingham as well as redevelopment of a derelict area of the Broads. The allocation and subsequent planning application has secured retention of Historic Silk Mill building. This policy will not be rolled forward to the Local Plan as the development is largely complete and will be fully complete by 2018.</p>
Horning	Yes	Yes	Yes, but may be different to 2014.	<p>See Policy HOR1 in the Sites Specifics DPD. As the Broads Local Plan is produced, the exact boundary may change to reflect flood risk.</p> <p>At the examination of the Sites Specifics Local Plan in 2014, following an objection to the extent of the development boundary, the Inspector concluded: 'Whilst a representation was made objecting to part of the garden at Ropes Hill not being included, its prominent, highly visible corner location on a road junction justifies its exclusion in the interests of preserving the character and appearance of the area'. It is intended to continue the stance of the Inspector.</p>
Ludham	Yes	No	No	<p>Whilst Ludham is served by public transport and benefits from local services, the main part of the village (including large areas of housing development) is outside of the Broads area. The part of the village centre within the Broads is tightly constrained, directly fronts the main street and exhibits a strong traditional character. Opportunities for redevelopment here are limited and would, in any case, be likely to impact adversely on the pattern and form of the settlement. Horsefen Road and Staithe Roads parts of the village are affected by flood risk.</p> <p>The North Norfolk part of Ludham does have a development boundary and in the Site Allocations document there are two sites totalling around 25 dwellings allocated. The settlement as a whole is therefore accommodating some growth</p>

Parishes	Dev't Boundary in 1997	Dev't Boundary Sites Specifics 2014	Dev't Boundary in new Local Plan	Notes
				in a more appropriate location that the Broads part of the settlement..
Neatishead	Yes	No	No	<p>Much of Neatishead is outside the Broads area, where North Norfolk District Council is the local planning authority. The non-Broads part of Neatishead is designated countryside in the North Norfolk Core Strategy, with no development boundary. Opportunities for new development would be modest, even with a development boundary, and taking into account all the above no development boundary is proposed.</p> <p>Whilst towards the top of settlements assessed in the Settlement Study, it did not score well on public transport and some community facilities.</p> <p>The above reasons, together with no need for housing in North Norfolk (as the housing need has been met in the Central Norfolk Housing Market Area), indicate that a development boundary is not appropriate for Neatishead.</p>
Norwich	No	No- but see Utilities site	No - but see Utilities site policy	Land is allocated at the Utilities Site for redevelopment of brownfield land. No development boundary is proposed. See NOR1 in the Sites Specifics DPD which is likely to be rolled forward to the new Local Plan.
Oulton Broad	Yes	Yes	Yes but amended.	See Policy OUL1 in the Sites Specifics DPD. It is proposed that amendments are made to the current development boundary. See map at Appendix 1 for more details.
Potter Heigham Bridge	No	No	No	There is an adopted policy in the Sites Specifics DPD, POT1. There are also development management policies that are likely to be rolled forward to the Local Plan which can be used to assess development proposals. Whilst there are one or two houses in the area, it is more of a visitor and retail area. This area is also subject to flood risk.
Reedham	Yes	No	No	<p>Development boundary removed. Some development in the Broads Executive Area of Reedham is potentially acceptable as set out in the Development Management Policies DPD (and these policies are likely to be rolled forward).</p> <p>Much of the part of Reedham in the Broads Authority Executive Area is also at risk of flooding.</p> <p>Broadland District Council gives Reedham a settlement limit (the same as a development boundary) and also allocates land for 15 to 20 dwellings. The settlement as a whole is therefore accommodating some growth in a more appropriate location that the Broads part of the settlement..</p>
Stalham Staithe	No	No	Potentially	<p>Potential for a development boundary at Stalham Staithe is being investigated. This area scores well for access to facilities and service, mainly due to the pedestrian refuge crossing over the A149.</p> <p>The Conservation Area is being re-appraised at the time of writing and will be a consideration. So too will the opinions of the Parish Council and Highways Authority with regards to understanding the usability of the pedestrian refuge over</p>

Parishes	Dev't Boundary in 1997	Dev't Boundary Sites Specifics 2014	Dev't Boundary in new Local Plan	Notes
				the A149.
Thorpe St Andrew	Yes	Yes	Yes, but may be different to 2014.	See Policy TSA5 in the Sites Specifics DPD. As the Broads Local Plan is produced, the exact boundary may change to reflect flood risk. At the examination of the Sites Specifics Local Plan in 2014, following an objection to the extent of the development boundary, the Inspector concluded: <i>'Although Norwich Frostbite Sailing Club has sought an extension of the development boundary to TS5 to include land off Girlings Lane , this area forms a semi-natural buffer between the urban and the wider Broads. Consequently, whilst there would be economic and social benefits associated with the site's development, its exclusion is justified in the interests of protecting the character and appearance of the area'</i> . The Authority does not intend to include Girlings Lane.
Wroxham and Hoveton	Yes	Yes	Yes, but may be different to 2014.	See Policy HOV1 in the Sites Specifics DPD. As the Broads Local Plan is produced, the exact boundary may change to reflect flood risk.

The following table discusses other settlements which had a development boundary in the 1997 Local Plan which were not carried forward to the Sites Specifics Local Plan in 2014. These settlements did not progress beyond the initial assessment relating to significant built development in the Broads, as set out in the Settlement Study. That is to say that they have not been assessed for access to services and facilities as part of the Settlement Study because the amount of built up area in the Broads part of the settlement is deemed to be too small.

Parishes	Dev't Boundary in 1997	Dev't Boundary Sites Specifics 2014	Dev't Boundary in new Local Plan	Notes
Dilham	Yes	No	No	Dilham was assessed in the settlement study but scored low. In the light of the limited facilities and public transport or walking/cycling access to alternatives, together with the limited likelihood for redevelopment and the neighbouring planning authority treating the area as open countryside, a development boundary is not supported for Dilham.
Filby	Yes	No	No	There is only a limited bus service for access further afield, and the distances to most other settlements would not encourage cycling or walking. The Core Strategy for Great Yarmouth Borough Council states that Filby is a 'Village'. The area within the Broads area is also among the most environmentally sensitive within Filby, because of the proximity to and risk of water pollution, and of most importance to the landscape setting of the Trinity Broads. Therefore if a degree of further general and housing development is to be planned for Filby, this would most appropriately be located outside the designated Broads area, and within Great Yarmouth Borough Council's planning area.

Parishes	Dev't Boundary in 1997	Dev't Boundary Sites Specifics 2014	Dev't Boundary in new Local Plan	Notes
Great Yarmouth - Newtown	Yes	No	No	The development boundary has been removed from this area as the Authority would not want to encourage housing to displace leisure uses and the area is at risk from flood risk. Residential dwellings can be developed elsewhere in the area that is not subject to flood risk. See GTY1 policy in the Sites Specifics DPD which is likely to be rolled forward to the Local Plan.
Ormesby St Michael	Yes	No	No	<p>An amount of development, especially infill, has taken place in the development boundary provided by the Broads Local Plan (1997). Because of the relative lack of facilities, Core Strategy criteria and shifts in national planning policy suggests it is still not appropriate to have a development boundary.</p> <p>Most of Ormesby St. Michael is outside the Broads, where Great Yarmouth Borough Council is the local planning authority. Ormesby St. Michael is identified as 'secondary village' in Great Yarmouth's Core Strategy, lacking in most facilities, and suitable for only very limited development.</p> <p>There is no specific need or justification for a development boundary for Ormesby St. Michael within the terms of the relevant higher level policies.</p>
Rollesby	Yes	No	No	<p>Only a small part of the village lies within the Broads. A limited extent of housing is included within the 1997 Broads Local Plan development boundary, totalling around 28 houses. Given the age and layout of these houses there is little prospect for redevelopment in the near future.</p> <p>The facilities include a primary school close by, but the shop and pub are around 1km away. There is a limited service of around half a dozen buses a day in each direction.</p> <p>Most of this village lies outside of the Broads, and where Great Yarmouth Borough Council is the Local Planning Authority. That part of Rollesby had a development boundary in the Great Yarmouth Local Plan, but is classified as a secondary village in the Great Yarmouth Core Strategy, and as such 'will experience very little development over the plan period to support small sustainable growth'.</p> <p>In the light of the relative absence of facilities, accessibility and availability of previously developed land (the factors identified by the Core Strategy), and to complement the approach to the remainder of Rollesby in the Great Yarmouth Core Strategy, it is considered inappropriate to have in future a development boundary for the Broads part of Rollesby.</p>
St Olaves	Yes	No	No	St. Olaves has a pub, but few other facilities. The nearest convenience shop is 3km away. There is a bus service, roughly hourly and daytime only. There is a train station across the river, but it is about 1km away. There is only limited potential for redevelopment, some of which would in any case be acceptable without a development boundary.

Parishes	Dev't Boundary in 1997	Dev't Boundary Sites Specifics 2014	Dev't Boundary in new Local Plan	Notes
				<p>About half of the built-up area of St. Olaves lies outside the Broads and where Great Yarmouth Borough Council is the local planning authority. Fritton with St. Olaves is identified as a 'secondary village' in Great Yarmouth's Core Strategy, lacking in most facilities, and suitable only for very limited development.</p> <p>In the light of the above it is not considered appropriate to continue to have a development boundary for St. Olaves.</p>
Stokesby	Yes	No	No	<p>Stokesby was assessed as part of the Settlement Survey, but scored low. Stokesby has a pub, a shop (summer only, tourist oriented), a village hall and sports club. There is an extremely limited bus service. It is distant from most services, schools and employment opportunities.</p> <p>Most of the built up area of Stokesby falls within the Broads. However, a small part falls outside, where Great Yarmouth Borough Council is the local planning authority. Stokesby is identified as 'tertiary village' in the Great Yarmouth Core Strategy, lacking in most facilities, and suitable for only very limited development.</p> <p>To complement the approach in the adjacent planning authority's area, it is no longer considered appropriate to have a development boundary for Stokesby.</p>
Thurne	Yes	No	No	<p>Thurne has a pub, and a couple of visitor oriented shops, but few other community facilities. The bus service is extremely limited and distances to services elsewhere are not conducive to travel by cycle and foot.</p> <p>Virtually the whole of the built up area of the village lies within the Broads. The local planning authority for the adjacent area is Great Yarmouth Borough Council. In the Great Yarmouth Core Strategy Thurne is identified as having relatively few facilities and low public transport accessibility, and classified as a 'tertiary village' which will have very little development over the plan period.</p> <p>In light of the relative lack of those factors identified in the Broads Core Strategy as the focus for development, the absence of alternative justification for significant development, and to complement the approach taken by the adjacent local planning authority, it is considered no longer appropriate to have a development boundary for Thurne.</p> <p>Following the examination of the Sties Specifics Local Plan, the inspector included a policy allowing some market housing at the Hedera House site to enable holiday accommodation. There is a planning application being considered at the time of writing. So the settlement as a whole has accommodated some growth in a more appropriate location than the Broads part of the settlement.</p>
Wayford	Yes	No	No	<p>Apart from a pub, Smallburgh has few facilities. The area within the Broads Authority is limited, and the prospect for</p>

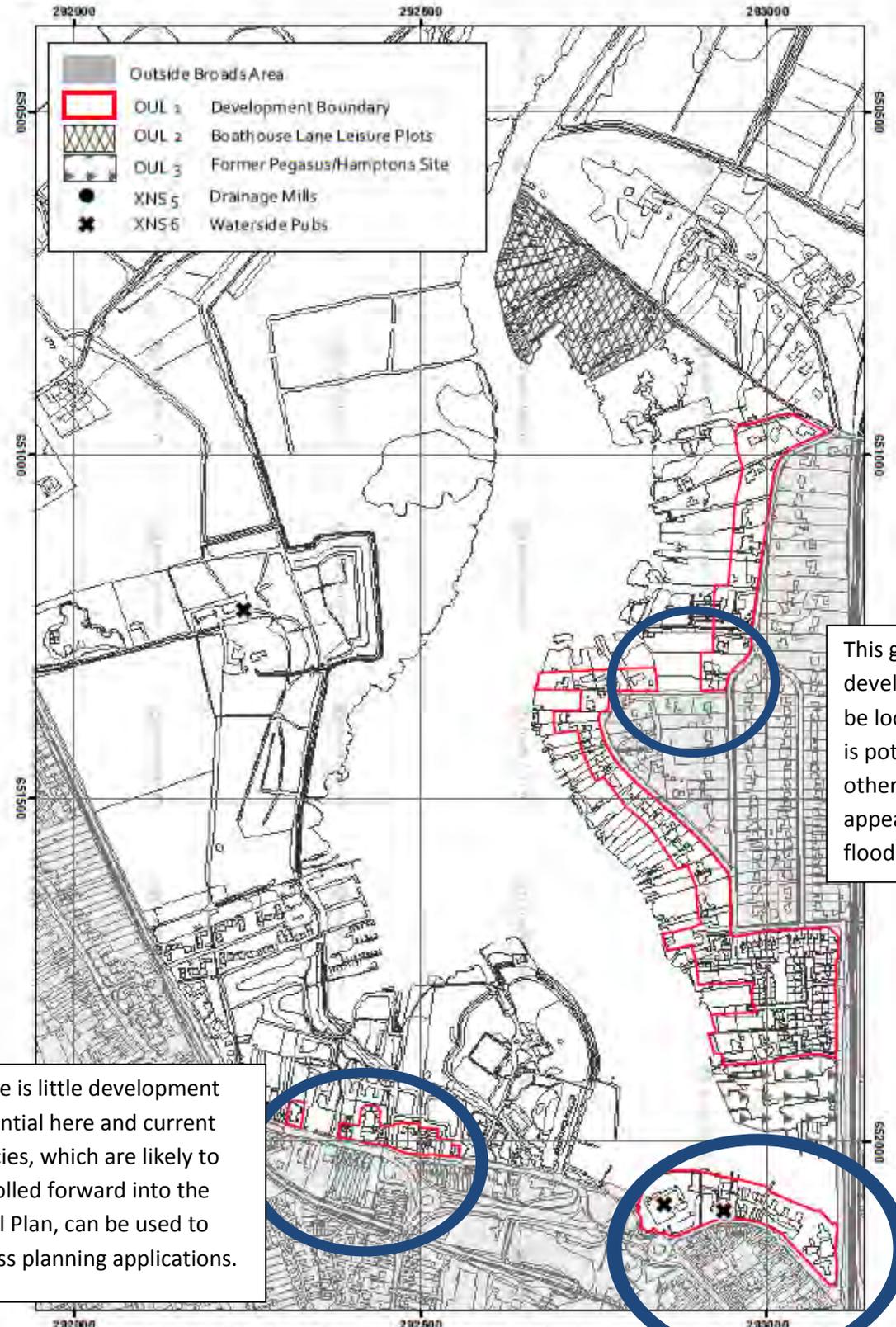
Parishes	Dev't Boundary in 1997	Dev't Boundary Sites Specifics 2014	Dev't Boundary in new Local Plan	Notes
Bridge and Smallburgh				<p>redevelopment fairly limited.</p> <p>Most of Smallburgh lies outside the Broads boundary. Here North Norfolk District Council is the local planning authority, and its Core Strategy and development management policies do not provide a development boundary.</p> <p>In the light of the above it is not considered appropriate to continue to have a development boundary for Smallburgh.</p>
West Somerton	Yes	No	No	<p>At the time the Local Plan designated a development boundary for West Somerton in the mid-1990s it was noted that it had few facilities apart from a pub.</p> <p>West Somerton is relatively well connected by public transport, having around 15 buses per weekday in each direction passing the south end of the village, principally on a route between Lowestoft/Great Yarmouth to Martham.</p> <p>There is limited previously developed land likely to be available for (re) development in the foreseeable future, especially given the constraints of the Conservation Area and the exclusion of garden land from the current definition of previously developed land.</p> <p>West Somerton is almost wholly in the Broads, but the eastern environs of the village are outside the Broads and within the area for which Great Yarmouth Borough Council is the local planning authority. West Somerton (insofar as it is outside the Broads) is identified as tertiary village' in Great Yarmouth's Core Strategy, lacking in most facilities, and suitable for only very limited development.</p> <p>In the past, Somerton Parish Council has specifically requested that a development boundary is retained for West Somerton. In the absence of a planning justification, though, and in light of the Government's provision to parish councils with the power, through neighbourhood plans and orders, to directly promote development where it sees fit, this is not considered sufficient to justify this option.</p> <p>Whilst a Development Boundary is not proposed for West Somerton, WES1 of the sites Specifics does provide for 1 dwelling following continued requests from the Parish Council. See Sites Specifics SA for more information on WES1 as well as WES1 Topic Paper. This policy is likely to not be continued as the dwelling has permission and is being built.</p>

Appendix 1: Proposed amendments to Oulton Broad development boundary

Policy Map Adopted July 2014

Inset Map 11: Oulton Broad

Scale 1:7500



This gap in the development boundary will be looked into as this area is potentially screened by other gardens and does not appear to be affected by flooding.

There is little development potential here and current policies, which are likely to be rolled forward into the Local Plan, can be used to assess planning applications.

This area is already developed with a residential home and sheltered housing. There seems to be little development potential. Much of the area within the red line is at risk of flooding.

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Settlement Study
Broads Authority
May 2016

1. Introduction

It is proposed to assess all the settlements in the Broads Executive Area for their suitability for a development boundary. The first stage of this process is to assess the sustainability of settlements. This exercise will reflect what kind of services and facilities are within or nearby the settlements.

The purpose of a development boundary is to consolidate development around existing built-up communities. Where there is a clearly defined settlement, further development, if properly designed and constructed, would not be incongruous or intrusive because of the size of the settlement. Development Boundaries have twin objectives of focusing the majority of development towards existing settlements whilst simultaneously protecting the surrounding countryside.

There are currently four areas in the Broads Executive Area that have Development Boundaries. These are detailed in policy XNS9 of the Sites Specifics Local Plan and are shown on the adopted policies maps. The four areas are:

- A. Horning
- B. Wroxham and Hoveton
- C. Oulton Broad
- D. Thorpe St Andrew

Previously, no assessment of a Settlement Hierarchy has been carried out looking at the settlements in the Broads and grouping them in terms of the facilities that they offer. This is a useful exercise because it helps to identify which areas might be able to accommodate development sustainably. It is usually the case that the rural part of a Parish is within the Broads Executive Area, with the built up part is in the neighbouring Local Planning Authority's area. However there are some built up areas in the Broads.

2. Methodology

The County Parishes in the Broads are already known. The settlements in each County Parish of the Broads Executive Area were then determined. These settlements were then assessed using GIS to ascertain the scale of development in the Broads part of the settlement or built up area.

The settlements with a significant built up area in the Broads were then taken forward to be assessed using the scoring mechanism set out later in this chapter to determine the potential

suitability of a settlement for a development boundary as well as help inform a Settlement Hierarchy for the Broads. The full list of settlements and parishes can be found at Appendix A. Please note that not all these settlements are in the Broads Executive Area, but they are within parishes which have part of the Broads in them and we acknowledge that some of these settlements are extremely small.

For smaller settlements (villages and hamlets) ‘significant’ was judged to be either all or a large proportion of the built up area of the settlement in the Broads. For larger settlements (larger villages, towns and Norwich), if there were around five or more buildings of that larger settlement in the Broads, that settlement was assessed.

Following this initial sieve, Broads Authority Planners used a desk-based/internet approach to rate the services in the vicinity of the settlement against the scoring mechanism as set out at Appendix B. It is important to note that it did not matter if the services were outside of the Broads Executive Area.

Norfolk and Suffolk County Council assisted with school bus information.

The draft table was then shared with the County Parishes who were asked to confirm or suggest amendments to the assessment. Their local knowledge also provided extra information.

Data was collected through a desk-based assessment using local knowledge as well as using the internet. Data was collected in 2015.

3. Scoring Criteria

The scoring criteria are shown in the following table. The scoring mechanism is shown at Appendix B with further explanation in Appendix C.

