



**Duty to Cooperate Statement.**  
**Statement of Cooperation on Strategic Planning Matters**  
**In support of the Proposed Broads Local Plan<sup>1</sup>**  
**August 2017**

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<sup>1</sup> Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended), and Part 2 of the Town and Country Planning (Local Development) (England) Regulations 2012

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## **1 Introduction**

### **1.1 About this Duty to Cooperate Statement**

The Localism Act 2011 imposes upon local planning authorities and others a ‘duty to cooperate’ on strategic planning matters (i.e. those that affect more than one planning authority area). The Duty requires that a Local Planning Authority engages constructively, actively and on an on-going basis with relevant or prescribed bodies in order to maximise the effectiveness of development plan preparation and strategic matters.

This statement summarises how the Broads Authority has met that requirement in terms of the activity of cooperation and the effectiveness of that cooperation insofar as it relates to the Proposed Broads Local Plan. This statement sets out how the Broads Authority has cooperated with the Prescribed Bodies as required by The Town and Country Planning (Local Planning) (England) Regulations 2012 (PART 2) Duty to co-operate as well as other National Parks and Neighbouring District Councils. The prescribed bodies are:

- the Environment Agency;
- the Historic Buildings and Monuments Commission for England (known as English Heritage);
- Natural England;
- the Mayor of London;
- the Civil Aviation Authority;
- the Homes and Communities Agency;
- each Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section;
- the Office of Rail Regulation;
- Transport for London;
- each Integrated Transport Authority;
- each highway authority within the meaning of section 1 of the Highways Act 1980(20)(including the Secretary of State, where the Secretary of State is the highways authority)

The Statement of Consultation that accompanies the Local Plan should also be referred to. This sets out the stages of consultation, who was consulted, what was said and the Broads Authority’s response to the representations and how the comments were taken on board.

Section 2 onwards discusses cooperation with the prescribed bodies.

### **1.2 Administrative Geography**

The Broads is a national park equivalent protected landscape. The Broads Authority is a special statutory authority and the sole local planning authority for the Broads Authority Executive Area.

This designated area falls within the administrative area of six district level councils (Broadland, South Norfolk, North Norfolk, Waveney, Great Yarmouth Borough and Norwich City), and two

county councils (Norfolk and Suffolk) (see [Appendix A](#)). The 'district' councils are local planning authorities only for that part of their respective administrative areas outside the Broads, but housing authorities, etc. for the whole of their district, including that within the Broads. Norfolk and Suffolk County Councils are the county and minerals and waste planning authorities for the whole of their respective counties, including the Broads.

A coastal part of the Broads is also within the Norfolk Coast Area of Outstanding Natural Beauty. The AONB does not have a separate statutory authority, unlike national parks and the Broads, but is managed by the constituent local authorities and Natural England through the Norfolk Coast partnership.

There are 92<sup>2</sup> civil parishes (and two unparished areas) in the Broads designated area. In every case the parish includes land both within and without the Broads boundary (i.e. in two local planning authorities' areas).

### **1.3 History of Cooperation.**

Importantly the 1988 Broads Act Section 17a makes it a general duty of all public bodies in exercising their functions to have regard to all 3 of the Broads Authority's purposes. This duty means the Broads Authority has long established relationships with government departments and agencies and a range of other local and public bodies in delivering national park purposes.

## **2 Neighbouring Local Planning Authorities**

### **2.1 The Broads and its surroundings generally**

Particular considerations apply in the Norwich area, because of the large scale of growth planned there. The particularities of these are dealt with in separate sections below.

At the eastern end of the Broads, the towns of Great Yarmouth and Lowestoft also have growth planned, but of a much smaller scale. Elsewhere around the fringes of the Broads area is generally largely rural, and there is more incremental change planned, including in the towns and other developed areas such as Beccles, Bungay, Hoveton and Stalham. The cross boundary issues generally tend to be very localised and specific.

The boundary of the Broads was determined in the light of its landscape, navigation and recreational value. The boundary largely follows the extent of the flood plain. Hence, typically the boundary will include the river frontage parts of settlements of which the greater part lies outside the boundary and in the district or borough council's planning area. In such cases, even if the settlement is identified by the council for some growth, this is usually best accommodated in that council's planning area, as the land within the Broads is usually constrained by the importance of conserving its nationally important landscape, navigation considerations, and at a high risk of flooding.

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<sup>2</sup> Oulton Broad Parish Council was formed in 2017.

Because the boundary runs through the heart of settlements, it is the case that sites, ownerships and functions may straddle the boundary, and there is sometimes a need to coordinate on not just wider, 'strategic' matters, but also more site specific matters to ensure that development either side of the boundary is complementary.