Theme	Indicator	Detail
Current Employment Provision	Employment Opportunities	Employment opportunities include areas safeguarded as local employment areas in neighbouring local plans. The availability of employment within close proximity to homes can reduce the need to travel.
Educational Facilities	Further Education College	Access to further education is important for young people and in many cases may also provide educational/leisure facilities for the wider community. This is for up to sixth form at a school or a college. School transport provision is a consideration.
	Secondary School	Access to a secondary school is essential for young people and in many cases they provide facilities for the wider community. This is for up to GCSE level. School transport provision is a consideration.
	Primary School	Access to a primary school is essential for families with young children and they play an important role in many communities

Theme	Indicator	Detail
	Early Years Nursery	Early years nurseries are important for childcare provision and child development. All nurseries have been considered in this study.
Healthcare Facilities	Doctor's Surgery	Doctor's surgeries are important healthcare facilities. The presence of them in a settlement is especially useful for less mobile people as well as the elderly and infirm.
	Dentist	Dental surgeries are important for general healthcare. Any dentists have been considered in this study.
	Pharmacy	Pharmacies are useful facilities for health care. The presence of them in a settlement is especially useful for less mobile people.
Retail/Shopping Facilities	Supermarket	A supermarket is a larger form of convenience store. Supermarkets offer a wide variety of food and household merchandise and are important to help meet the wider shopping needs of the local community. This category refers to larger supermarkets such as Sainsbury's and Tesco.
	Everyday Shops	Everyday shops such as butchers, bakers, greengrocers and newsagents are important to help meet the day-today shopping needs of the local community. To be included in the assessment, shops should be open year round. Local Convenience shops such as Budgens, Coop, Nisa etc are classed as every day shops for the purpose of this exercise. Petrol stations with a shop are also included.
	Post Office	Post Offices are valuable community facilities that allow access to a number of financial and communication services.
	Bank or Cash Point	Banks and cash points are useful for day-to-day banking needs including cash withdrawals.
Community Facilities	Community Hall	Community/village halls are important community facilities, often providing a base for local organisations and community events
	Library (inc. Mobile Service)	Public libraries provide information resources for everyday use and support formal and informal education and lifelong learning.
	Place of Worship	Places of worship contribute to a sense of community and often provide a base for local organisations and community events.
	Public House	Aside from serving food and drink, pubs provide a meeting place for people and can contribute to a sense of community.
Leisure Facilities	Leisure Centre	Leisure centres are valuable facilities for health, fitness and social purposes.

Theme	Indicator	Detail
	Playing field (formal/informal sports pitches)	Playing fields are important to encourage outdoor sports and general health and wellbeing. They also often provide a home for local sports teams.
	Equipped play area	Children's play areas are valuable for the physical development of young people.
Public Transport Services	Bus service to nearest higher order settlement	Higher order settlements tend to host facilities and services which the smaller order settlements do not. Bus services to these higher order settlements provide an alternative to single occupancy car use.
	Train service to nearest higher order settlement	Higher order settlements tend to host facilities and services which the smaller order settlements do not. Not all settlements have a train station and those that do have varied frequency of services to various places. Trains offer an alternative to single occupancy car use.
	Community Transport Scheme	Even the most rural area can be served by a Community Transport Scheme which are beneficial to their residents and provide an alternative to single occupancy car use.
Using the water	Free/private moorings	Access to/from settlements and facilities by water allows an alternative to road travel.
	Directly on a navigable waterway	These water based indicators also bring tourists to an area to spend money in shops and pubs which could assist in their viability and presence to serve the rest of the community.
	Water-side services	Such services (toilets, showers, water, fuel, litter disposal and sewerage disposal) can bring tourists to an area as explained above, but can also make an area suitable for residential moorings.

4. Settlement Hierarchy

The constituent Districts Councils have assessed the settlements in their local planning authority areas as part of their Core Strategies/Local Plans. The classification of a particular settlement in the District Council's settlement hierarchy has also been included as an important consideration when producing the settlement hierarchy for the Broads. This is based on currently adopted Local Plans and may change as a result of new Local Plans being produced. As the Broads Local Plan is produced, the Authority will liaise with the constituent District Councils..

See Appendix E for the proposed settlement hierarchy for the Broads Authority Executive Area.

5. Conclusion

The following table shows the settlements with part of their built up area in the Broads. It is a summary of the findings of the study. More detail can be found at Appendix D.

Settlement	District/Borough	Classification in District's Settlement Hierarchy.	Total
Norwich City	Norwich	City	71
Oulton Broad	Waveney	Main Town	69
Thorpe St Andrew	Broadland	Fringe Parish	68
Beccles	Waveney	Market Town	67
Stalham	North Norfolk	Secondary Settlement	61
Bungay	Waveney	Market Town	57
Hoveton	North Norfolk	Secondary Settlement	57
Wroxham	Broadland	Key Service Centre	56
Brundall	Broadland	Key Service Centre	55
Coltishall	Broadland	Service Village	48
Horning	North Norfolk	Service Village	47
Ludham	North Norfolk	Service Village	44
Neatishead	North Norfolk	Countryside	41
Potter Heigham Bridge	North Norfolk	Countryside	39
Ditchingham	South Norfolk	Service Village	39
Ditchingham Dam	Waveney	Open Countryside	39
Reedham	Broadland	Service Village	37
Chedgrave	South Norfolk	Key Service Centre	36
Burgh Castle	Great Yarmouth	Secondary Village	31
Repps	Great Yarmouth	Secondary Village	30
Dilham and Thimble Hill	North Norfolk	Countryside	30
Somerton (West)	Great Yarmouth	Tertiary Village	29
Filby	Great Yarmouth	Secondary Village	29
Smallburgh	North Norfolk	Countryside	28
St Olaves	Great Yarmouth	Secondary Village	27
Stokesby	Great Yarmouth	Tertiary Village	22
Dockney	South Norfolk	Countryside	20
Wayford Bridge	North Norfolk	Countryside	20
Dunburgh	South Norfolk	Countryside	20
Ranworth	Broadland	Countryside	19
Bramerton Common	South Norfolk	Bramerton is a service village, but the common area is not in the hierarchy.	18
Belaugh	Broadland	Countryside	17
Runham	Great Yarmouth	Tertiary Village	16
Limpenhoe Hill	Broadland	Countryside	16
Thurne	Great Yarmouth	Tertiary Village	15
Johnson Street	North Norfolk	Countryside	15

Irstead	North Norfolk	Countryside	9
Hardley Street	South Norfolk	Smaller rural communities/the countryside.	8
Upper Street	North Norfolk	Countryside	4
Tunstall	Broadland	Countryside	1

 Already has a development boundary in Sites Specifics Local Plan 2014.

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Appendix A: Settlements in the Broads/in the Parishes of the Broads

Parish/Town Council	Settlement	District	Neighbouring LPA Category	'Significant' Built up Area in the Broads?	To be assessed?
Acle PC	Acle	Broadland	Key Service Centre	No	No
Aldeby PC	Aldeby	South Norfolk	Other Village	No	No
Ashby with Oby PC	Ashby and Oby	Great Yarmouth Borough	Tertiary Village	No	No
Barnby PC	Barnby	Waveney	Larger Village	No	No
Barsham and Shipmeadow PC	Barsham	Waveney	Open Countryside	No	No
Barton Turf and Irstead PC	Barton Turf	North Norfolk	Countryside	Boatyard so no	No
Repps with Bastwick PC	Bastwick	Great Yarmouth Borough	Secondary Village	No	No
Beccles Town Council	Beccles	Waveney	Market Town	Yes	Yes
Beighton PC	Beighton	Broadland	Countryside	No	No
Belaugh PC	Belaugh	Broadland	Countryside	Yes	Yes
Belton with Browston PC	Belton	Great Yarmouth Borough	Primary Village	No	No
Fleggburgh PC	Billockby	Great Yarmouth Borough	Tertiary Village	No	No
Blundeston and Flixton PC	Blundeston	Waveney	Larger Village	No	No
Bradwell PC	Bradwell	Great Yarmouth Borough	Key Service Centre	No	No
Bramerton PC	Bramerton	South Norfolk	Service Village	No	No
Broome PC	Broome	South Norfolk	Service Village	No	No
Broome PC	Broome Street	South Norfolk	Countryside	No	No
Belton with Browston PC	Browston	Great Yarmouth Borough	Tertiary Village	No	No
Brumstead PC	Brumstead Grange	North Norfolk	Countryside	No	No
Brundall PC	Brundall	Broadland	Key Service Centre	Yes, the Marina	Yes
Bungay Town Council	Bungay	Waveney	Market Town	Yes	Yes
Burgh Castle PC	Burgh Castle	Great Yarmouth Borough	Secondary Village	Yes	Yes
Burgh St Peter and Wheatacre PC	Burgh St Peter	South Norfolk	Other Village	No	No
Neatishead PC	Butcher's Common	North Norfolk	Countryside	No	No
Ingham PC	Calthorpe Street	North Norfolk	Countryside	No	No
Neatishead PC	Cangate	North Norfolk	Countryside	No	No
Cantley PC	Cantley	Broadland	Other Village	No	No
Upton with Fishley PC	Cargate Green	Broadland	Countryside	No	No
Carleton St Peter PC	Carleton St Peter	South Norfolk	Countryside	No	No
Carlton Colville PC	Carlton Colville	Waveney	Main Town	No	No
Catfield PC	Catfield	North Norfolk	Service Village	No	No
Smallburgh PC	Cat's Common	North Norfolk	Countryside	No	No
Chedgrave PC	Chedgrave	South Norfolk	Key Service Centre	Some riverside properties, but assessed on request of Parish.	Yes
Claxton PC	Claxton	South Norfolk	Other Village	No	No
Coltishall PC	Coltishall	Broadland	Service Village	Yes	Yes
Crostwick Parish Council	Crostwick	Broadland	Countryside	No	No
Honing and Crostwright PC	Crostwright	North Norfolk	Countryside	No	No
Acle PC	Damgate	Broadland	Countryside	No	No
Dilham PC	Dilham	North Norfolk	Countryside	Yes	Yes
Ditchingham PC	Ditchingham	South Norfolk	Service Village	Yes	Yes
Bungay Town Council	Ditchingham Dam	Waveney	Open Countryside	Yes	Yes
Geldeston PC	Dockeney	South Norfolk	Countryside	Yes	Yes
Geldeston PC	Dunburgh	South Norfolk	Countryside	Yes	Yes

Parish/Town Council	Settlement	District	Neighbouring LPA Category	'Significant' Built up Area in the Broads?	To be assessed?
Earsham PC	Earsham	South Norfolk	Service Village	No	No
East Ruston PC	East Ruston	North Norfolk	Countryside	No	No
Somerton West/East PC	East Somerton	Great Yarmouth Borough	Tertiary Village	No	No
Ellingham and Kirby Cane PC	Ellingham	South Norfolk	Service village/Countryside	No	No
Filby PC	Filby	Great Yarmouth Borough	Secondary Village	Yes	Yes
Upton with Fishley PC	Fishley	Broadland	Countryside	Some buildings associated with Fishley Hall	No
Fleggburgh PC	Fleggburgh	Great Yarmouth Borough	Secondary Village	Some buildings such as farms, but no.	No
Blundeston and Flixton PC	Flixton	Waveney	Open Countryside	No	No
Freethorpe PC	Freethorpe	Broadland	Service Village	No	No
Fritton and St Olaves PC	Fritton	Great Yarmouth Borough	Secondary Village	No	No
Geldeston PC	Geldeston	South Norfolk	Service Village	No	No
Gillingham PC	Gillingham	South Norfolk	Service Village	No	No
Great Yarmouth/Gorleston on Sea	Great Yarmouth/Gorleston on Sea	Great Yarmouth Borough	Main Town	No	No
Haddiscoe and Toft Monks PC	Haddiscoe	South Norfolk	Other Village	No	No
Halvergate PC	Halvergate	Broadland	Countryside	No	No
Hales and Heckingham PC	Heckingham	South Norfolk	Service village/Countryside	No	No
Rockland St Mary with Hellington PC	Hellington	South Norfolk	Countryside	No	No
Hemsby PC	Hemsby	Great Yarmouth Borough	Primary Village	No	No
Ashby, Herringfleet and Somerleyton PC	Herringfleet	Waveney	Open Countryside	No	No
Hickling PC	Hickling	North Norfolk	Countryside	No	No
Hickling PC	Hickling Heath	North Norfolk	Countryside	No	No
Hickling PC	Hill Common	North Norfolk	Countryside	No	No
Honing and Crostwight PC	Honing	North Norfolk	Countryside	No	No
Horning PC	Horning	North Norfolk	Service Village	Yes	Yes
Horseley PC	Horseley	North Norfolk	Countryside	No	No
Horstead with Stanninghall PC	Horstead	Broadland	Service Village	No	No
Hoveton PC	Hoveton	North Norfolk	Secondary Settlement	Yes	Yes
Ingham PC	Ingham	North Norfolk	Countryside	No	No
Ingham PC	Ingham Corner	North Norfolk	Countryside	No	No
Barton Turf and Irstead PC	Irstead	North Norfolk	Countryside	Yes	Yes
Ludham PC	Johnson Street	North Norfolk	Countryside	Yes	Yes
Kirby Bedon PC	Kirby Bedon	South Norfolk	Countryside	No	No
Ellingham and Kirby Cane PC	Kirby Cane	South Norfolk	Service Village	No	No
Langley with Hardley PC	Langley Green	South Norfolk	Countryside	No	No
Langley with Hardley PC	Langley Street	South Norfolk	Other Village	No	No
Cantley PC	Limpenhoe	Broadland	Countryside	No	No
Cantley PC	Limpenhoe Hill	Broadland	Countryside	A few buildings, but could be the farm.	Yes
Loddon PC	Loddon	South Norfolk	Key Service Centre	No	No
Thurlton PC	Lower Thurlton	South Norfolk	Countryside	No	No
Ludham PC	Ludham	North Norfolk	Service Village	Yes	Yes
Martham PC	Martham	Great Yarmouth Borough	Primary Village	No	No
Mettingham PC	Mettingham	Waveney	Open Countryside	No	No
Beighton PC	Moulton St Mary	Broadland	Countryside	No	No
Neatishead PC	Neatishead	North Norfolk	Countryside	Yes	Yes
Norton Subcourse PC	Nogdam End	South Norfolk	Countryside	No	No

Parish/Town Council	Settlement	District	Neighbouring LPA Category	'Significant' Built up Area in the Broads?	To be assessed?
North Cove PC	North Cove	Waveney	Larger Village	No	No
Norton Subcourse PC	Norton Subcourse	South Norfolk	Service Village	No	No
Norwich City	Norwich City	Norwich	City	Utilities Site, but not built out yet. Cremorne Lane.	Yes
Ormesby St Michael PC	Ormesby St Michael	Great Yarmouth Borough	Secondary Village	Waterworks only.	No
Oulton PC	Oulton	Waveney	Main Town	No	No
Lowestoft/Oulton Broad	Oulton Broad	Waveney	Main Town	Yes	Yes
Woodbastwick PC	Panxworth	Broadland	Countryside	No	No
South Walsham PC	Pilson Green	Broadland	Countryside	No, although some buildings off Fleet Lane	No
Postwick with Witton PC	Postwick	Broadland	Countryside	No	No
Potter Heigham PC	Potter Heigham	North Norfolk	Countryside	No	No
Woodbastwick PC	Ranworth	Broadland	Countryside	Yes	Yes
Reedham PC	Reedham	Broadland	Service Village	Some development on the periphery of the village.	Yes
Repps with Bastwick PC	Repps	Great Yarmouth Borough	Secondary Village	Yes	Yes
Rockland St Mary with Hellington PC	Rockland St Mary	South Norfolk	Service Village	No	No
Rollesby PC	Rollesby	Great Yarmouth Borough	Secondary Village	No	No
Mautby and Runham PC	Runham	Great Yarmouth Borough	Tertiary Village	Yes	Yes
Salhouse PC	Salhouse	Broadland	Service Village	No	No
Sea Palling and Waxham PC	Sea Palling	North Norfolk	Countryside	No	No
Catfield PC	Sharp Street	North Norfolk	Countryside	No	No
Barsham and Shipmeadow PC	Shipmeadow	Waveney	Open Countryside	No	No
Smallburgh PC	Smallburgh	North Norfolk	Countryside	Yes	Yes
Ashby, Herringfleet and Somerleyton PC	Somerleyton	Waveney	Open Countryside	No	No
Somerton West/East PC	Somerton (West)	Great Yarmouth Borough	Tertiary Village	Yes	Yes
South Walsham PC	South Walsham	Broadland	Service Village	No	No
Cantley PC	Southwood	Broadland	Countryside	No	No
Fritton and St Olaves PC	St Olaves	Great Yarmouth Borough	Secondary Village	Yes	Yes
Stalham Town Council	Stalham	North Norfolk	Secondary Settlement	Yes	Yes
Stalham Town Council	Stalham Green	North Norfolk	Countryside	No	No
Stokesby with Herringby PC	Stokesby	Great Yarmouth Borough	Tertiary Village	Yes	Yes
Strumpshaw PC	Strumpshaw	Broadland	Other Village	No	No
Surlingham PC	Surlingham	South Norfolk	Service Village	No	No
Sutton PC	Sutton	North Norfolk	Countryside	Sutton Staithe Hotel, no	No
Smallburgh PC	Thimble Hill	North Norfolk	Countryside	Freeview Park - check	Yes
Thorpe St Andrew PC	Thorpe St Andrew	Broadland	Fringe Parish	Yes	Yes
Mautby and Runham PC	Thrigby	Great Yarmouth Borough	Countryside	No	No
Thurlton PC	Thurlton	South Norfolk	Service Village	No	No
Thurne PC	Thurne	Great Yarmouth Borough	Tertiary Village	Yes	Yes
Hickling PC	Town Street	North Norfolk	Countryside	No	No
Trowse with Newton PC	Trowse with Newton	South Norfolk	Fringe Parish	No	No
Halvergate PC	Tunstall	Broadland	Countryside	Yes	Yes
Horning PC	Upper Street	North Norfolk	Countryside	No	No
Hoveton PC	Upper Street	North Norfolk	Countryside	Yes	Yes
Upton with Fishley PC	Upton	Broadland	Countryside	A few buildings, but not significant.	No
Sea Palling and Waxham PC	Waxham	North Norfolk	Countryside	No	No
Stalham Town Council	Wayford Bridge	North Norfolk	Countryside	Yes	Yes
West Caister PC	West Caister	Great Yarmouth Borough	Tertiary Village	No	No
West Caister PC	West End	Great Yarmouth Borough	Countryside	No	No
Burgh St Peter and Wheatacre PC	Wheatacre	South Norfolk	Other Village/Countryside	No	No

Parish/Town Council	Settlement	District	Neighbouring LPA Category	'Significant' Built up Area in the Broads?	To be assessed?
Ludham PC	Whitegates	North Norfolk	Countryside	No	No
Winterton-on-Sea PC	Winterton on Sea	Great Yarmouth Borough	Primary Village	No	No
Postwick with Witton PC	Witton	Broadland	Countryside	No	No
Catfield PC	Wood Street	North Norfolk	Countryside	No	No
Woodbastwick PC	Woodbastick	Broadland	Countryside	No	No
Neatishead PC	Workhouse Common	North Norfolk	Countryside	No	No
Worlingham PC	Worlingham	Waveney	Market Town	No	No
Wroxham PC	Wroxham	Broadland	Key Service Centre	Yes	Yes

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Appendix B: Settlement Hierarchy Scoring Mechanism

Theme	Indicator	Detail	Score
Current Employment Provision	Employment Opportunities	Within settlement	3
		Within a walkable distance	2
Easily accessed by public transport		1	
	Seasonal 'visitor economy' employment opportunities	Within settlement	2
		Within a walkable distance or easily accessed by public transport	1
Educational Facilities	FE College	Within a settlement	3
		Within a walkable distance	2
		Easily access by public transport	1
	Secondary School	Within settlement	3
		Within a walkable distance	2
		Easily accessed by public transport	1
	Primary School	Within settlement	3
		Within a walkable distance	2
	Early Years Nursery	Within settlement	3
		Within a walkable distance	2
Healthcare Facilities	Doctor's Surgery	Within a settlement	3
		Within a walkable distance	2
		Easily access by public transport	1
	Dentist	Within settlement	2
		Within a walkable distance or easily accessed by public transport	1
	Pharmacy	Within settlement	2
		Within a walkable distance or easily accessed by public transport	1
Retail/Shopping Facilities	Supermarket	2 or more in settlement	4
		1 in settlement	3
		Within a walkable distance or easily accessed by public transport	2
	Every day shops	3 or more in settlement	4
		2 in settlement	3
		1 in settlement	2
	Post Office	Within settlement	2
		Within a walkable distance or easily accessed by public transport	1
	Bank or cash point	Within settlement	2
		Within a walkable distance or easily accessed by public transport	1
Community Facilities	Community Hall	Within settlement	2
		Within a walkable distance	1
	Library	Within settlement	3
		Within a walkable distance	2
		Settlement is on a mobile library route	1
	Place of Worship	Within settlement	2
		Within a walkable distance	1
	Public House	Within settlement	2
		Within a walkable distance	1
Leisure Facilities	Leisure Centre	Within settlement	2
		Within a walkable distance	1
	Playing field (formal/informal sports pitches)	2 or more in settlement	2
		1 in settlement	1
	Equipped play area	2 or more in settlement	2
		1 in settlement	1
Public Transport	Bus service to nearest higher order settlement	Half hourly, or more frequent, throughout the day.	3
		Hourly service to a main centre throughout the day.	2
		Daily service – less than hourly but at least one morning and one late afternoon/evening	1
Train service to nearest higher order settlement	Half hourly, or more frequent, throughout the day.	3	
	Hourly service to a main centre throughout the day.	2	
	Daily service – less than hourly but at least one morning and one late afternoon/evening	1	
Community Transport Scheme	Settlement served by a Community Transport Scheme	2	
	Potential for nearby service to include a village that is not listed on the website.	1	
Using the water	Free 24 hour moorings	Within settlement	2
		Within a walkable distance	1
	Navigation	Settlement on a navigable waterway	1
		Navigable waterway within a walkable distance	2
Water-side services	Water-side services	Within settlement	3
		Limited services	2
		Within a walkable distance	1

Appendix C: Explanations – walking distance and public transport

Transportation Mode	Accessibility Criteria	Justification
Walking	1 mile walk (on a route with a footpath/public right of way) to a primary/nursery school and to doctor's surgery.	Whilst the statutory minimum walking distance is 2 miles for pupils under 8, this study uses 1 mile as an acceptable distance to primary schools. 1 mile is also an acceptable walking distance to a doctor's surgery, considering young families/ the elderly.
	2 mile walk (on a route with a footpath/public right of way) to all other services as defined in Appendix B.	Whilst the statutory minimum walking distance is 3 miles for pupils over 8 this study uses 2 miles as an acceptable distance to high schools. It is also considered an acceptable walking distance to other everyday services/ facilities.
Public Transport	45 minute bus journey (door to door) to access employment opportunities, FE college, secondary school/sixth form. Journeys must be at working/school hours (9-5) and must have at least 2 services to arrive before 9am.	These criteria are equal to or below the maximum distances provided by Norfolk County Council (highway authority); 60 minutes to work or a job centre, 90 minutes to an FE college and 75 minutes to a high school with sixth form. This is door to door and therefore includes walking time.
	30 minute bus journey (door to door) to access a doctor's surgery, supermarket, post office or cash point.	This is door to door and therefore includes walking time.

Regarding public transport:

- It is not only the bus journey itself that is of consideration, but the walk to the bus stop and then from the bus stop to the destination. The Travel Line East Anglia website has been used to ascertain bus services, length of bus journey as well as length of walk to/from the bus. In order to be considered as 'easily accessible by public transport' a walking time to the bus stop of a maximum of 20 minutes has been used. The same length of time for walking from where passengers alight to the end destination is also assumed.
- For FE Colleges and Secondary Schools, school transport officers at Suffolk and Norfolk County Councils provided advice as well as Travel Line East Anglia website information.

Regarding walking distance:

- Google maps were used to ascertain actual walking routes, distances and times to and from a destination.
- Google Street View was also used to check if suitable footways existed for the majority of the journey.
- OS maps were used to check if there were footpaths or bridleways that were direct and convenient.

Appendix D: Broads Settlement Analysis

Settlement	District/Borough	Place in District's Settlement Hierarchy	Employment		Education				Health			Community Facilities				Leisure Facilities			Public/Community Transport			Using the Water		Total				
			Employment Opportunities	Seasonal 'visitor economy' Employment Opportunities	FE College	Secondary School	Primary School	Early Years Nursery	Doctor's Surgery	Dentist	Pharmacy	Supermarket	Everyday Shops	Post Office	Bank or Cash Point	Community Hall	Library	Place of Worship	Public House	Leisure Centre	Playing Field (formal/informal playing pitches)	Equipped Play Area	Bus Services		Train Service	Community Transport	Moorings	Navigable Waterways
Norwich City	Norwich	City	3	2	3	3	3	3	3	3	3	4	4	3	3	3	2	2	2	2	3	3	2	2	2	3	71	
Oulton Broad	Waveney	Main Town	3	2	3	3	3	3	3	3	3	4	4	3	3	3	2	2	1	2	3	3	2	2	2	2	69	
Thorpe St Andrew	Broadland	Fringe Parish	3	2	3	3	3	3	3	3	3	4	4	3	3	3	2	2	1	1	3	3	2	2	2	3	68	
Beccles	Waveney	Market Town	3	2	3	3	3	3	3	2	2	4	4	3	3	3	2	2	0	2	3	3	2	2	2	3	67	
Stalham	North Norfolk	Secondary Settlement	3	1	1	3	3	3	3	1	2	3	4	3	3	3	2	2	2	2	3	0	2	2	2	3	61	
Bungay	Waveney	Market Town	3	2	3	3	3	3	3	2	2	4	4	3	3	3	2	2	2	2	2	0	2	0	0	0	57	
Hoveton	North Norfolk	Secondary Settlement	3	1	1	1	3	3	1	1	3	3	4	3	3	3	2	2	0	1	3	3	2	2	2	3	57	
Wroxham	Broadland	Key Service Centre	3	2	1	3	3	3	3	3	2	3	4	3	3	3	2	0	1	1	3	3	2	0	2	3	56	
Brundall	Broadland	Key Service Centre	3	1	1	1	3	3	3	2	2	2	2	3	3	3	2	0	1	1	3	3	1	2	2	3	55	
Coltishall	Broadland	Service Village	3	1	1	1	3	0	3	0	2	2	3	3	3	1	2	2	0	2	3	0	2	2	2	2	48	
Horning	North Norfolk	Service Village	3	1	0	1	3	3	1	1	1	2	4	3	3	1	2	2	0	2	2	0	1	2	2	3	47	
Ludham	North Norfolk	Service Village	1	1	1	1	3	3	3	1	1	2	2	3	3	1	2	2	0	1	1	2	0	1	2	2	44	
Neatishead	North Norfolk	Countryside	3	2	1	3	3	3	3	3	0	0	2	0	0	3	1	2	0	1	1	0	0	2	2	2	41	
Ditchingham	South Norfolk	Service Village	2	1	1	1	3	3	1	1	1	2	0	3	3	2	2	1	0	2	3	0	2	0	0	0	39	
Ditchingham Dam	Waveney	Open Countryside	See Ditchingham (0.8 miles away, with access to footpath)																				Not on a navigable water way		39			
Potter Heigham Bridge	North Norfolk	Countryside	3	0	1	1	0	0	1	0	1	2	4	3	1	3	1	2	2	0	1	2	0	2	3	2	3	39
Reedham	Broadland	Service Village	1	1	0	0	3	3	0	0	0	0	0	3	1	3	1	2	2	0	1	1	3	1	2	2	3	37
Chedgrave	South Norfolk	Key Service Centre	3	1	1	3	2	2	1	1	1	2	0	0	0	3	2	2	0	0	2	0	2	2	2	0	36	
Burgh Castle	Great Yarmouth	Secondary Village	1	1	1	1	0	0	1	1	1	2	0	3	1	3	0	0	2	0	3	0	2	2	2	3	31	
Dilham and Thimble Hill	North Norfolk	Countryside	1	1	1	1	0	0	1	1	1	2	0	1	1	3	1	2	0	1	1	3	0	2	2	0	30	
Repps	Great Yarmouth	Secondary Village	1	1	0	0	3	3	3	0	1	2	0	3	1	3	1	2	1	0	1	0	0	1	0	0	30	
Filby	Great Yarmouth	Secondary Village	0	1	1	0	3	2	0	0	0	2	2	3	3	1	2	2	1	1	1	0	2	0	0	0	29	
Somerton (West)	Great Yarmouth	Tertiary Village	1	1	1	1	0	0	1	1	1	2	0	1	1	3	1	2	2	0	1	2	0	1	2	2	29	
Smallburgh	North Norfolk	Countryside	1	1	1	1	0	0	1	1	1	2	0	1	1	3	1	2	2	0	1	3	0	2	0	0	28	
St Olaves	Great Yarmouth	Secondary Village	3	1	1	1	0	0	0	1	0	2	2	0	0	3	3	0	2	0	2	0	1	2	2	0	27	
Stokesby	Great Yarmouth	Tertiary Village	0	1	1	1	0	0	0	0	0	2	2	0	0	3	1	0	2	0	1	1	0	2	2	0	22	
Dockney	South Norfolk	Countryside	0	0	1	1	0	0	1	1	1	2	0	1	1	1	1	1	0	1	1	3	0	2	0	0	20	
Dunburgh	South Norfolk	Countryside	See Dockney.																				20					
Wayford Bridge	North Norfolk	Countryside	1	0	0	0	0	0	0	0	1	2	2	1	1	0	0	0	2	0	0	2	0	2	2	2	20	
Ranworth	Broadland	Countryside	0	0	0	0	0	0	0	0	0	0	0	2	3	0	3	1	2	2	0	0	0	0	2	2	2	19
Bramerton Common	South Norfolk	Bramerton is a service village, but the common area is not in the hierarchy.	0	0	0	0	0	0	0	0	0	0	0	0	3	1	2	2	0	1	1	0	2	2	2	2	18	
Belaugh	Broadland	Countryside	1	1	1	1	0	0	0	0	0	2	0	1	0	1	0	0	0	0	2	0	2	2	2	0	17	
Limpenhoe Hill	Broadland	Countryside	1	1	1	1	0	0	0	0	0	0	0	0	3	1	2	0	0	1	1	3	0	1	0	0	16	
Runham	Great Yarmouth	Tertiary Village	0	1	1	0	0	3	0	0	0	0	0	0	3	1	2	0	0	1	1	0	2	0	0	0	16	
Johnson Street	North Norfolk	Countryside	0	1	1	1	0	0	3	1	1	2	0	1	0	0	0	0	0	0	2	0	1	0	0	0	15	
Thurne	Great Yarmouth	Tertiary Village	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	2	0	1	1	0	2	2	2	15		
Irstead	North Norfolk	Countryside	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0	2	2	0	9	
Hardley Street	South Norfolk	Smaller rural communities/the countryside.	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0	0	0	0	2	1	1	0	8	
Upper Street	North Norfolk	Countryside	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	4	
Tunstall	Broadland	Countryside	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	
		Already has a development boundary in Sites Specifics Local Plan 2014.																										

The commentary and justification for these scores (background research) is available on request.

Appendix E: Broads Settlement Hierarchy

The settlement hierarchy seeks to bring together the settlement hierarchies of the six District Council's as set out in their Core Strategies. It is appropriate for the settlements in the Broads Authority Executive Area to reflect their place in the relevant District Council's hierarchy. That is to say that all settlements in the Broads will be considered to have the same settlement hierarchy position as set out in the Authority's constituent District Council's adopted policies.

It is important to note however that whilst the position in the hierarchy may be the same, it does not necessarily follow that the District Council's strategy for that area will automatically be followed. The part of a particular settlement in the Broads Authority Executive Area could have different characteristics that do not make it suitable for development. Similarly it does not necessarily follow that the higher up the order a settlement is the more likely it will have a development boundary for similar reasons.

City	Norwich is a regional centre and Regional Transport Node.
	Norwich
Norwich Fringe Parishes	They are home to a significant number of people, businesses and environmental assets, and provide the links between the city centre and the surrounding area.
	Thorpe St Andrew
Principle and secondary settlements and Towns (market and main)	The largest towns with a wide range of services and opportunities for employment, retail and education. They serve a large catchment area with high levels of accessibility and public transport provision. ☒
Larger villages, service villages and key service centres	Have a range of services enabling them to meet local as well as the needs of residents of surrounding areas.
Secondary and tertiary villages and other rural settlements	Settlements containing few services and facilities, with limited access to public transport and very few employment opportunities.
Countryside	No services or facilities, with limited or no access to public transport, very limited access to employment opportunities.

Our six District Councils are reviewing their local plans. Any changes to their settlement hierarchies or spatial strategies will be monitored and reflected in the Local Plan.

Links to settlement hierarchies:

Document	Page	Link
Joint Core Strategy Broadland, Norwich and South Norfolk	Page 55	http://www.greaternorwichgrowth.org.uk/dmsdocument/1953
Great Yarmouth Core Strategy	Page 35	http://www.great-yarmouth.gov.uk/article/2567/Adopted-Local-Plan-Core-Strategy
North Norfolk Core Strategy	Page 23	http://www.northnorfolk.org/files/3_Core_Strategy_(incorporating_Development_Control_Policies)_Adopted_2008_(UPDATED_2012).pdf
Waveney Core Strategy	Page 39	http://www.waveney.gov.uk/site/scripts/download_info.php?fileID=94

Broads Local Plan 2036
NPPF Paragraph 161 Deprivation Topic Paper

1. Introduction

The NPPF at Paragraph 161 requires a Local Plan to consider deprivation:

161. Local planning authorities should use this evidence base to assess:

- locations of deprivation which may benefit from planned remedial action

This Topic Paper discusses the issue of Deprivation as it relates to the Broads Authority Executive Area.

2. The Broads and Lower Layer Super Output Areas (LSOAs)

LSOAs (Lower-layer Super Output Areas) are small areas designed to be of a similar population size, with an average of approximately 1,500 residents or 650 households. There are 32,844 Lower-layer Super Output Areas (LSOAs) in England. They were produced by the Office for National Statistics for the reporting of small area statistics.

For each measure, the LSOA with a **rank** of 1 is the most deprived and the LSOA with a rank of 32,844 is the least deprived. The following map and tables (Figure 1) shows the LSOAs that are part or all within the Broads Authority Executive area.

3. Indices of Multiple Deprivation - Maps

Maps later in the document show the parts of the LSOAs in the Broads and uses a traffic light system showing the least deprived as green (the highest ranking) and most deprived as red (lowest ranking).

It is important to note that whilst looking at the maps, not all of the population of the LSOA are entirely within the Broads. Because LSOAs span the boundary of the Broads Authority Executive Area, an assessment was made to ascertain the likely proportion of population of a particular LSOA in the Broads. This is at Appendix 1. The maps later in the document only show LSOAs which are likely to have a population in the Broads part of the LSOA. Those assessed as having 0% population in the Broads are white (and so too is Breydon Water). The following tables summarises the data in Appendix 1 and shows the percentage of the population of a LSOA within the Broads.

Figure 1: LSOAs which are all or part in the Broads Authority Executive Area.

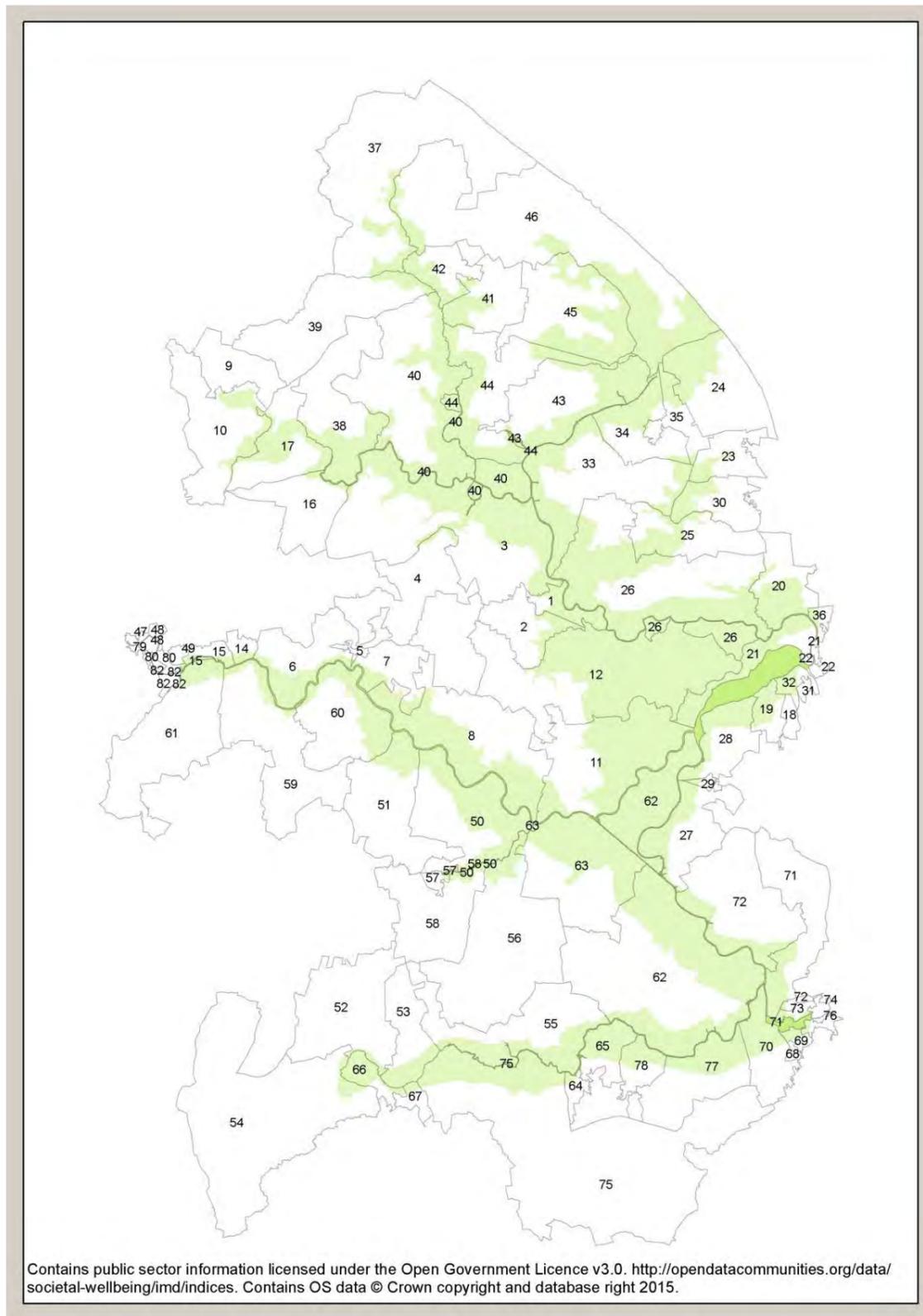


Table 1: This table gives the LSOA reference number for each map reference as well as the estimated percentage of the population of each LSOA within the Broads.