## 2.2 Cooperation mechanisms

i) **Direct links at member level:** Each district and county council appoints one Councillor to Membership of the Broads Authority. Norfolk County Council has two appointed members with Suffolk County Council and the Districts having 1. A number of the Local Authority Appointed members sit on the Planning Committee. The Planning Committee's role relates to Development Management, Enforcement, Tree Protection Orders and Conservation Area and Local Plan issues. Each consultation stage of the production of the Local Plan was agreed by Planning Committee as well as Full Authority. The Planning Committee remit also includes responses on consultations, demonstrating co-operation works both ways. The current membership of Planning Committee is as follows:

- Mike Barnard, Waveney District Council
- Gail Harris, Norwich City Council
- Paul Rice, North Norfolk Council
- Haydn Thirtle, Great Yarmouth Borough Council
- Victor Thomson, South Norfolk District Council
- John Timewell, Norfolk County Council
- Jacquie Burgess, Secretary of State Appointee
- Bill Dickson, Secretary of State Appointee
- Peter Dixon, Secretary of State Appointee
- Brian Iles, Norfolk County Council
- Melanie Vigo Di Gallidoro, Suffolk County Council

ii) **Norfolk Strategic Framework:** The purpose of the Norfolk Strategic Framework (NSF) is to produce a non-statutory framework with planning authorities across Norfolk about joint working to continue to ensure that the Duty to Cooperate is discharged and there is beneficial co-operation of strategic planning issues across a wide area. Four task and finish groups have been formed: Housing, Economy, Infrastructure and Delivery. These meet regularly and are charged with producing the necessary evidence to inform their part of the Framework. This document will provide an overarching framework for strategic planning issues across the county, taking account of any key issues in neighbouring areas, and beyond with an emphasis on strategic land use issues with cross boundary implications. It relates to the period from 2012 to 2036 and is intended to support and inform the preparation of Local Plans produced by individual planning authorities. At the time of writing, the document was out for consultation. Please see [Appendix B](#) that assesses the Local Plan against the draft NSF agreements.

- iii) **Joint Member Group Meeting<sup>3</sup> – Norfolk.** This meets quarterly and cross boundary issues are discussed with the way forward recommended for each constituent LPA to then take forward.
- iv) **Informal discussions and meetings** between planning policy officers on sites and issues with cross boundary implications, on occasions involving directors of planning and individual Council or Authority members. For example a quarterly meeting between Waveney District Council and Great Yarmouth Borough Council and the Broads Authority. Also a bi-annual meeting with Norfolk County Council.
- v) **Ongoing engagement at officer level** (usually head of planning policy) through the Norwich Strategic Planning Group (meeting monthly). There is a Suffolk equivalent which meets on an ad hoc basis.
- vi) Joint working with relevant district councils regarding the **Neighbourhood Plan<sup>4</sup>s** that straddle both Local Planning Authority boundaries.
- vii) **Specific discussions at officer level** on emerging cross boundary issues by telephone, email and meetings.
- viii) **Other ongoing engagement at officer level including**
  - a. Norfolk Local Authorities Chief Executives (including police and fire service)
  - b. Norfolk Planning and Biodiversity Topic Group
  - c. Norfolk Conservation Officers Group
  - d. Suffolk Conservation Officers Forum
  - e. Norfolk Heads of Planning
  - f. Norfolk public services summit (including the police and Public Health)
- ix) **Formal consultations** on development plan documents, supplementary planning documents, and planning applications with potential cross-boundary implications.
- x) BA is a member, and sits on the management group, of the **Norfolk Coast AONB Partnership**.
- xi) BA is a member of the **Norfolk Biodiversity Partnership** along with the relevant local authorities (Breckland, Broadland, Great Yarmouth, Kings Lynn and West Norfolk, North Norfolk, Norwich, South Norfolk), Natural England and the Environment Agencies, together with bodies not subject to the 'duty to cooperate', Anglian Water, British Trust for Ornithology, Royal Society for the Protection of Birds, Farming and Wildlife Advisory Group, Forestry Commission, Norfolk and Norwich Naturalists' Society, Norfolk Biodiversity Information Service, Norfolk Geodiversity Partnership, and Norfolk Wildlife Trust, University of East Anglia and Water Management Alliance.