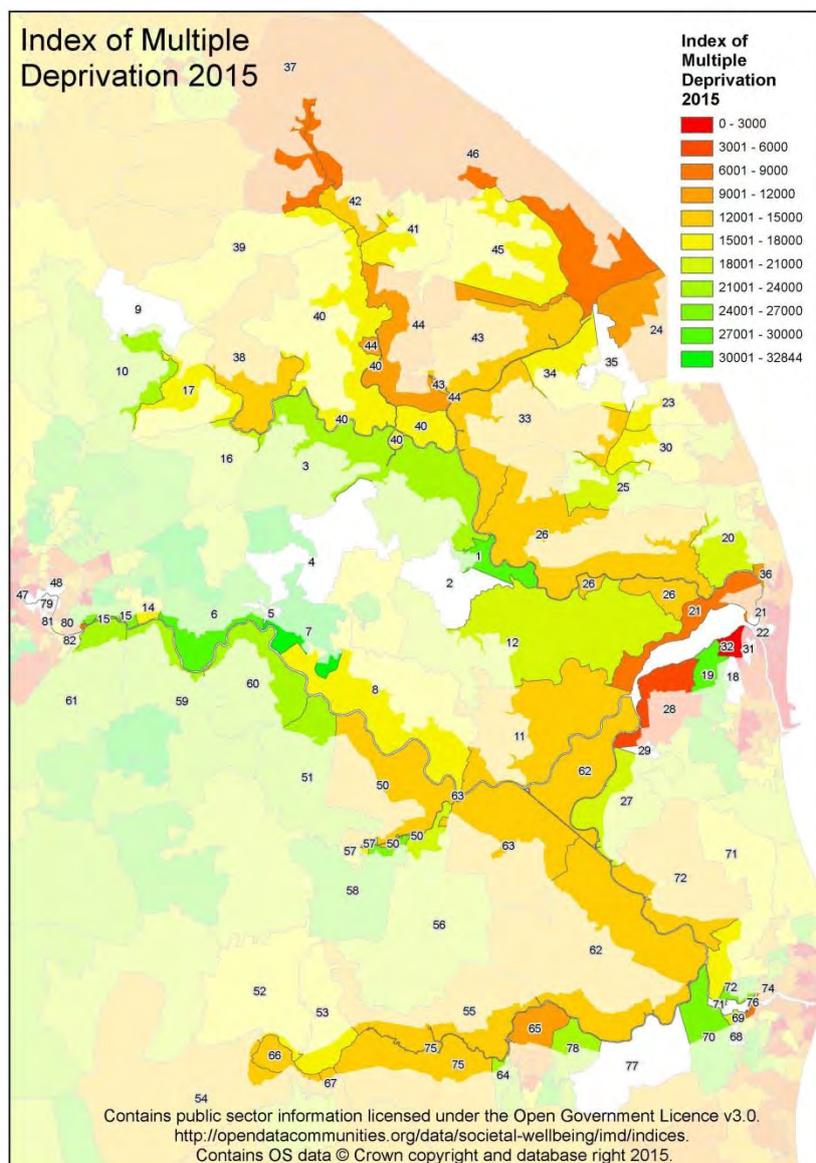
Ref	LSOA11CD	% of LSOA population in the Broads.	Ref	LSOA11CD	% of LSOA population in the Broads.	Ref	LSOA11CD	% of LSOA population in the Broads.	Ref	LSOA11CD	% of LSOA population in the Broads.
1	E01026497	0.90%	22	E01026597	0%	43	E01026783	17.85%	64	E01030224	43.50%
2	E01026498	0%	23	E01026605	0.40%	44	E01026784	28.70%	65	E01030225	11.82%
3	E01026504	5.90%	24	E01026606	13.20%	45	E01026785	3.17%	66	E01030230	25.10%
4	E01026505	0%	25	E01026608	12.30%	46	E01026786	1.72%	67	E01030231	1.35%
5	E01026508	0%	26	E01026609	37.15%	47	E01026823	0%	68	E01030234	0%
6	E01026509	2.12%	27	E01026613	8.57%	48	E01026848	0%	69	E01030235	2.90%
7	E01026510	7.70%	28	E01026614	14.15%	49	E01026849	18.20%	70	E01030237	0.60%
8	E01026511	2.80%	29	E01026616	0%	50	E01026879	22.11%	71	E01030259	26.50%
9	E01026516	0%	30	E01026629	27.80%	51	E01026880	12.10%	72	E01030260	4.11%
10	E01026517	12.40%	31	E01026634	0%	52	E01026892	2.70%	72	E01030268	1.40%
11	E01026538	2.60%	32	E01026635	0.84%	53	E01026893	36.57%	73	E01030269	50.10%
12	E01026539	4.80%	33	E01026636	16.10%	54	E01026894	5.30%	74	E01030270	12.66%
14	E01026575	4.30%	34	E01026637	12.87%	55	E01026898	18.24%	75	E01030286	18.97%
15	E01026577	16.70%	35	E01026638	0%	56	E01026899	4.70%	76	E01030289	23.63%
16	E01026579	2.10%	36	E01026640	11.54%	57	E01026911	6.10%	77	E01030293	0%
17	E01026580	39.80%	37	E01026740	23.41%	58	E01026912	4.07%	78	E01030294	1.10%
18	E01026581	0%	38	E01026744	33.61%	59	E01026929	12.06%	79	E01033438	0%
19	E01026582	3.50%	39	E01026767	22.84%	60	E01026930	3.48%	80	E01033439	0.26%
20	E01026593	26.20%	40	E01026769	33.05%	61	E01026937	5.40%	81	E01033440	0%
21	E01026596	2.30%	41	E01026774	4.36%	62	E01026943	6.30%	82	E01033441	0.42%
			42	E01026776	20.71%	63	E01026944	6.69%			

1. Index of Multiple Deprivation

The **Index of Multiple Deprivation** (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below.

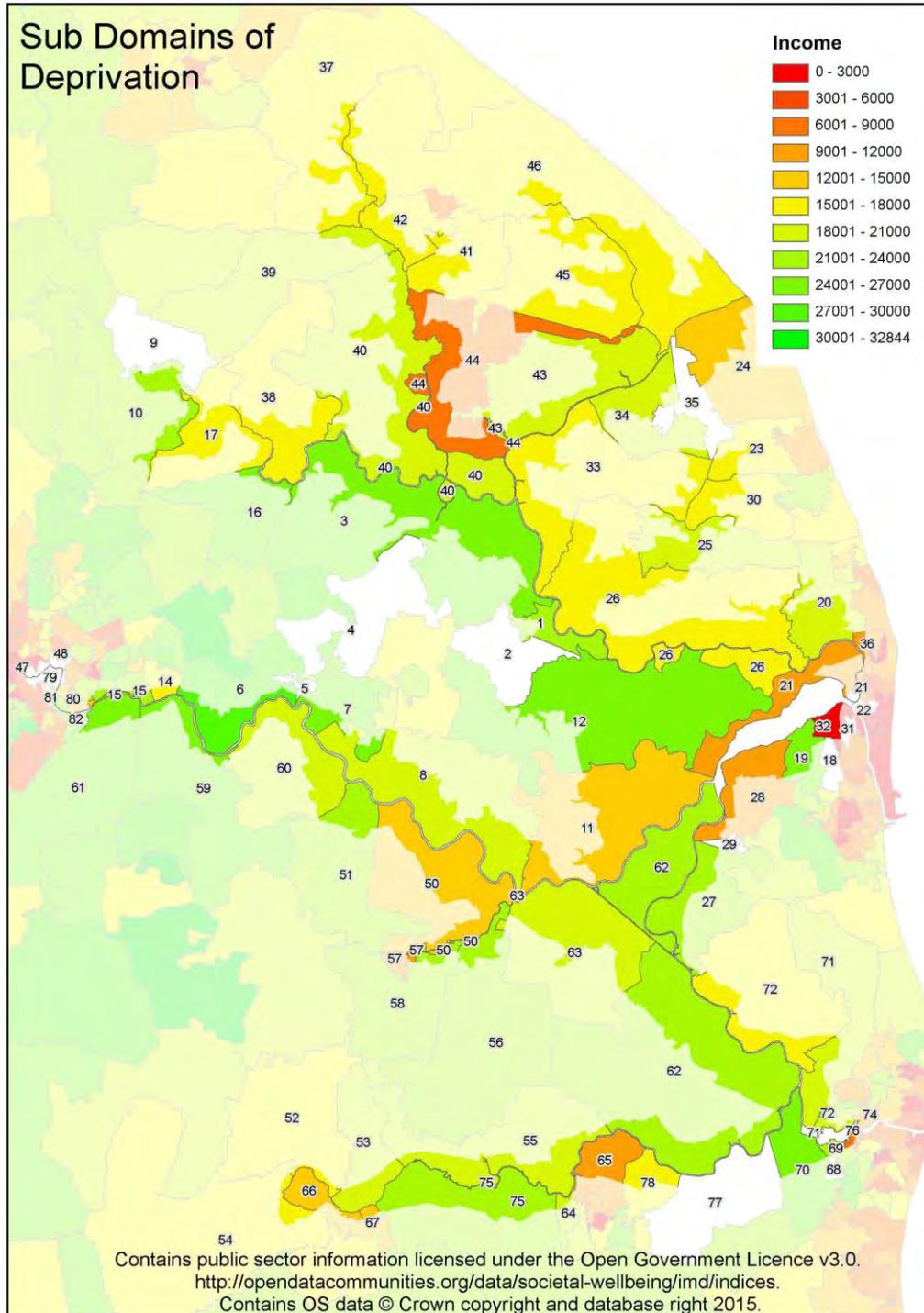
- Income Deprivation (22.5%)
- Employment Deprivation (22.5%)
- Education, Skills and Training Deprivation (13.5%)
- Health Deprivation and Disability (13.5%)
- Crime (9.3%)
- Barriers to Housing and Services (9.3%)
- Living Environment Deprivation (9.3%)

These Domains are also discussed in this document separately.



2. The Income Deprivation Domain

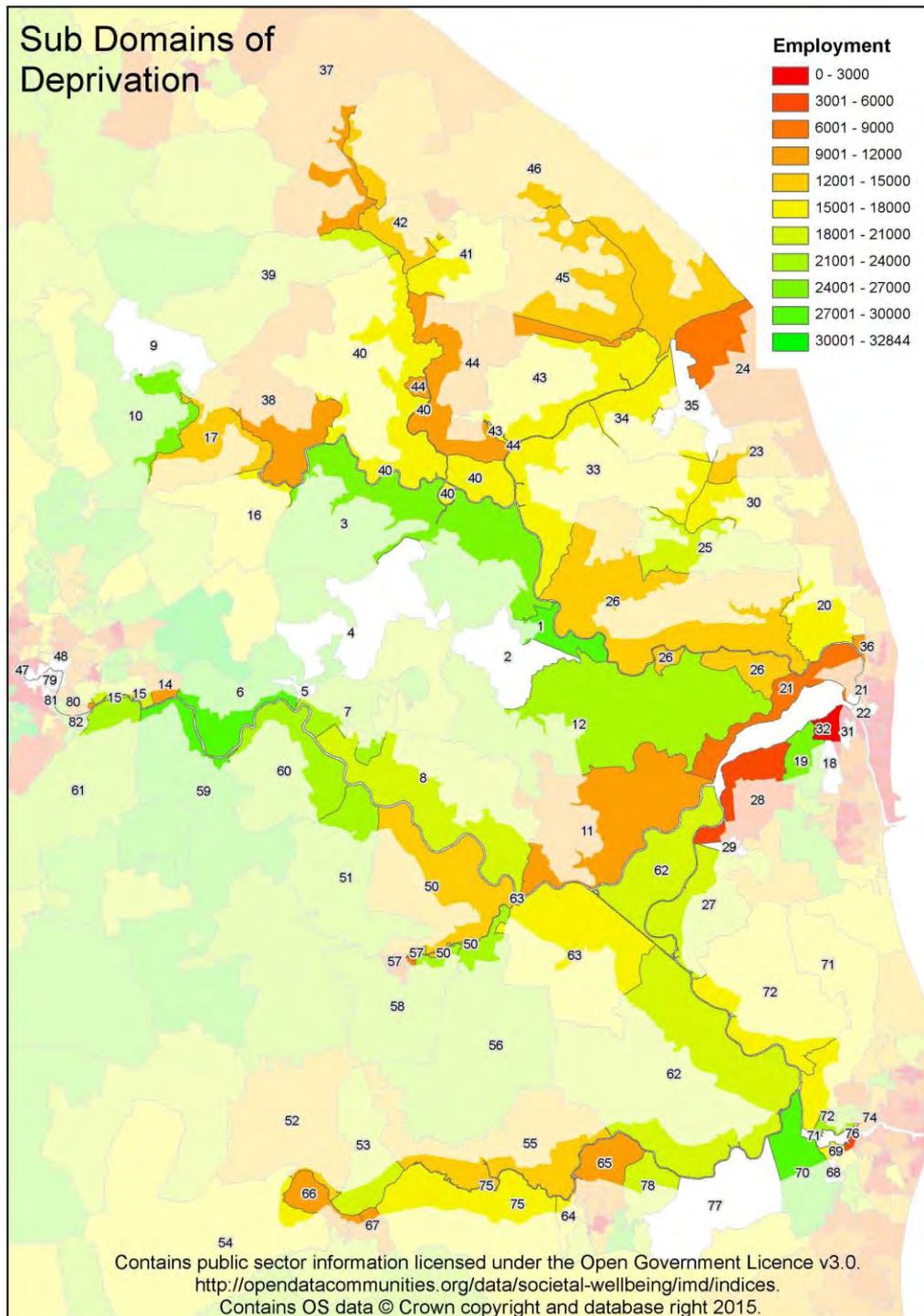
The **Income Deprivation** Domain measures the proportion of the population experiencing deprivation relating to low income. The definition of low income used includes both those people that are out-of-work, and those that are in work but who have low earnings (and who satisfy the respective means tests).



As a whole, income deprivation in the Broads is generally low. There are some pockets where the deprivation levels are high with the highest area of deprivation (so the red colour and lowest ranking) being near Great Yarmouth.

3. The Employment Deprivation Domain

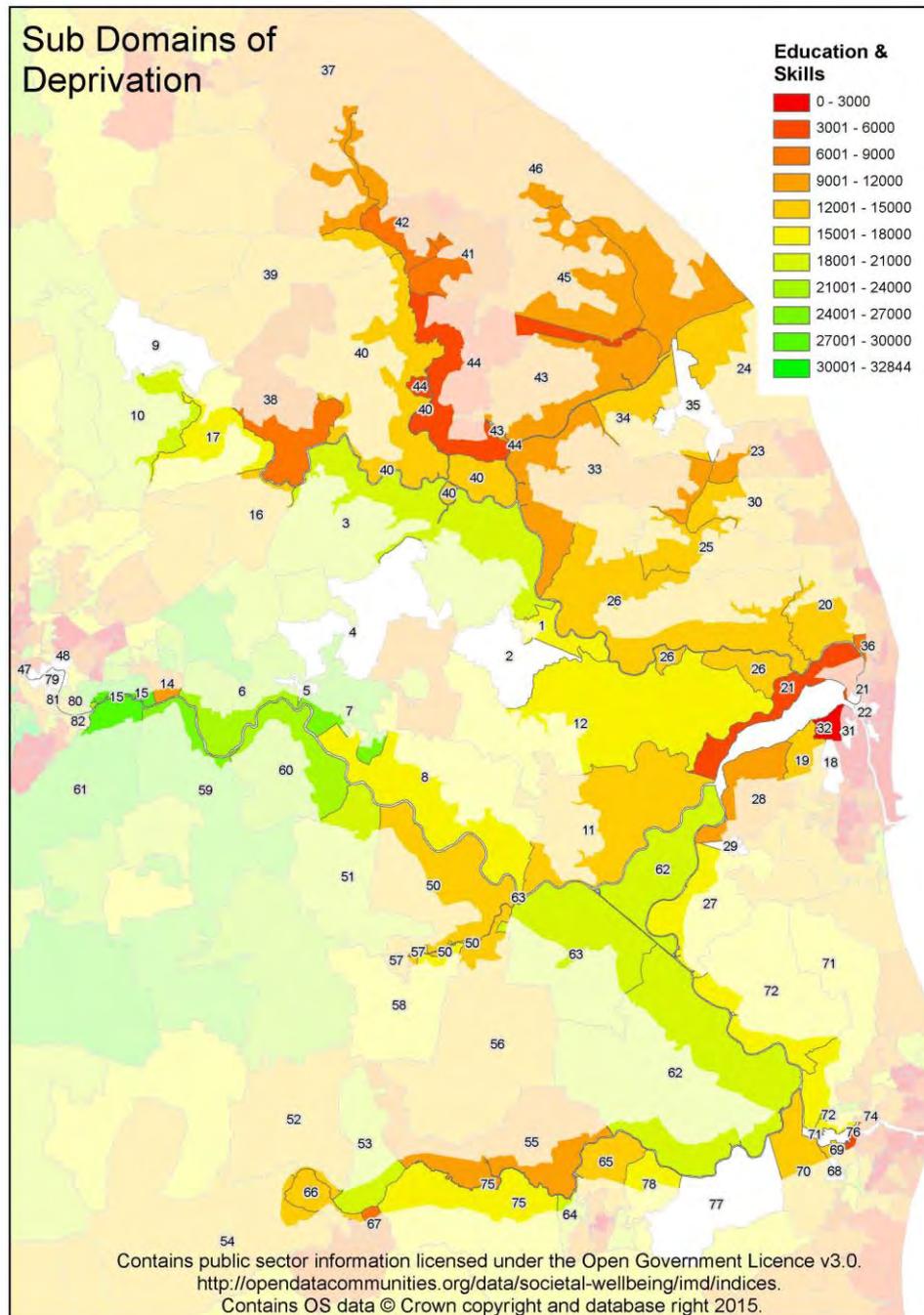
The **Employment Deprivation** Domain measures the proportion of the working-age population in an area involuntarily excluded from the labour market. This includes people who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.



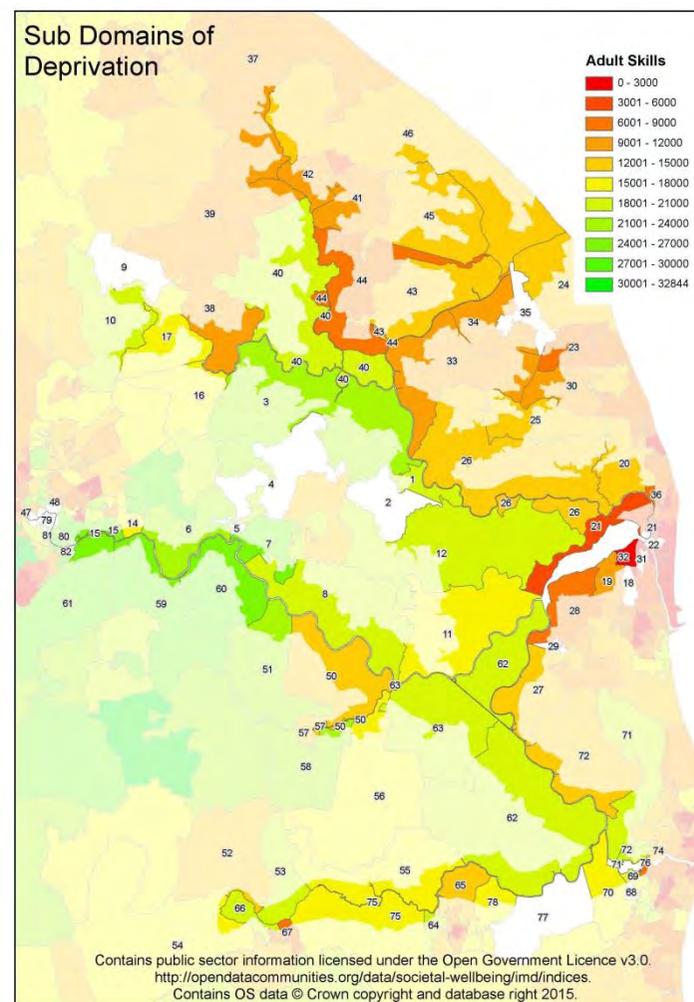
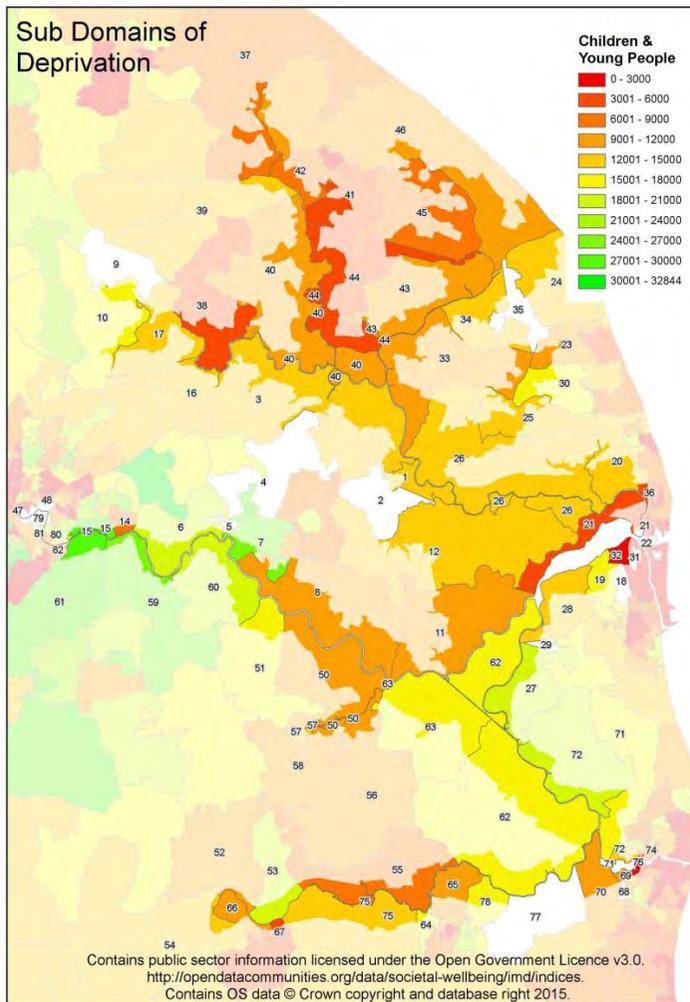
Employment deprivation sees red areas around Great Yarmouth and Burgh Castle as well as a small pocket of red in Oulton Broad.

4. The Education, Skills and Training Deprivation Domain

The **Education, Skills and Training Deprivation Domain** measures the lack of attainment and skills in the local population. The indicators fall into two sub-domains: one relating to children and young people and one relating to adult skills.



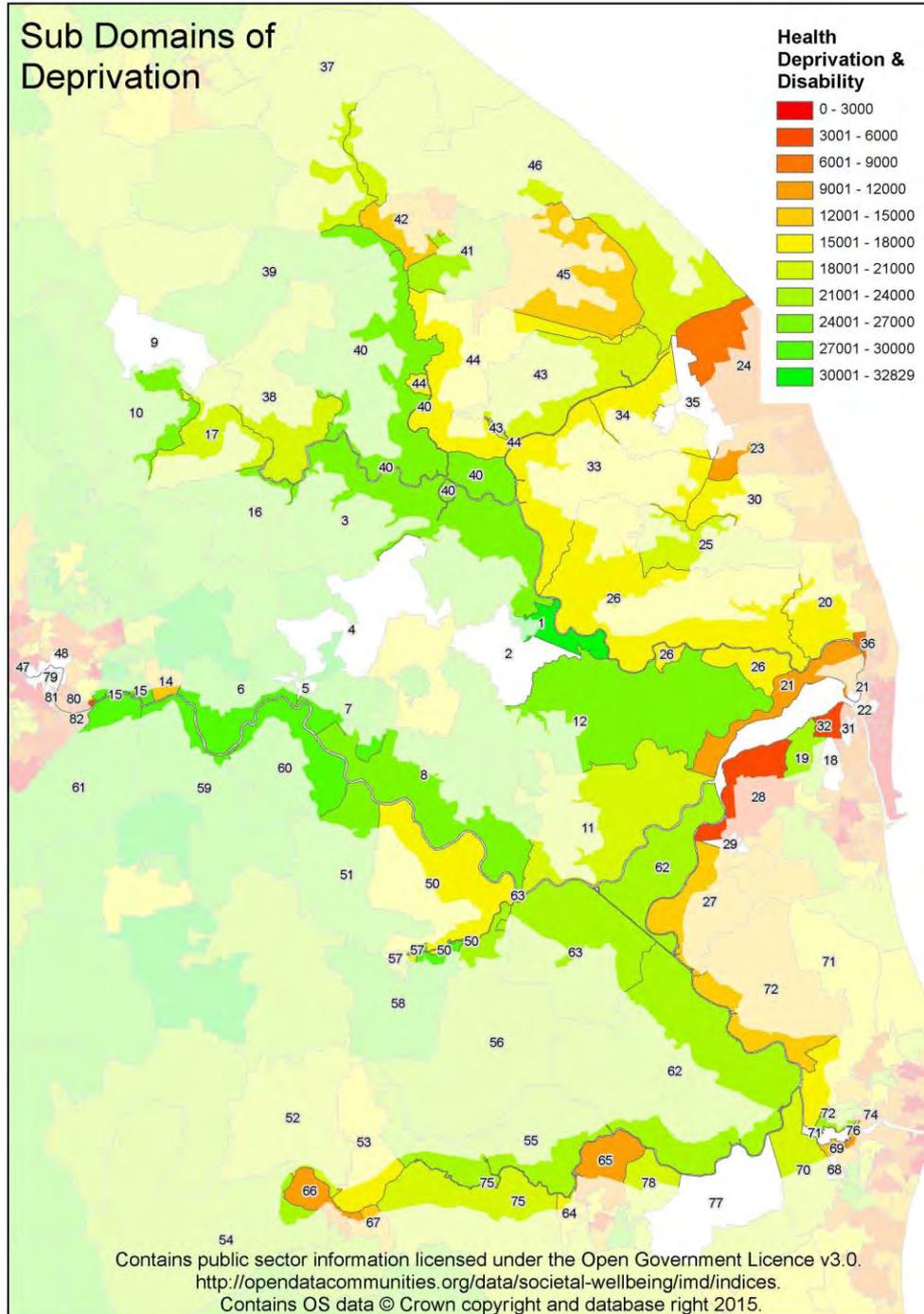
The **Education, Skills and Training Deprivation Domain** measures the lack of attainment and skills in the local population. The indicators fall into two sub-domains: one relating to children and young people and one relating to adult skills. These two sub-domains are designed to reflect the ‘flow’ and ‘stock’ of educational disadvantage within an area respectively. That is, the **Children and Young People Sub-domain** measures the attainment of qualifications and associated measures (‘flow’), while the **Adult Skills Sub-domain** measures the lack of qualifications in the resident working-age adult population (‘stock’).



The map on the left shows the children and young people sub-domain. The map is generally orange suggesting the area is towards the more deprived in relation to qualifications attainment of children. Whereas for adults, the map is greener in general so towards the least deprived. Two red pockets are shown on both maps around the Great Yarmouth and north of Breydon Water area.

5. The Health Deprivation and Disability Domain

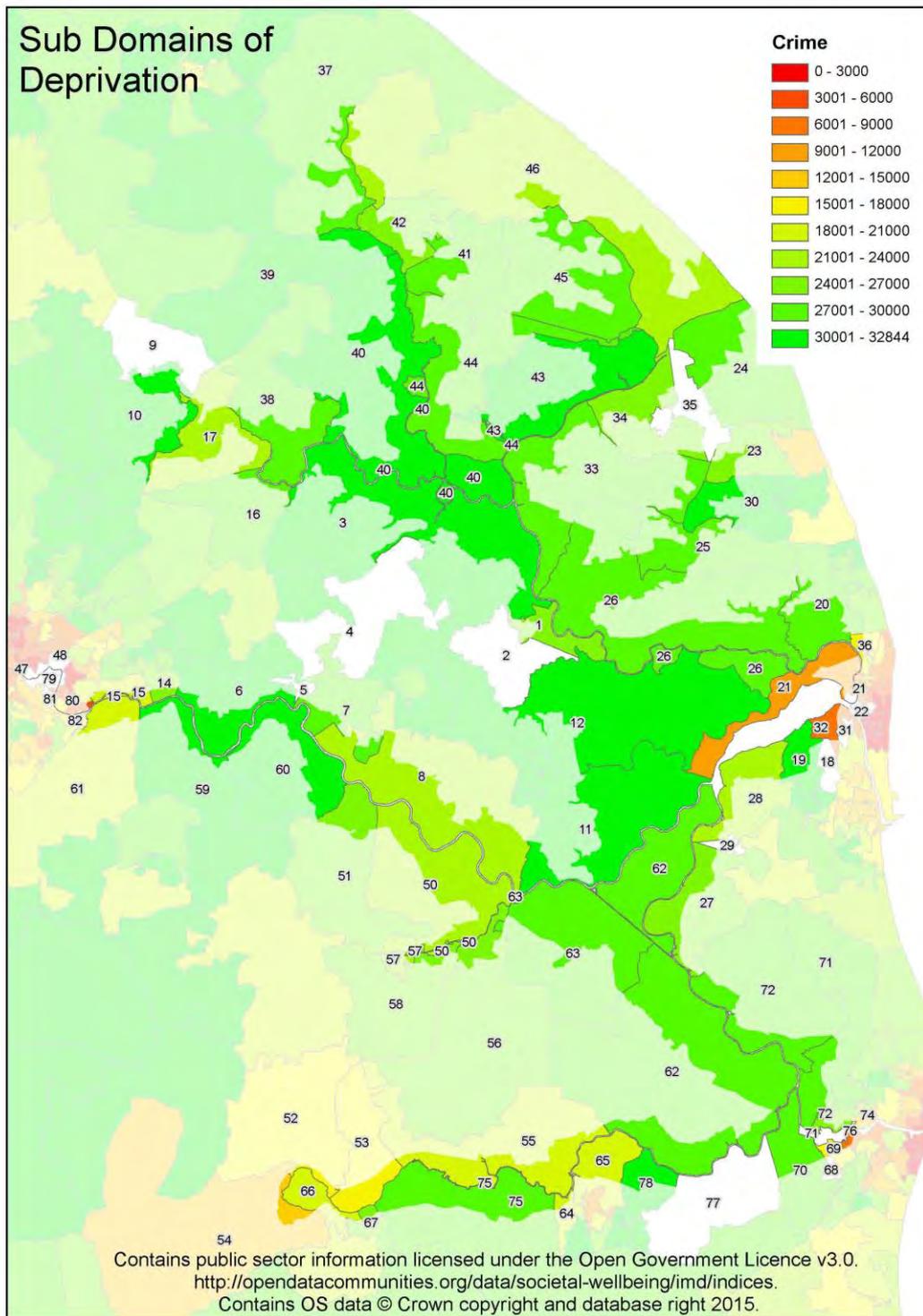
The **Health Deprivation and Disability** Domain measures the risk of premature death and the impairment of quality of life through poor physical or mental health. The domain measures morbidity, disability and premature mortality but not aspects of behaviour or environment that may be predictive of future health deprivation.



The maps shows that health deprivation is generally towards the least deprived, although there are some darker colours showing more deprivation in some isolated pockets.

6. The Crime Domain

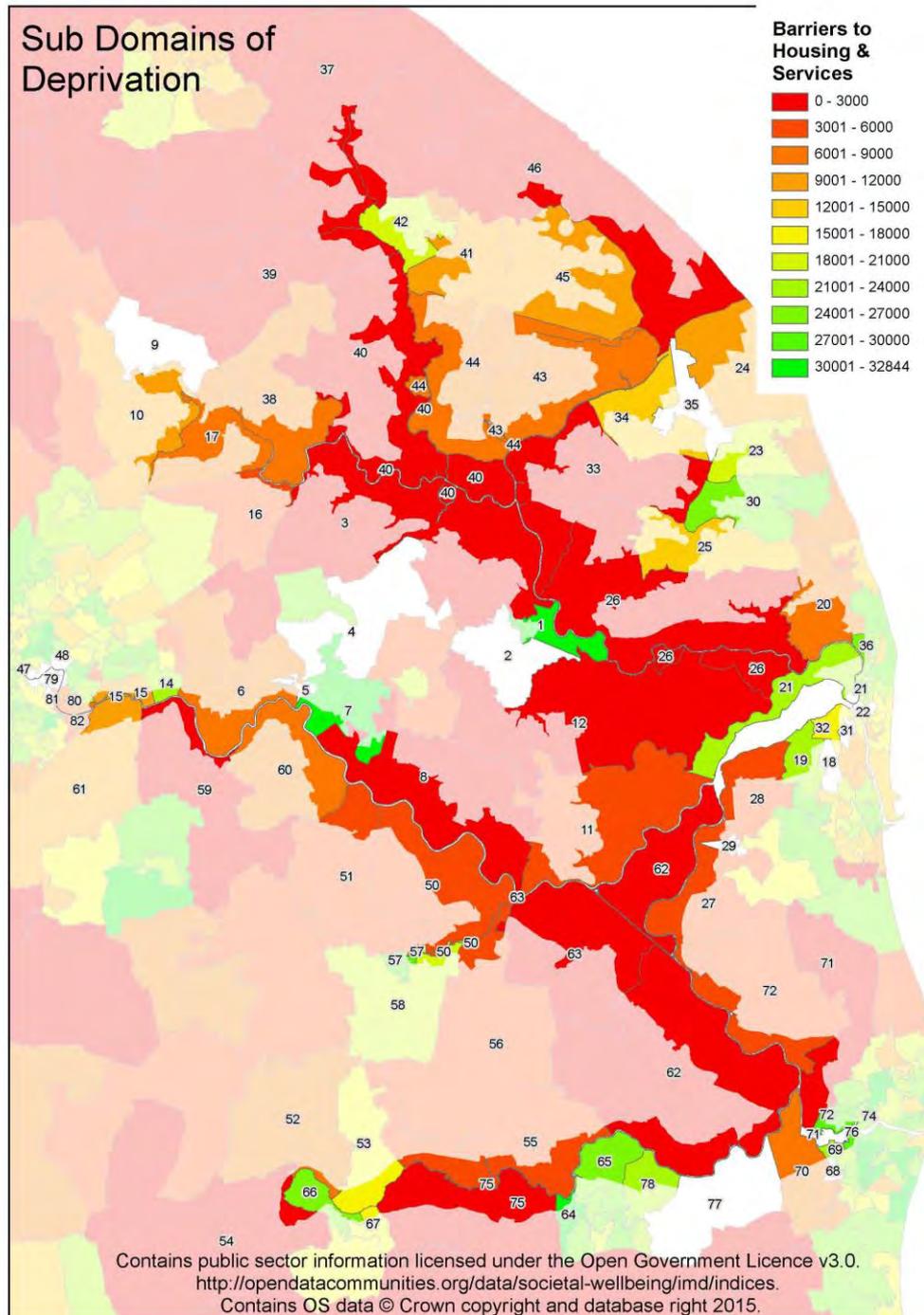
The **Crime** Domain measures the risk of personal and material victimisation at local level.



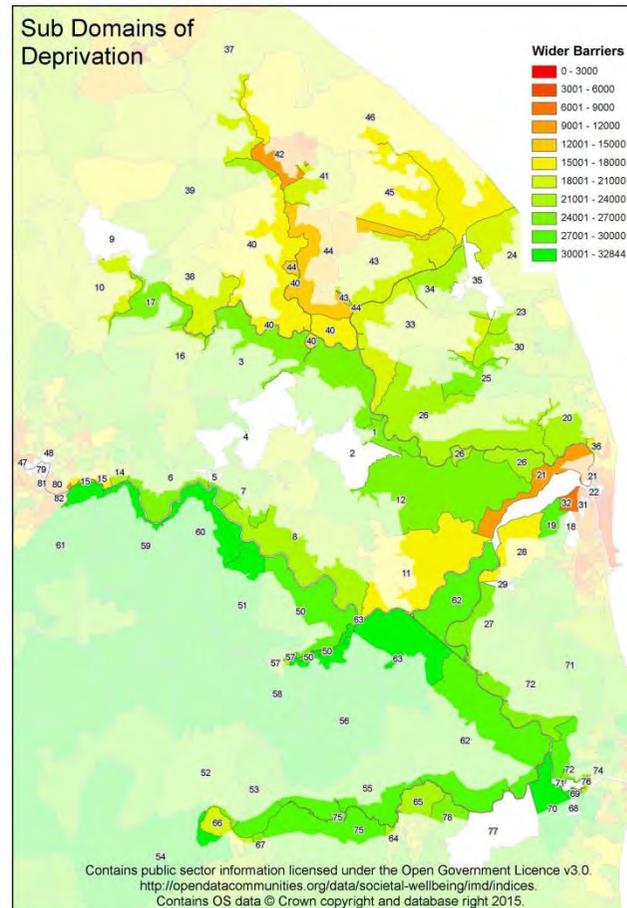
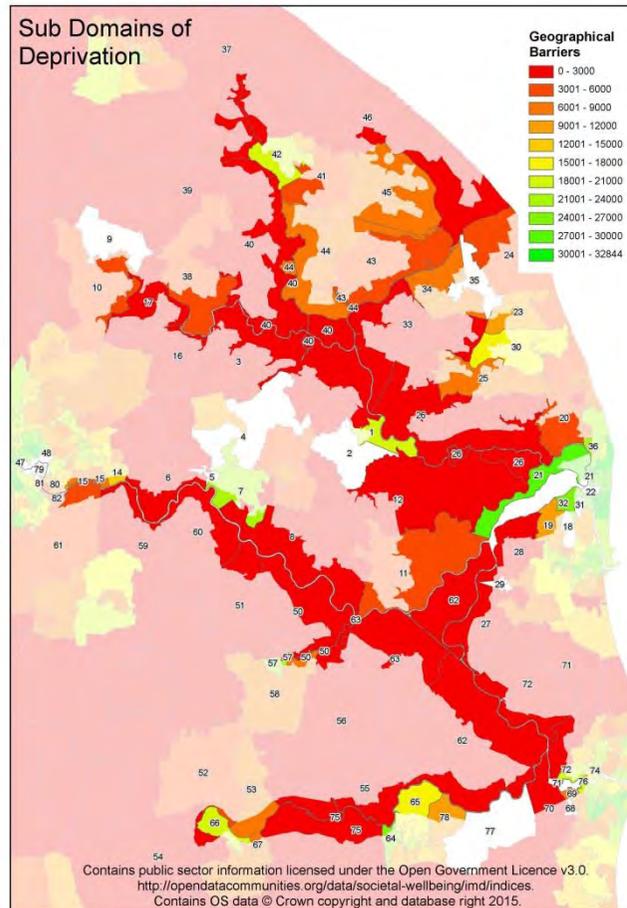
Generally in terms of crime deprivation, the Broads Authority Executive Area is least deprived, shown by the green on the map. There are some areas around Great Yarmouth and Breydon Water which are darker in colour.

7. The Barriers to Housing and Services Domain

The **Barriers to Housing and Services Domain** measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: 'geographical barriers', which relate to the physical proximity of local services, and 'wider barriers' which includes issues relating to access to housing such as affordability.