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<sup>3</sup> <https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/partnerships/norfolk-strategic-planning-member-forum>

<sup>4</sup> <http://www.broads-authority.gov.uk/planning/planning-policies/neighbourhood-planning>

xii) BA is a member of the **Suffolk Biodiversity Partnership**, along with Suffolk County Council.

xiii) **Arrangements with Norfolk County Council** for the provision of advice and services in relation to, historic environment and archaeology, legal and property advice.

xiv) The Authority's remit differs from a Local Authority, BA is a Local Planning Authority but does not have **statutory responsibilities** in, for example; housing, economic development<sup>5</sup>, environmental health, education, and highways, beyond its planning role. This means the Authority works closely with these local authority departments in both plan-making and decision-taking. This enables strong connection with other authorities at an officer level.

xv) **Joint evidence base production.** Some evidence base to support Local Plan production has been commissioned jointly. See next section for detail. In general, where one of the Authority's constituent districts has commissioned evidence to support their Local Plan, it tends to cover the entire district, including that in the Broads Authority Executive Area.

### 2.3 Co-operation outcomes

A Memorandum of Understanding has been produced and signed to provide documentary evidence of the existing practice in relation to housing and employment planning in and around the Broads following revocation of the Regional Spatial Strategy. The Norfolk Strategic Framework also addresses this.

Agreement or coordination on approach and issues relating to a range of sites either side of the Broads boundary. These relate to both cross-boundary planning issues and sites within the Broads where the Authority's role of local planning authority needs to be coordinated with the relevant council's other responsibilities. Examples include –

- Open space – assessed by the districts and the new Local Plan seeks to allocate these areas of open space.
- Norfolk and Suffolk County Council regarding safeguarded minerals sites.
- Application stage for Ditchingham Maltings in South Norfolk and Pegasus in Waveney regarding open space and affordable housing.
- Application stage for the Utilities Site (also known as Generation Park). The entire scheme is within the areas of the Broads Authority and Norwich City. Joint working related to joint determination of both applications as well as open space and affordable housing.
- Retail – working with Waveney and North Norfolk relating to a combined approach to joint areas of retail.

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<sup>5</sup> That being said, in undertaking its functions, the Broads Authority must have regard to the needs of agriculture and forestry and the economic and social interests of those who live or work in the Broads.

Joint Supplementary Planning Document with Waveney District Council on the Pegasus Site, Oulton Broad.

Cross-boundary conservation areas (and conservation area appraisals) with each of Broadland, Norwich, North Norfolk, South Norfolk and Waveney Councils.

Broads (and hinterland) Landscape Capacity Study Wind-Turbines, for Photo-Voltaics and Associated Infrastructure, with input/engagement of South Norfolk District and Great Yarmouth Borough.

With three Neighbourhood Plans adopted and more being produced, joint working is required to assist in their production as well as ensure the regulatory steps are met in good time.

Broads Biodiversity Action Plan; Norfolk Biodiversity Action Plan; Suffolk Biodiversity Action Plan 2012.

Officer level support in planning appeals where there are cross-boundary impacts, e.g. wind turbines in Hemsby (GYBC) and Beccles (Waveney DC).

Completed joint evidence base, for example the Central Norfolk SHMA covers Breckland, Broadland, South and North Norfolk and Norwich and hence the part of the Broads Authority Executive Area on those districts. The Broads Authority, Waveney and Great Yarmouth Councils produced a Settlement Fringe study. There is the Most of Norfolk Gypsy and Traveller, caravan and houseboat study and most of Norfolk Strategic Flood Risk Assessment. A Green Infrastructure/ecological networks study is underway (as at August 2017). Norfolk Recreation Impact Study was completed for all of Norfolk.

Norfolk and Suffolk County Councils were part of the new Flood Risk Supplementary Planning Document project group.

### **3 Greater Norwich Joint Core Strategy**

Norwich City, Broadland District, and South Norfolk District, working with Norfolk County Council, have combined as part of the Greater Norwich Growth Partnership (GNGP). They produced a Joint Core Strategy for their combined planning areas (i.e. excluding the Broads) which was adopted in 2011 and then 2014. The GNDP are now reviewing their policies as they look to produce a new Local Plan.

The Broads Authority is an active member of the GNGP with officers and members involved.

Although the western part of the Broads is within the general area of the Joint Core Strategy, BA decided at an early stage to produce its own Local Plan for the Broads area separately. This is because of the very different issues and considerations generally applying in the Broads.

This growth is planned to take place entirely outside the Broads and within the GNGP Joint Core Strategy area, but there are a range of cross boundary and complementary issues.

### **3.1 Cooperation mechanisms**

The Broads Authority is an active member of the GNGP with Officers attending the working group meetings, Director attending the Director Board and Member attending the joint Member Group meetings.

Statutory consultations on the GNGP Joint Local Plan.

### **3.2 Co-operation Outcomes**

Considered Joint Core Strategy with other GNGP member authorities, but concluded that the nature of the planning issues was fundamentally different in the Broads, and that the Broads Authority could get a Local Plan in place for its area sooner outside the Greater Norwich Local Plan. The GNGP Local Plan thus covers the wider Norwich area (including beyond the boundaries of the City Council) but excludes the Broads area.