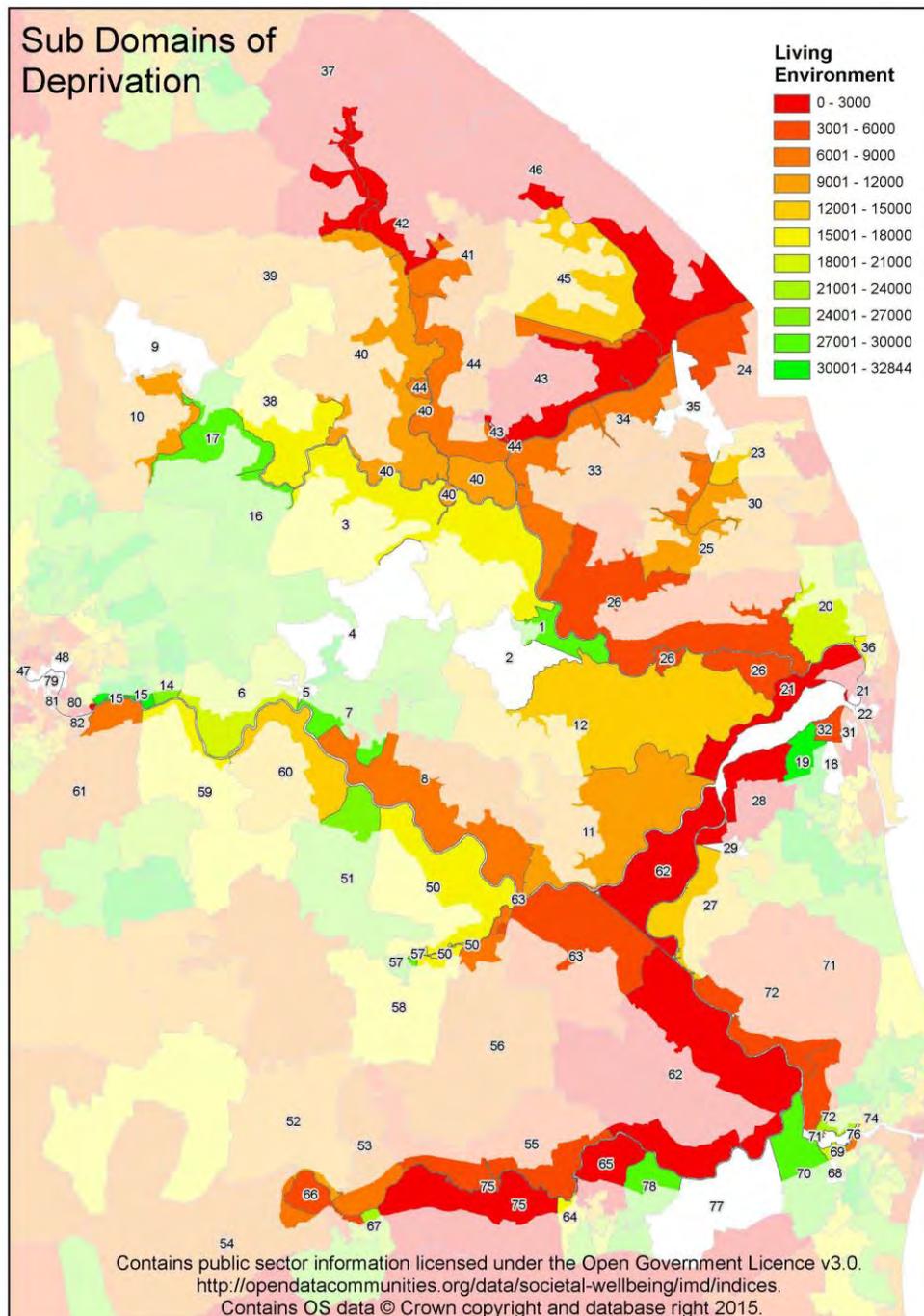
The **Barriers to Housing and Services Domain** measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: the **Geographical Barriers Sub-domain**, which relates to the physical proximity of local services and the **Wider Barriers Sub-domain** which includes issues relating to access to housing such as affordability.



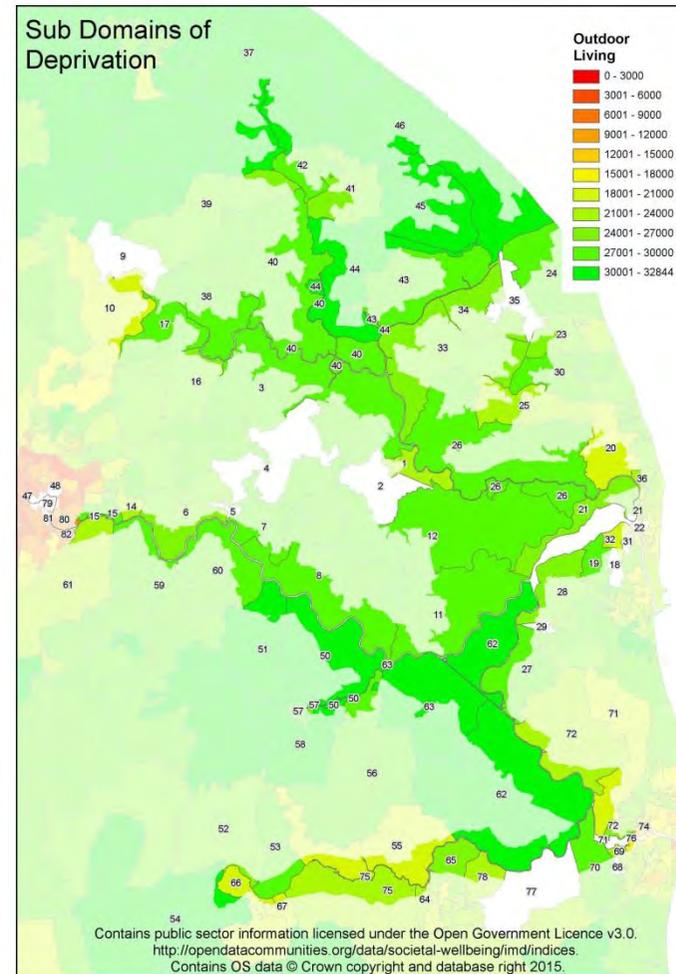
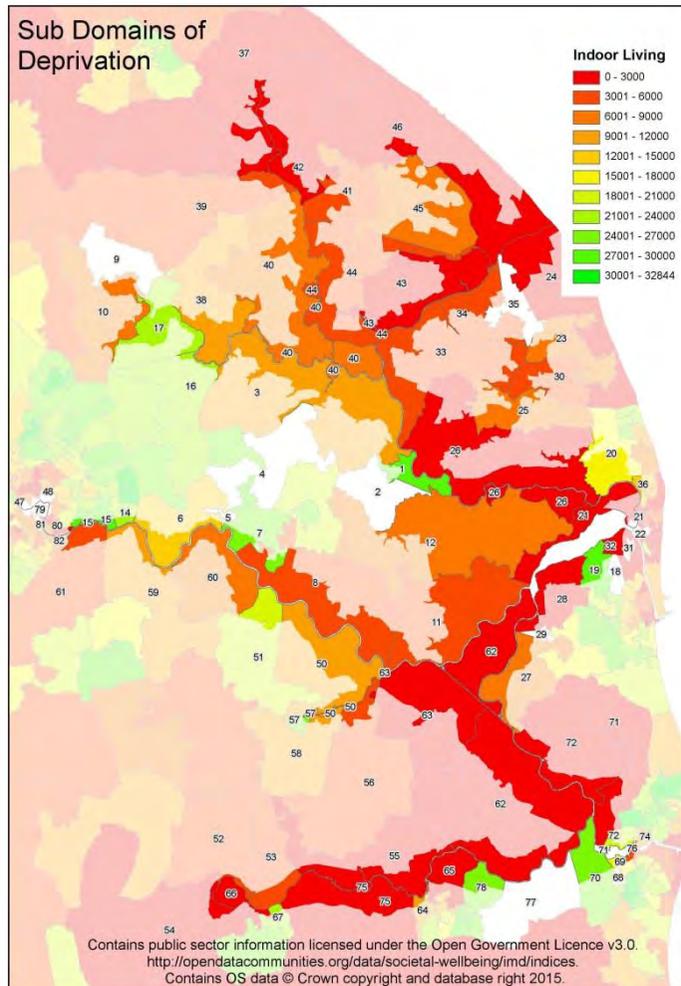
The map on the left shows Geographical Barriers to local services. This shows that the Broads is quite deprived. This could reflect the rural nature of the area with urban areas being lighter in colour. The map on the right show wider barriers such as access to housing and affordability. The Broads is towards the green end of the spectrum showing that in general it is least deprived.

8. The Living Environment Deprivation Domain

The **Living Environment Deprivation** Domain measures the quality of the local environment. The indicators fall into two sub-domains. The 'indoors' living environment measures the quality of housing; while the 'outdoors' living environment contains measures of air quality and road traffic accidents.



The **Living Environment Deprivation Domain** measures the quality of the local environment. The indicators fall into two sub-domains. The **Indoors Sub-domain** measures the quality of housing; while the **Outdoors Sub-domain** contains measures of air quality and road traffic accidents.



The map on the left shows indoors subdomain. This seems to indicate that housing quality in the Broads overall is quite poor (notwithstanding pockets of green). Whereas the map on the right, which shows outdoors subdomain, shows the entire area of the Broads as being amongst the least deprived in the country.

Conclusion

The Government requires deprivation to be considered as Local Plans are produced. This report shows the 2015 deprivation domain and sub-domains using a traffic lights system on maps. The results are mixed with the Broads Authority Executive Area being least deprived in relation to crime and health but is more deprived in relation to indoor living and geographical barriers domains.

The following table discusses the findings and indicates how the Local Plan can seek to address the domains.

Domain or Sub-domain	Action in the Local Plan
Income Deprivation Domain	The Local Plan will have an Economy section as well as a section on Tourism which relate to employment and could positively affect this domain.
Employment Deprivation Domain	
Children and Young People Sub-domain	The education authorities do not require the Local Plan to enable schools or school extensions.
Adult Skills Sub-domain	The economy and employment sections of the Local Plan could be of relevance, but no specific actions relating to adult skills are proposed within the Local Plan.
Health Domain	No specific health requirements are set on the Local Plan. The Local Plan will have a section on health and planning with the aim of enabling healthy lifestyles.
Crime Domain	As the area is least deprived on this topic, other than general design policies, no specific action is required.
Geographical Barriers Sub-domain	The Local Plan will have a policy on pubs. There is no education or health requirement set on the Local Plan. The Local Plan will seek to protect the retail areas within the Broads.
Wider Barriers Sub-domain	The Local Plan will address housing need and have a policy on affordable housing.
Indoors Sub-domain	The Local Plan will have policies that enable improvements or changes to dwellings which could positively affect this domain.
Outdoors Sub-domain	No specific action required.

In most cases LSOAs are part in the Broads and part outside of the Broads, so in planning terms, it will be for other Local Planning Authorities to consider actions to benefit the communities in the LSOAs as well as the Broads Authority through the actions stated in the table above.

It is also important to note that the Broads Authority does not exercise functions which District and County Councils do, such as community, education and housing functions. So there is a role for the District and County Councils in addressing deprivation. Furthermore, other partners have a responsibility for and expertise in addressing other domains such as CCGs and NHS England in relation to health or the Local Enterprise Partnership in relation to employment. Addressing deprivation needs a collaborative approach.

Appendix 1: The estimated population of the Broads in each LSOA

LSOA11CD	OA11CD	District	Dwelling Count within BA (calculated using GIS in April 2015)	Total Dwelling Count OA (calculated using GIS in April 2015)	% within BA	Total OA population from Census 2011	Population in the Broads part of the OA (Calculated by applying BA Av Household Size of 1.74 to dwelling count within BA (column D))	% of OA population in the Broads (using figures in column H as a percentage of the total OA population from Census 2011 (column G))	% of LSOA population in the Broads. (calculated by dividing column H by G, but adding all the OA in that LSOA)
E01026497	E00134648	Broadland	0	141	0.00	297	0.0	0.0	0.90%
	E00134652	Broadland	0	141	0.00	249	0.0	0.0	
	E00134653	Broadland	6	140	4.29	320	10.4	3.3	
	E00134654	Broadland	0	138	0.00	295	0.0	0.0	
E01026498	E00134649	Broadland	0	126	0.00	289	0.0	0.0	0%
	E00134655	Broadland	0	86	0.00	212	0.0	0.0	
	E00134656	Broadland	0	131	0.00	295	0.0	0.0	
E01026504	E00134697	Broadland	11	179	6.15	431	19.1	4.4	5.90%
	E00134699	Broadland	8	153	5.23	350	13.9	4.0	
	E00134700	Broadland	4	156	2.56	352	7.0	2.0	
	E00134701	Broadland	29	175	16.57	399	50.5	12.6	
E01026505	E00134698	Broadland	0	178	0.00	414	0.0	0.0	0%
E01026508	E00134705	Broadland	0	140	0.00	340	0.0	0.0	0%
E01026509	E00134702	Broadland	3	139	2.16	308	5.2	1.7	2.12%
	E00134714	Broadland	0	130	0.00	275	0.0	0.0	
	E00134718	Broadland	9	167	5.39	404	15.7	3.9	
E01026510	E00134706	Broadland	53	208	25.48	450	92.2	20.5	7.70%
	E00134707	Broadland	0	135	0.00	270	0.0	0.0	
	E00134708	Broadland	0	150	0.00	324	0.0	0.0	
	E00134719	Broadland	3	100	3.00	226	5.2	2.3	
E01026511	E00134715	Broadland	29	95	30.53	229	50.5	22.0	2.80%
	E00134716	Broadland	0	99	0.00	228	0.0	0.0	
	E00134717	Broadland	22	128	17.19	276	38.3	13.9	
	E00134720	Broadland	11	99	11.11	227	19.1	8.4	
E01026516	E00134744	Broadland	0	131	0.00	311	0.0	0.0	0%
E01026517	E00134739	Broadland	56	117	47.86	232	97.4	42.0	12.40%
	E00134741	Broadland	17	115	14.78	252	29.6	11.7	
	E00134747	Broadland	1	175	0.57	404	1.7	0.4	
	E00134748	Broadland	3	128	2.34	191	5.2	2.7	
E01026538	E00134851	Broadland	18	170	10.59	361	31.3	8.7	2.60%
	E00134856	Broadland	61	172	35.47	409	106.1	26.0	
	E00134857	Broadland	0	157	0.00	339	0.0	0.0	
	E00134858	Broadland	2	224	0.89	459	3.5	0.8	
E01026539	E00134850	Broadland	2	191	1.05	436	3.5	0.8	4.80%
	E00134854	Broadland	0	128	0.00	291	0.0	0.0	
	E00134855	Broadland	27	145	18.62	316	47.0	14.9	
E01026575	E00135039	Broadland	13	210	6.19	286	22.6	7.9	4.30%
	E00169823	Broadland	0	109	0.00	244	0.0	0.0	
E01026577	E00135028	Broadland	8	202	3.96	363	13.9	3.8	16.70%
	E00135041	Broadland	0	137	0.00	285	0.0	0.0	
	E00135042	Broadland	94	215	43.72	415	163.6	39.4	
E01026579	E00135057	Broadland	2	60	3.33	163	3.5	2.1	2.10%
E01026580	E00135058	Broadland	40	62	64.52	134	69.6	51.9	39.80%
	E00135059	Broadland	54	111	48.65	231	94.0	40.7	
	E00135060	Broadland	42	116	36.21	230	73.1	31.8	
E01026581	E00135067	Great Yarmouth	0	124	0.00	275	0.0	0.0	0%
E01026582	E00135084	Great Yarmouth	6	121	4.96	297	10.4	3.5	3.50%
E01026593	E00135140	Great Yarmouth	41	81	50.62	272	71.3	26.2	26.20%
E01026596	E00135159	Great Yarmouth	4	154	2.60	307	7.0	2.3	2.30%
E01026597	E00135146	Great Yarmouth	0	154	0.00	175	0.0	0.0	0%

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E01026605	E00135198	Great Yarmouth	1	134	0.75	436	1.7	0.4	0.40%
E01026606	E00135205	Great Yarmouth	61	106	57.55	247	106.1	43.0	13.20%
	E00135208	Great Yarmouth	0	160	0.00	289	0.0	0.0	
	E00135209	Great Yarmouth	0	135	0.00	267	0.0	0.0	
E01026608	E00135211	Great Yarmouth	0	170	0.00	308	0.0	0.0	12.30%
	E00135212	Great Yarmouth	55	157	35.03	407	95.7	23.5	
	E00135214	Great Yarmouth	19	112	16.96	358	33.1	9.2	
	E00135215	Great Yarmouth	18	139	12.95	226	31.3	13.9	
E01026609	E00135216	Great Yarmouth	24	87	27.59	266	41.8	15.7	37.15%
	E00135217	Great Yarmouth	52	160	32.50	194	90.5	46.6	
	E00135218	Great Yarmouth	104	143	72.73	383	181.0	47.2	
E01026613	E00135240	Great Yarmouth	0	107	0.00	330	0.0	0.0	8.57%
	E00135251	Great Yarmouth	11	158	6.96	260	19.1	7.4	
	E00135252	Great Yarmouth	30	119	25.21	242	52.2	21.6	
E01026614	E00135243	Great Yarmouth	0	126	0.00	249	0.0	0.0	14.15%
	E00135248	Great Yarmouth	12	141	8.51	352	20.9	5.9	
	E00135250	Great Yarmouth	50	138	36.23	283	87.0	30.7	
	E00169839	Great Yarmouth	32	229	13.97	272	55.7	20.5	
E01026616	E00135247	Great Yarmouth	0	147	0.00	304	0.0	0.0	0%
E01026629	E00135319	Great Yarmouth	45	124	36.29	282	78.3	27.8	27.80%
E01026634	E00135340	Great Yarmouth	0	130	0.00	365	0.0	0.0	0%
E01026635	E00135337	Great Yarmouth	0	160	0.00	302	0.0	0.0	0.84%
	E00135347	Great Yarmouth	0	140	0.00	336	0.0	0.0	
	E00169836	Great Yarmouth	4	158	2.53	192	7.0	3.6	
E01026636	E00135364	Great Yarmouth	82	234	35.04	554	142.7	25.8	16.10%
	E00135365	Great Yarmouth	0	124	0.00	391	0.0	0.0	
	E00135366	Great Yarmouth	9	160	5.63	295	15.7	5.3	
	E00135367	Great Yarmouth	27	138	19.57	336	47.0	14.0	
	E00135368	Great Yarmouth	57	93	61.29	315	99.2	31.5	
E01026637	E00135353	Great Yarmouth	0	146	0.00	260	0.0	0.0	12.87%
	E00135355	Great Yarmouth	59	90	65.56	332	102.7	30.9	
	E00135360	Great Yarmouth	0	262	0.00	206	0.0	0.0	

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E01026638	E00135357	Great Yarmouth	0	116	0.00	164	0.0	0.0	0%
	E00135358	Great Yarmouth	0	116	0.00	274	0.0	0.0	
E01026640	E00135371	Great Yarmouth	0	129	0.00	212	0.0	0.0	11.54%
	E00135376	Great Yarmouth	26	110	23.64	178	45.2	25.4	
E01026740	E00135938	North Norfolk	66	159	41.51	243	114.8	47.3	23.41%
	E00135944	North Norfolk	1	143	0.70	255	1.7	0.7	
E01026744	E00135969	North Norfolk	59	90	65.56	249	102.7	41.2	33.61%
	E00135970	North Norfolk	6	132	4.55	319	10.4	3.3	
	E00135974	North Norfolk	105	158	66.46	312	182.7	58.6	
E01026767	E00136099	North Norfolk	55	119	46.22	172	95.7	55.6	22.84%
	E00136100	North Norfolk	0	114	0.00	247	0.0	0.0	
E01026769	E00136103	North Norfolk	68	216	31.48	250	118.3	47.3	33.05%
	E00136104	North Norfolk	96	186	51.61	254	167.0	65.8	
	E00136106	North Norfolk	0	134	0.00	255	0.0	0.0	
	E00136107	North Norfolk	93	203	45.81	467	161.8	34.7	
	E00136108	North Norfolk	26	140	18.57	264	45.2	17.1	
E01026774	E00136140	North Norfolk	10	253	3.95	271	17.4	6.4	4.36%
	E00136149	North Norfolk	4	150	2.67	288	7.0	2.4	
E01026776	E00136142	North Norfolk	28	77	36.36	307	48.7	15.9	20.71%
	E00136147	North Norfolk	44	235	18.72	298	76.6	25.7	
E01026783	E00136203	North Norfolk	13	120	10.83	336	22.6	6.7	17.85%
	E00136204	North Norfolk	38	162	23.46	321	66.1	20.6	
	E00136206	North Norfolk	3	96	3.13	297	5.2	1.8	
	E00136207	North Norfolk	77	212	36.32	323	134.0	41.5	
E01026784	E00136195	North Norfolk	17	116	14.66	156	29.6	19.0	28.70%
	E00136202	North Norfolk	49	131	37.40	244	85.3	34.9	
E01026785	E00136198	North Norfolk	6	171	3.51	348	10.4	3.0	3.17%
	E00136199	North Norfolk	6	164	3.66	312	10.4	3.3	
E01026786	E00136209	North Norfolk	2	117	1.71	256	3.5	1.4	1.72%
	E00136210	North Norfolk	0	136	0.00	214	0.0	0.0	
	E00136211	North Norfolk	1	174	0.57	360	1.7	0.5	
	E00136214	North Norfolk	8	86	9.30	278	13.9	5.0	
E01026823	E00136395	Norwich	0	226	0.00	317	0.0	0.0	0%
	E00136412	Norwich	0	239	0.00	374	0.0	0.0	
	E00136423	Norwich	0	246	0.00	204	0.0	0.0	
	E00136424	Norwich	0	194	0.00	313	0.0	0.0	
	E00173827	Norwich	0	358	0.00	215	0.0	0.0	
E01026848	E00136563	Norwich	0	82	0.00	167	0.0	0.0	0%
	E00136565	Norwich	0	159	0.00	226	0.0	0.0	
	E00136567	Norwich	0	140	0.00	142	0.0	0.0	
E01026849	E00136559	Norwich	38	166	22.89	364	66.1	18.2	18.20%
E01026879	E00136717	South Norfolk	5	173	2.89	284	8.7	3.1	22.11%
	E00136719	South Norfolk	71	178	39.89	314	123.5	39.3	
E01026880	E00136718	South Norfolk	15	111	13.51	215	26.1	12.1	12.10%
E01026892	E00136785	South Norfolk	3	88	3.41	194	5.2	2.7	2.70%
E01026893	E00136781	South Norfolk	4	148	2.70	407	7.0	1.7	36.57%
	E00136784	South Norfolk	116	186	62.37	164	201.8	123.1	
E01026894	E00136792	South Norfolk	6	127	4.72	198	10.4	5.3	5.30%
E01026898	E00136815	South Norfolk	22	63	34.92	192	38.3	19.9	18.24%
	E00136816	South Norfolk	30	172	17.44	225	52.2	23.2	
	E00136817	South Norfolk	27	181	14.92	157	47.0	29.9	
	E00136818	South Norfolk	0	138	0.00	180	0.0	0.0	

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E01026899	E00136821	South Norfolk	10	62	16.13	373	17.4	4.7	4.70%
E01026911	E00136884	South Norfolk	17	157	10.83	488	29.6	6.1	6.10%
E01026912	E00136882	South Norfolk	10	147	6.80	291	17.4	6.0	4.07%
	E00136886	South Norfolk	4	172	2.33	308	7.0	2.3	
E01026929	E00136976	South Norfolk	29	144	20.14	297	50.5	17.0	12.06%
	E00136977	South Norfolk	5	81	6.17	194	8.7	4.5	
E01026930	E00136979	South Norfolk	12	160	7.50	296	20.9	7.1	3.48%
	E00136981	South Norfolk	5	134	3.73	135	8.7	6.4	
	E00136982	South Norfolk	1	93	1.08	397	1.7	0.4	
	E00136983	South Norfolk	6	70	8.57	372	10.4	2.8	
E01026937	E00137016	South Norfolk	15	216	6.94	304	26.1	8.6	5.40%
	E00137017	South Norfolk	0	170	0.00	179	0.0	0.0	
E01026943	E00137043	South Norfolk	0	55	0.00	279	0.0	0.0	6.30%
	E00137044	South Norfolk	10	129	7.75	324	17.4	5.4	
	E00137045	South Norfolk	13	120	10.83	301	22.6	7.5	
	E00137046	South Norfolk	27	168	16.07	301	47.0	15.6	
	E00137052	South Norfolk	1	49	2.04	202	1.7	0.9	
E01026944	E00137047	South Norfolk	9	49	18.37	198	15.7	7.9	6.69%
	E00137048	South Norfolk	23	125	18.40	372	40.0	10.8	
	E00137050	South Norfolk	3	167	1.80	340	5.2	1.5	
E01030224	E00154146	Waveney	31	128	24.22	124	53.9	43.5	43.50%
E01030225	E00154141	Waveney	49	163	30.06	183	85.3	46.6	11.82%
	E00154142	Waveney	0	124	0.00	460	0.0	0.0	
	E00154143	Waveney	22	124	17.74	402	38.3	9.5	
E01030230	E00154182	Waveney	50	171	29.24	298	87.0	29.2	25.10%
	E00154191	Waveney	47	138	34.06	375	81.8	21.8	
E01030231	E00154190	Waveney	3	147	2.04	274	5.2	1.9	1.35%
	E00154195	Waveney	0	135	0.00	112	0.0	0.0	
E01030234	E00154199	Waveney	0	125	0.00	298	0.0	0.0	0%
E01030235	E00154208	Waveney	7	133	5.26	413	12.2	2.9	2.90%
E01030237	E00173910	Waveney	1	123	0.81	302	1.7	0.6	0.60%
E01030259	E00154344	Waveney	18	69	26.09	118	31.3	26.5	26.50%
E01030260	E00154345	Waveney	4	106	3.77	253	7.0	2.8	4.11%
	E00154346	Waveney	10	103	9.71	219	17.4	7.9	
	E00173915	Waveney	0	42	0.00	121	0.0	0.0	
E01030268	E00154374	Waveney	2	132	1.52	245	3.5	1.4	1.40%
E01030269	E00154390	Waveney	67	121	55.37	279	116.6	41.8	50.10%
	E00154392	Waveney	186	186	100.00	232	232.0	100*	
	E00154401	Waveney	30	131	22.90	289	52.2	18.1	
E01030270	E00154388	Waveney	4	150	2.67	265	7.0	2.6	12.66%
	E00154391	Waveney	42	130	32.31	367	73.1	19.9	
E01030286	E00154479	Waveney	16	95	16.84	364	27.8	7.6	18.97%
	E00154480	Waveney	41	86	47.67	298	71.3	23.9	
	E00154486	Waveney	31	63	49.21	145	53.9	37.2	
E01030289	E00154492	Waveney	44	135	32.59	211	76.6	36.3	23.63%
	E00154499	Waveney	14	167	8.38	216	24.4	11.3	
E01030293	E00154516	Waveney	0	179	0.00	322	0.0	0.0	0%
	E00154518	Waveney	0	190	0.00	327	0.0	0.0	
E01030294	E00154530	Waveney	2	122	1.64	317	3.5	1.1	1.10%
E01033438	E00136547	Norwich	0	169	0.00	302	0.0	0.0	0%
	E00136548	Norwich	0	231	0.00	271	0.0	0.0	
	E00136550	Norwich	0	151	0.00	154	0.0	0.0	
	E00136551	Norwich	0	202	0.00	252	0.0	0.0	
	E00136566	Norwich	0	138	0.00	213	0.0	0.0	

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	E00136572	Norwich	0	258	0.00	259	0.0	0.0	
E01033439	E00136543	Norwich	0	331	0.00	298	0.0	0.0	0.26%
	E00136549	Norwich	1	261	0.38	357	1.7	0.5	
E01033440	E00173858	Norwich	0	145	0.00	352	0.0	0.0	0%
E01033441	E00173851	Norwich	0	128	0.00	211	0.0	0.0	0.42%
	E00173852	Norwich	1	160	0.63	140	1.7	1.2	
	E00173853	Norwich	0	133	0.00	258	0.0	0.0	
	E00173854	Norwich	0	156	0.00	330	0.0	0.0	
	E00173860	Norwich	3	120	2.50	449	5.2	1.2	
	E00173861	Norwich	0	132	0.00	295	0.0	0.0	

3605

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6181.06

*Note that the original calculation results in 139% of the population of an OA is in the Broads. This is a reflection that we are applying the average household density across the Broads to each number of dwellings in the BA part of an OA. On this occasion, all dwellings in this OA are in the Broads. As such, we have taken the population to be that as per the Census. This has resulted in the total population in this table being different to that of the 2011 Census (6,271). However, the table gives an indication of where the population of the Broads lives, which is the purpose of the exercise.

DRAFT

Rural Enterprise Dwellings and PPS7 Topic Paper

Broads Authority

May 2016

1. Introduction

Rural enterprise dwellings are those dwellings needed to support agriculture, forestry, boatyards, tourism and other rural employment. Essentially these operations may need staff to be near to the operation in case of emergencies or because they may effectively be on duty for 24 hours a day. It should be noted that in this topic paper the references to dwelling could also apply to residential mooring.

Being a predominantly rural area with many rural enterprises, the Broads Authority does receive applications for these types of dwellings.

Prior to the National Planning Policy Framework (NPPF), Planning Policy Statement (PPS) 7 was the relevant Government policy and guidance which gave guidance on this matter and helped to determine such applications. PPS7 has been withdrawn. The Authority already has adopted policy DP26 which helps determine such applications, however there is a lack of guidance and some elements of PPS7 are not included in DP26. DP26 was adopted in 2011 and is copied below.

DP26 Permanent and Temporary Dwellings for Agricultural, Forestry and Other Workers

Development of a new dwelling or a residential mooring for agricultural, forestry or rural workers, including boatyard workers, will be permitted outside the defined development boundaries if:

- (a) There is a demonstrable existing need for full time worker(s) to be available at all times for the enterprise to function properly;
- (b) The need is arising from a worker employed full-time or one employed primarily in the Broads in agriculture, forestry or a rural business;
- (c) Evidence is submitted that demonstrates that the business has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so;
- (d) The functional need cannot be met by an existing dwelling on the site or in the locality and there has been no sale on the open market of another dwelling on the site that could have met the needs of the worker in the past three years;
- (e) The dwelling would be commensurate in size and scale with the needs of the enterprise; and
- (f) It would not adversely affect protected species or habitats.

Should a new dwelling be permitted under this policy, the Authority will impose a condition restricting its initial and successive occupation to a person solely or mainly employed in agriculture, forestry or a Broads related rural enterprise. The removal of an occupancy condition will only be permitted in exceptional circumstances where it can be demonstrated that:

(g) There is no longer a long-term need for the dwelling on the particular enterprise on which the dwelling is located; and

(h) Unsuccessful attempts have been made to sell or rent the dwelling at a price that takes account of the occupancy condition.

Applications for a temporary mobile home or residential mooring for agricultural, forestry or rural workers, including boatyard workers, will be permitted provided that:

(i) Residential occupation would be for a period of up to three years;

(j) There is clear evidence that the proposed enterprise has been planned on a sound financial basis;

(k) The functional need cannot be met by an existing dwelling on the site or in a nearby settlement; and

(l) In relation to temporary mobile homes, the proposed temporary dwelling would not be located in Flood Risk Zone 3.

After three years, if there is no planning justification for a permanent dwelling, then the mobile home must be removed or, for a residential mooring, the vessel's residential use must cease.

The NPPF says the following in relation to rural workers at paragraph 55.

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside

DP26 was produced prior to the NPPF. The Authority's internal assessment of DP26 against the NPPF¹ concludes that the aim of policy is broadly consistent with the NPPF. However, majority of detailed policy content is not reflected in NPPF and neither is much of PPS7.

2. Incorporating more of PPS7 into a new Rural Enterprise Dwellings policy

The issue with regards to rural enterprise dwellings and isolated dwellings in the Broads is not one of number of applications, but rather the impact of what are usually isolated dwellings. Such applications propose development in areas where permission would not normally be granted due to the isolated nature. However, the Authority considers it important to support rural enterprises. Generally the Authority supports proposals in the right place, but will protect the special qualities of the Broads if proposals are in the wrong place.

¹ http://www.broads-authority.gov.uk/_data/assets/pdf_file/0019/414370/The_National_Policy_report_and_appendix.pdf

The Authority considers it important to have an objective set of criteria to expand on the requirements of the NPPF. There are useful and important criteria within PPS7 as well as guidance which is currently missing from local and national policy. Such criteria and guidance can help the Authority interpret and consider applications for rural enterprise dwellings.

3. Proposed Policy and Reasoned Justification

This is the proposed refreshed and updated rural enterprise policy. The changes take into account experience from using the policy as well as incorporating some important elements of PPS7.

Policy X: Permanent and Temporary Dwellings for Rural Enterprise Workers

Development of a new dwelling or a residential mooring for rural workers will only be permitted outside the defined development boundaries if:

- a) Satisfactory evidence is submitted that demonstrates an existing essential need for full time worker(s) to be available on site or nearby at all times for the enterprise to function properly;
- b) The need is arising from a worker employed either full-time or one employed primarily in the Broads in a rural enterprise;
- c) Evidence is submitted that demonstrates that the business has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so;
- d) The functional need cannot be met by an existing dwelling on the site or nearby and there has been no sale on the open market of another dwelling on the site that could have met the needs of the worker in the past three years;
- e) Where practicable and appropriate, first consideration has been given to the conversion of an existing building;
- f) The dwelling is commensurate in size and scale with the needs of the enterprise and the cost would be viable in relation to the finances of the enterprise;
- g) The dwelling is sited so as to meet the identified functional need and is well related to the existing buildings of the enterprise; and
- h) The proposal would not adversely affect protected species or habitats.

Should a new dwelling be permitted under this policy, the Authority will impose a condition restricting its occupation to a person solely or mainly employed in agriculture, forestry or a Broads related rural enterprise, as appropriate.

The removal of an occupancy condition will only be permitted in exceptional circumstances where it can be demonstrated that:

- i) There is no longer a long-term need for the dwelling on the particular enterprise on which the dwelling is located; and
- j) Unsuccessful attempts have been made to sell or rent the dwelling at a price that takes account of the occupancy condition.

Applications for a temporary mobile home, caravan or residential mooring for rural enterprise workers, will only be permitted if;

- k) Residential occupation would be for a period of up to three years;
- l) There is clear evidence that the proposed enterprise has been planned on a sound financial basis for the same period (or longer) which the application seeks permission for a temporary dwelling/residential mooring for;
- m) The functional need cannot be met by an existing dwelling on the site or nearby;
- n) In relation to temporary caravans and mobile homes, the proposed temporary dwelling would not be located in Flood Risk Zone 3;
- o) The temporary structure can easily dismantled or taken away; and,
- p) The proposal would not adversely affect protected species or habitats.

Any planning permission granted will specify the period for which the temporary permission is granted and the date by which the temporary dwelling/mooring will have to be removed. Successive extensions to a temporary permission will not normally be granted unless material considerations indicate otherwise.

After three years (or such other period as the temporary permission may be for), if there is no planning justification for a permanent dwelling, then the mobile home or caravan must be removed or, for a residential mooring, the vessel's residential use must cease.

Reasoned Justification

The erection of dwellings or residential moorings outside defined development boundaries has the potential to have a negative impact on the openness and special character of the Broads. Rural Enterprise dwellings or residential moorings outside development boundaries will require special justification if planning permission is to be granted. The NPPF states that one such instance is when accommodation is required to enable agricultural, forestry and certain other full-time rural workers to live at, or nearby, their place of work.

For the purposes of this policy, the term 'rural workers' relates to those who work in agriculture, horticulture, forestry, tourism and boatyards and other enterprises which require a rural location. Any application would need to fully justify why the dwelling is linked to and needed to support a rural enterprise.

While proposals which support the proper functioning of rural enterprises will generally be supported because of the contribution such enterprises make to the local economy, in order to protect the landscape character of the Broads essential workers dwellings or residential moorings will only be permitted where there is a demonstrable need for a full time worker(s) to live at, or very close to, the site of their work and this functional need cannot be met by an existing dwelling on the site or in the locality.

When judging locality, the Authority will take into account what the requirement of the business is for an employee to live nearby and what a reasonable distance to travel to the business is. This will vary on a case-by-case basis and an application should explain what distance is appropriate and why.

To ensure that this demand for a dwelling or residential mooring is likely to be sustained, proposals must be accompanied by evidence to demonstrate that the business has been established for at least three years, profitable for at least one of them, currently financially sound and has a clear prospect of remaining so. A business plan for the subsequent three years will assist in assessing the future prospects.

Any proposals to convert buildings to become a rural enterprise dwelling (criterion e) will be considered against the relevant conversion policies in the Local Plan. When looking at dwellings that already exist nearby (criterion d), properties available for rent need to be considered as well as those available to buy and it should be demonstrated what price the enterprise can reasonably afford.

Any new dwelling or residential moorings permitted under this policy will be restricted in size and scale to one which is commensurate with the needs of the enterprise to ensure that the proposal does not have an unacceptable impact on the special landscape character of the Broads. Furthermore, the cost of constructing the dwelling in relation to what can be afforded by the enterprise is an important consideration as the erection of a dwelling should not affect the finances such that the enterprise would no longer be financially viable. Permitted development rights for future extensions and alterations may be removed in order to maintain control over the size of the dwelling, in the interests of protecting the landscape and local character.

If a proposal is considered in the context of this policy to potentially have an effect on an internationally designated site then it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment undertaken.

Applicants should be aware that the Authority will use appropriate external expertise when necessary to assess the more technical information required to accompany proposals and the applicant will be required to reimburse the Authority the cost of this.

Where a new dwelling or residential mooring is permitted, the occupancy will be restricted by condition to ensure that it is occupied by a person, or persons, currently or last employed working in local agriculture, horticulture, forestry, and other rural activities, or their surviving partner or dependant(s).

Due to changing farm practices, the vulnerability of the agricultural sector and potential decline in other rural businesses, there may be instances where a dwelling or residential moorings for a rural worker is no longer required. The Authority will only consider favourably applications to remove occupancy conditions where it can be demonstrated that there is no longer a need for the dwelling on the particular enterprise on which the dwelling or residential mooring is located, either due to changes in the nature of the business or because the business is no longer viable. Applications for the removal of occupancy conditions will also need to be accompanied by robust information to demonstrate that unsuccessful attempts have been made, for a continuous period of at least 12 months, to sell or rent the dwelling at a reasonable price which takes account of the occupancy condition, including offering it to a minimum of three local Registered Social Landlords operating locally on terms which would prioritise its occupation by a rural worker as an affordable dwelling,

and that option has been refused. With regards to criterion J, unless there are special circumstances to justify restricting the dwelling or residential mooring to the particular enterprise where the dwelling is located, an occupancy condition is likely to allow occupation by other workers in the locality, in which case it should be considered whether there is other demand locally, and not just whether the demand for this particular enterprise has ceased.

Proposals for a temporary mobile home or residential mooring for rural workers will only be permitted for a period of up to three years. In order to protect the landscape character of the Broads, a planning condition will be attached to any permission to ensure that any mobile home or vessel is removed at the end of this three year period. The NPPG lists caravans and mobile homes for permanent occupation as a 'highly vulnerable' use. Accordingly, proposals to site a caravan or mobile home in an area defined as being within Flood Zone 3 will be contrary to the NPPG on flood risk.

Any new or converted dwelling needs to address the requirements of other policies in this Local Plan such as:

- The proposed dwelling needs to be sensitively designed and in keeping with its rural surroundings and will not adversely affect the setting of any heritage asset;
- The proposed dwelling will have satisfactory access; and,
- The proposed dwelling will be well landscaped, is sited to minimise visual intrusion and is in close proximity to existing buildings to meet the functional need of the business.

Alternative Options

- No policy – using the NPPF instead would not assist DM Officers in assessing applications now provide detail for applicants to address in their applications. With the special qualities of the Broads Executive Area, a policy that is more detailed than the NPPF is deemed necessary by the Authority.
- Keep existing policy with no changes – the changes bring into the policy and reasoned justification some useful guidance and criteria for preparing and assessing such applications. With the special qualities of the Broads Executive Area, a policy that is more detailed than the NPPF and more detailed than the existing policy is deemed necessary by the Authority.

Comments received as part of the Issues and Options:

Broadland Council felt that the NPPF provides sufficient policy to address this issue but a short guidance note for determining planning applications may be of assistance also.

Sustainability Appraisal Summary

Preferred Option: xx

No policy: xx

Keep existing policy: xxx

Evidence used to inform this section

PPS7

Monitoring Indicators

 Green shading means this PPS7 requirement is already addressed in DP26.

PPS7	New Rural Enterprise Dwelling Policy
Isolated new houses in the countryside will require special justification for planning permission to be granted. Where the special justification for an isolated new house relates to the essential need for a worker to live permanently at or near their place of work in the countryside, planning authorities should follow the advice in Annex A to this PPS.	General thrust included in the reasoned justification.
Paragraph 10 of PPS7 makes clear that isolated new houses in the countryside require special justification for planning permission to be granted. One of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work. It will often be as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside.	General thrust included in the reasoned justification in a manner consistent with the NPPF.
However, there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise or live at, or very close to, the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved.	General thrust included in the reasoned justification.
It is essential that all applications for planning permission for new occupational dwellings in the countryside are scrutinised thoroughly with the aim of detecting attempts to abuse (e.g. through speculative proposals) the concession that the planning system makes for such dwellings. In particular, it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. It will also be important to establish that the needs of the intended enterprise require one or more of the people engaged in it to live nearby.	(c) Evidence is submitted that demonstrates that the business has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so;
Permanent Agricultural Dwellings. New permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:	Development of a new dwelling or a residential mooring for agricultural , forestry or rural workers, including boatyard workers, will be permitted outside the defined development boundaries if:
(i) there is a clearly established existing functional need (see paragraph 4 <i>re function test</i> below);	<ul style="list-style-type: none"> • There is a demonstrable existing need for full time worker(s) to be available at all times for the enterprise to function properly; The need is arising from a worker employed full-time or one employed primarily in the Broads in agriculture, forestry or a rural business; • Evidence is submitted that demonstrates that the business has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so; • The functional need cannot be met by an existing dwelling on the site or in the locality and there has been no sale on the open market of another dwelling on the site that could have met the needs of the worker in the past three years;
(ii) the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;	
(iii) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so (see paragraph 8 below);	
(iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and	Unlikely to be needed as all applications are tested against relevant local and national policies. A reference made in the Reasoned Justification of the new policy.
(v) other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.	not needed
A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:	Generally covered in the policy in relation to function.
(i) in case animals or agricultural processes require essential care at short notice; (ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.	Generally addressed in policy in relation to functional need and check of any building being sold recently.
In cases where the local planning authority is particularly concerned about possible abuse, it should investigate the history of the holding to establish the recent pattern of use of land and buildings and whether, for example, any dwellings, or buildings suitable for conversion to dwellings, have recently been sold separately from the farmland concerned. Such a sale could constitute evidence of lack of agricultural need.	Not needed
The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling, although it will not by itself be sufficient to justify one. Requirements arising from food processing, as opposed to agriculture, cannot be used to justify an agricultural dwelling. Nor can agricultural needs justify the provision of isolated new dwellings as retirement homes for farmers.	Generally covered in the policy in relation to function.
If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant.	Generally covered in the policy in relation to financial elements.
New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A financial test is necessary for this purpose, and to provide evidence of the size of dwelling which the unit can sustain. In applying this test (see paragraph 3(iii) above), authorities should take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. Some enterprises which aim to operate broadly on a subsistence basis, but which nonetheless	

PPS7	New Rural Enterprise Dwelling Policy
provide wider benefits (e.g. in managing attractive landscapes or wildlife habitats), can be sustained on relatively low financial returns.	
Agricultural dwellings should be of a size commensurate with the established functional requirement. Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding.	The dwelling would be commensurate in size and scale with the needs of the enterprise;
Local planning authorities may wish to consider making planning permissions subject to conditions removing some of the permitted development rights under part 1 of the Town and Country Planning (General Permitted Development) Order 1995 for development within the curtilage of a dwelling house. For example, proposed extensions could result in a dwelling whose size exceeded what could be justified by the functional requirement, and affect the continued viability of maintaining the property for its intended use, given the income that the agricultural unit can sustain. However, it will always be preferable for such conditions to restrict the use of specific permitted development rights rather than to be drafted in terms which withdraw all those in a Class (see paragraphs 86-90 of the Annex to DOE Circular 11/95).	New reasoned justification covers this by ensuring the dwelling remains commensurate in size and scale and is not developed in a way that adversely affects the viability of the enterprise. In the Broads, it may be appropriate to remove permitted development rights through conditions.
Agricultural dwellings should be sited so as to meet the identified functional need and to be well-related to existing farm buildings, or other dwellings.	Addressed in refreshed policy.
<p>Temporary Agricultural Dwellings If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:</p>	Applications for a temporary mobile home or residential mooring for agricultural, forestry or rural workers, including boatyard workers, will be permitted provided that: (i) Residential occupation would be for a period of up to three years
(i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);	Generally covered now through reference to business plan for next three years.
(ii) functional need (see paragraph 4 of this Annex);	Already in policy
(iii) clear evidence that the proposed enterprise has been planned on a sound financial basis;	There is clear evidence that the proposed enterprise has been planned on a sound financial basis
(iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and	The functional need cannot be met by an existing dwelling on the site or in a nearby settlement
(v) other normal planning requirements, e.g. on siting and access, are satisfied.	Unlikely to be needed as all applications are tested against relevant local and national policies. Reference to this included in the reasoned justification.
If permission for temporary accommodation is granted, permission for a permanent dwelling should not subsequently be given unless the criteria in paragraph 3 above are met. The planning authority should make clear the period for which the temporary permission is granted, the fact that the temporary dwelling will have to be removed, and the requirements that will have to be met if a permanent permission is to be granted. Authorities should not normally grant successive extensions to a temporary permission over a period of more than three years, nor should they normally give temporary permissions in locations where they would not permit a permanent dwelling.	Temporary Dwellings: After three years, if there is no planning justification for a permanent dwelling, then the mobile home must be removed or, for a residential mooring, the vessel's residential use must cease.
<p>Forestry dwellings Local planning authorities should apply the same criteria to applications for forestry dwellings as to those for agricultural dwellings. The other principles in the advice on agricultural dwellings are equally relevant to forestry dwellings. Under conventional methods of forestry management, which can involve the use of a peripatetic workforce, new forestry dwellings may not always be justified, except perhaps to service intensive nursery production of trees.</p>	Development of a new dwelling or a residential mooring for agricultural, forestry or rural workers, including boatyard workers, will be permitted outside the defined development boundaries if... The need is arising from a worker employed full-time or one employed primarily in the Broads in agriculture, forestry or a rural business;
<p>Other occupational dwellings There may also be instances where special justification exists for new isolated dwellings associated with other ruralbased enterprises. In these cases, the enterprise itself, including any development necessary for the operation of the enterprise, must be acceptable in planning terms and permitted in that rural location, regardless of the consideration of any proposed associated dwelling. Local planning authorities should apply the same stringent levels of assessment to applications for such new occupational dwellings as they apply to applications for agricultural and forestry workers' dwellings. They should therefore apply the same criteria and principles in paragraphs 3-13 of this Annex, in a manner and to the extent that they are relevant to the nature of the enterprise concerned.</p>	Development of a new dwelling or a residential mooring for agricultural, forestry or rural workers , including boatyard workers , will be permitted outside the defined development boundaries if... The need is arising from a worker employed full-time or one employed primarily in the Broads in agriculture, forestry or a rural business ;
<p>Occupancy conditions Where the need to provide accommodation to enable farm, forestry or other workers to live at or near their place of work has been accepted as providing the special justification required for new, isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for meeting this need for as long as it exists. For this purpose planning permission should be made subject to appropriate occupancy conditions. DOE Circular 11/95 gives further advice and provides model occupancy conditions for agricultural dwellings and for other staff accommodation.</p>	Should a new dwelling be permitted under this policy, the Authority will impose a condition restricting its initial and successive occupation to a person solely or mainly employed in agriculture, forestry or a Broads related rural enterprise.

PPS7	New Rural Enterprise Dwelling Polciy
<p>Changes in the scale and character of farming and forestry may affect the longer-term requirement for dwellings for which permission has been granted subject to an agricultural or forestry occupancy condition. Such dwellings, and others in the countryside with an occupancy condition attached, should not be kept vacant, nor should their present occupants be unnecessarily obliged to remain in occupation simply by virtue of planning conditions restricting occupancy which have outlived their usefulness. Local planning authorities should set out in LDDs their policy approach to the retention or removal of agricultural and, where relevant, forestry and other forms of occupancy conditions. These policies should be based on an up to date assessment of the demand for farm (or other occupational) dwellings in the area, bearing in mind that it is the need for a dwelling for someone solely, mainly or last working in agriculture or forestry in an area as a whole, and not just on the particular holding, that is relevant in the case of farm or forestry workers' dwellings.</p>	<p>The removal of an occupancy condition will only be permitted in exceptional circumstances where it can be demonstrated that: (g) There is no longer a long-term need for the dwelling on the particular enterprise on which the dwelling is located; and (h) Unsuccessful attempts have been made to sell or rent the dwelling at a price that takes account of the occupancy condition.</p>
<p>Information and appraisals Planning authorities should be able to determine most applications for occupational dwellings in the countryside, including cases involving the imposition or removal of occupancy conditions, on the basis of their experience and the information provided by the applicant and any other interested parties. If this is not the case, agricultural or other consultants may be able to give a technical appraisal. This should be confined to a factual statement of the agricultural, or other business considerations involved and an evaluation of the specific points on which advice is sought; no recommendation for or against the application should be made.</p>	<p>It could be that expertise to assess information provided is required and this will be mentioned in the reasoned justification.</p>

DRAFT

Broads Local Plan 2036
Gypsy, Traveller and Travelling Show People Need topic Paper
May 2016

Introduction

This Topic Paper seeks to address:

- The need for Gypsy, Traveller and Travelling Show People in the Broads.
- Those who travel on boats and the need for houseboats.

Need in the Broads Authority Executive Area

Following discussions with the Authority's six District Councils, it is noted that there is no history of illegal Gypsy and Traveller encampments in the Broads Authority Executive Area. There are also no permitted pitches or sites in the Executive Area. Further to this, the Authority considers that there is not a need for Gypsy, Traveller and Travelling Show People in the Broads Authority Executive Area to plan for in the new Local Plan. Consequently, no sites will be allocated for Gypsy, Traveller and Travelling Show People in the new Local Plan.

It is important to note that the Authority's constituent District Councils in the past have tended to assess the need for the entire district, including the Broads and subsequently plan to meet the entire need within the District Council's local planning authority area, i.e. outside of the Broads. The position of each District Council as at February 2016 is set out below:

District	Information on Gypsy and Travellers
Broadland	The Council's Cabinet resolved on 5 March 2013 to <i>'continue with monitoring the need for Gypsy and Traveller sites, dealing with private sites via planning applications, to do work with partner organisations on the scope for bringing forward transit sites, and producing a Gypsy and Traveller specific Development Plan Document if required in the future. Accordingly, it is not proposed to identify specific sites in the Site Allocations document.'</i>
Great Yarmouth	The 2013 Strategic Housing Market Assessment assessed Gypsy and Traveller need for the entire Borough including that which is the Broads. GYBC are meeting the entire need in their Local Planning Authority area.
North Norfolk	As produce new Local Plan, are likely to commission evidence base on this issue, potentially with neighbouring authorities.
Norwich	Local plan policy DM14 covers this issue. While no specific site has been allocated, DM14 has the criteria for assessing gypsy and traveller site applications and commits the city to providing for the need, either through identifying and developing sites through planning applications or, if this does not happen by the end of March 2016, through a focussed local plan. The council is currently working on identifying a site, which will be brought forward through a planning application. This will meet the short term need.
South Norfolk	The South Norfolk Gypsy, Traveller and Travelling Show People Accommodation Assessment assessed the entire area of South Norfolk and identified a need for 35 pitches from 2014 to 2031. The South Norfolk Gypsy and Traveller Local Plan will

District	Information on Gypsy and Travellers
	seek to allocate the objectively assessed need, subject to sufficient suitable sites being identified within the South Norfolk Local Planning Authority area.
Waveney	As Waveney produce their Local Plan, they will assess the bi-annual caravan counts to see if there is a need for further evidence. There is a relatively recent needs assessment (2013), which indicates that there is not a significant issue regarding lack of gypsy and traveller sites in the area. The requirement is for 10 pitches over the 15 year period to 2027, taking into account the 3% household growth predicted in the gypsy and traveller community, of which the first 5 year allotment has been delivered already.

The Authority's six constituent District Councils are currently at various stages in producing new Local Plans. In order to inform these Local Plans, evidence relating to Gypsy, Travellers and Travelling Show People will be compiled. In Norfolk, there is potential for the Local Planning Authorities to work together on this evidence. Whilst the Authority considers there is not a need within the Broads Authority Executive Area, we intend to be part of this potential piece of work, recognising the cross-boundary and transient nature of Gypsy, Travellers and Travelling Show People.

Criteria-Based Policy in the new Local Plan

There will be a criteria based policy within the new Local Plan, designed to address planning applications for Gypsy, Traveller and Travelling Show People sites. There may be opportunities for proposals to come forward over the plan period, which could assist in meeting the need of our constituent District Councils and such a policy would help assess such applications.

Those who live on Boats

Through the Issues and Options consultation, as well as through conversations with stakeholders, the topic of those who live on boats was raised. This tended to be in light of the Housing and Planning Bill's reference to the need for Housing Authorities to assess the need of Houseboats:

- (1) *In section 8 of the Housing Act 1985 (periodical review of housing needs), after subsection (2) insert—*
- “(3) In the case of a local housing authority in England, the duty under subsection (1) includes a duty to consider the needs of people residing in or resorting to their district with respect to the provision of—*
- (a) sites on which caravans can be stationed, or*
 - (b) places on inland waterways where houseboats can be moored.*

The Broads Authority does not class those who live on boats as a form of Gypsy, Traveller or Travelling Show People. Indeed, the Authority is aware that the people who live on boats themselves do not class themselves this way.

Residential Moorings

Notwithstanding the above, those who live on boats require moorings and in particular residential moorings.

The Authority has an adopted policy relating to residential moorings (DP25 of the Development Management Development Plan Document). This policy sets out criteria to assess the suitability of proposals for residential moorings in particular being located near areas with Development Boundaries.

The Sites Specifics Local Plan sets out four development boundaries at policy XNS9. The Authority also regards other areas as being suitable for residential moorings which do not have development boundaries. These are in Brundall (BRU2, BRU6), Horning (HOR7) and Stalham (STA1).

Furthermore, as part of the Issues and Options, a call for suitable sites for Residential Moorings was held. This exercise resulted in two sites coming forward, which are yet to be assessed against the criteria of DP25 at the time of writing.

Finally, the Authority has a Mooring Design Guide which sets out different types of mooring and discusses their appropriateness in relation to tidal conditions and landscape.

Assessing the need for Houseboats

On the issue of assessing the need for Houseboats as set out in the Housing and Planning Bill, there are the following considerations:

- 1: there is no definition of what constitutes a houseboat for the purposes of the Bill as yet.
- 2: the Local Plan will consider the issue of floating buildings as it is progressed.
- 3: houseboats will effectively require somewhere to moor – residential moorings. See previous discussion on residential moorings.
- 4: the Bill sets the requirement for assessing need on housing authorities rather than Local Planning Authorities.

Conclusion

The Authority considers that there is no need to allocate sites for Gypsy, Travellers and Travelling Show People in the Broads Authority Executive Area through the new Local Plan. This reflects no history or illegal encampments and no permitted pitches or sites in the area.

The Authority does intend to adopt a criteria-based policy to help determine planning applications which may come forward. Such applications for Gypsy, Traveller and Travelling Show People could address some of the need of the Authority's constituent District Councils.

With regards to those who live on boats as well as the need for houseboats, residential moorings are an important requirement. The Authority has a policy on residential moorings, has four development boundaries and identifies other suitable locations and has undertaken a call for residential moorings as part of the Issues and Options consultation. As the Local Plan is produced, the policy on residential moorings will be rolled forward and development boundaries will also be assessed.

In conclusion, the Authority considers that the criteria based policy is sufficient to enable Gypsy, Traveller and Travelling Show People sites to be assessed and its efforts in relation to residential moorings assists those who wish to live on boats.

Gypsies, Travellers and Travelling Showpeople

Development proposals for the provision of permanent or transit accommodation, or temporary stopping places, to meet the needs of Gypsies and Travellers and Travelling Showpeople will be supported where they meet a proven need, as identified by a Gypsy and Traveller Accommodation Assessment.

Development proposals that would have an unacceptable adverse impact on the special qualities of the Broads will be refused. Appropriate development and site applications will be allowed where they meet the following criteria.

- a) Avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities.
- b) Well related to existing settlements and do not harm the character and appearance of the area.
- c) Within reasonable distances to facilities and supporting services.
- d) Are on brownfield (previously developed) land.
- e) There are no significant adverse impacts on the safe and efficient operation of the highway network.
- f) There is adequate provision for parking, turning and safe manoeuvring of vehicles within the site.
- g) Transit sites should be in close proximity to the main established travelling routes in the area.
- h) Have clearly defined physical boundaries and will be appropriately screened and landscaped and be capable of visual privacy.
- i) The site will not have any adverse effects on the setting of any heritage asset or any adverse impact on the character and appearance of the surrounding landscape.
- j) Permanent built structures in rural locations or on settlement fringes are restricted to essential facilities.
- k) There is sufficient amenity space for occupiers.
- l) The design, layout and density of the site are based on Government guidance in 'Designing Gypsy and Traveller Sites'¹ (or successor documents).
- m) Sites or pitches are capable of being provided with adequate infrastructure such as power, water supply, foul water drainage and recycling/waste management.
- n) Proposals do not cause unacceptable harm to the amenity of neighbouring uses and occupiers and the tranquillity of the area.
- o) Due regard has been given to all types of flood risk.
- p) Sites are not proposed which will impact on Natura 2000 sites.

Transit or temporary sites may have conditions applied relating to length of occupancy in consultation with the Housing Authority.

Reasoned justification

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11439/designinggypsiesites.pdf

The Broads Authority considers there is not a need to allocate sites for Gypsy and Travellers in the Broads Authority Executive Area. The reasoning behind this stance is addressed in the accompanying Gypsy, Traveller and Travelling Show People Need Topic Paper. That being said, the Government's Planning Policy for Traveller Sites document states *'where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community'*. This criteria-based policy enables the Authority to assess any applications that may come forward for such sites that may address the need of the Authority's constituent District Councils. The justification of each of the criteria in the policy is discussed below.

Sites in or near to existing settlements are prioritised. Such sites are generally more sustainable than those in remote areas, with better access to services and in particular education and health. The Authority's preference would be for well related sites located in and near to settlements classed as local service centres and above in the settlement hierarchy. The priority will be that access to services can be reasonably obtained so as to meet the day to day needs of the occupiers, recognising the differences in lifestyles, working patterns and transport preferences.

National planning policy encourages planning policies and decisions to encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Sites are required to have safe and convenient vehicular access and provide adequate car parking space. The development should avoid significant impacts on local roads and be well located to major routes.

The local topography and form of the landscape will affect the visibility of a Gypsy and Traveller site and will affect its ability to integrate into its surroundings. Some sites will be highly visible, and others more visually contained. The Broads is a protected landscape and sites should respect the scale of the environment, including the historic environment, be of a scale proportionate to the local community and be capable of visual privacy. Sites which allow appropriate natural screening will be considered more favourably. Other policies of the Local Plan are likely to be of relevance such as policy x on Landscape and Landscaping and policy x on Settlement Fringe. The Government's design guide for Gypsy and Travellers emphasises key elements necessary to design a successful site.

To meet the needs of occupiers, proposals need to be capable of being served by appropriate service infrastructure, including public and/or private water supplies and treatment works as appropriate (see policy x on sewage treatment).

In order to ensure sites provide a healthy and safe environment for occupiers, sites should not be located on contaminated land and avoid areas of unsuitable noise, air quality and major hazards such as pipelines. In line with adopted amenity, tranquillity and light pollution policies, the proposals should not have a negative impact on neighbours and tranquil areas as well as have appropriate lighting that should not add to light pollution.

Caravans and mobile homes are highly vulnerable to flooding. National and local policies dictate that sites should not be allocated in areas of high risk of flooding, including that of functional flood plains.

The Broads has a wealth of environmental assets and site locations must not compromise the objectives of any designated areas.

Any planning permission will include a planning condition or obligation to ensure that occupancy of the site is limited to persons able to demonstrate an essential need for the accommodation. When any temporary permission is granted, a planning condition will be attached or an obligation secured to ensure that the permission is for a limited time period, after which time the use shall cease and the land must be restored to its former condition, within a specified period.

Alternative Options

- No policy. Not having a criteria-based policy would be contrary to the Government's Planning Policy for Traveller Sites. There may be occasions where appropriate sites within the Broads may assist in meeting the need of the Authority's constituent Districts. Not having a policy would make assessing such applications difficult.

Comments received as part of the Issues and Options:

Some comments related to boat people. As discussed in the Topic Paper, the Authority does not consider those who live on boats to be Gypsy and Travellers. The Inland Waterways Association supported a criterion based policy but raised the issue of the necessary licensing.

Sustainability Appraisal Summary

Preferred Option: xx

No policy: xx

Evidence used to inform this section

Monitoring Indicators