The Broads is recognised by the GNDP for its national importance, and for its contribution to the economy, environment and quality of life of the sub-region. The identification of the potential for large scale growth in the wider Norwich area has been informed by the sensitivities and value of the Broads.

Joint policy statement on the development of the cross-boundary East Norwich Site (Utilities and Deal Ground Sites) with Norwich City and South Norfolk District Councils.

Attended the Issues workshops which will inform early versions of the Local Plan.

Further cooperation could see involvement in the production of the evidence base to inform the Local Plan.

## **4 Coast**

The coast in the vicinity of the Broads is low lying, and historically has been breached on a number of occasions and eroded significantly. The anticipated effects of climate change and other factors suggest a likely increase in frequency and severity of such events and processes.

The Broads' ecological, economic, community and landscape values and qualities are highly vulnerable to the effects of any future breach of the coast, both in the vicinity of any breach and far inland. As well as the flooding likely to result, which could extend well inland, the incursion of salt seawater would very seriously affect internationally protected habitats and species, as well as the Broads ecology more generally.

The coast is also a key part of the Broads landscape, and well loved for its accessible but remote feeling beach and dunes, and distinct habitats and species associated with the sea face of the coast,

the brackish waters and soils on its landward side, and the intervening dunes. The combination of sensitive nature and visitor pressures (for instance, viewing of the seals and their pups on the beach in the winter is extremely popular) requires careful management.

#### **4.1 Cooperation mechanisms**

The Authority has been involved in the development of the adopted shoreline management plan (SMP) for the area, and the action planning to implement this and inform future plans.

The Authority sits on the 'SMP Client Steering Group' along with the relevant local authorities (who, unlike the Broads Authority, have formal powers and responsibilities for coastal defences and shoreline management planning) namely North Norfolk District, Great Yarmouth Borough and Waveney District Councils, together with the Environment Agency and the Norfolk Coast (AONB) Partnership.

The Authority has had long term involvement with Natural England and a range of other partners to develop, through discussion and research, understanding of the potential impacts of climate change, and possible adaption measures. (Note that these considerations are not confined to coastal matters, but are included here for convenience and because of their obvious particular relevance to the coast.) This cooperation currently takes the form of the Broads Climate Change Adaption Group, with a lead roles being played by BA, Natural England and the Environment Agency, together with the University of East Anglia, and involvement of local authorities, Norfolk Wildlife Trust, NFU, etc.

#### **4.2 Co-operation outcomes**

Shoreline Management Plan 6 (Kelling Hard to Lowestoft Ness). Provides for intervention to hold the current line of the coast of the Broads for the medium term, while investigating the long term sustainability of this option.

A widening appreciation of the political, technical and community challenges in facing coastal change and other potential climate change impacts.

Increasing recognition by the coastal defence community that changes in this particular part of the coast could have a wide range of major impacts on the Broads stretching far inland, and of a need to further investigate and understand the risks and opportunities, including those further inland than the coastal strip itself.

Increased understanding of potential climate change effects on the area and the identification of a range of trial potential adaption measures.

### **5 National Parks family**

Strategic planning matters – those that affect more than one planning area - are not limited to those areas which are contiguous. The Broads is part of the UK family of national parks, and for all their

differences there are many issues which affect them jointly. They are largely rural areas with the highest status of protection and a national role in recreation and tourism, dependent on fragile ways of life and communities to maintain their distinctive landscapes, under great housing pressure for second homes and retirement, and highly vulnerable to erosion of their special qualities through incremental change. As such they need special treatment. National planning policies conceived primarily with urban and suburban areas of growth and regeneration in mind can be highly inappropriate. Special care and creativity is needed to ensure both that the national parks and the Broads are suitably conserved and developed, and to ensure that they make their full contribution to the quality of life and the economy of the areas around them and the nation more generally.

### **5.1 Cooperation mechanisms**

The Broads Authority works closely, at both officer and member level, with the national park authorities, which are each the local planning authority for their national park area, to address emerging issues and share best practice. National Parks England (which includes the Broads Authority and all the English National Park Authorities), acts as the focus and conduit for much of this work, and especially the lobbying of Government to ensure that the interests of national parks and the Broads and their potential contribution to wider sustainability are better understood. Of particular relevance to the planning of the national parks and the Broads are the following standing officer working groups

- Chief Executives
- Heads of Planning Policy
- Heads of Planning
- Conservation Officers
- landscape
- Ecologists
- recreation and tourism

The National Parks, through National Parks England, also submit joint representations in response to Government consultations on planning policy and have ongoing dialogue with DEFRA, DCLG, the Planning Inspectorate, etc. evidence to national commissions and enquiries (e.g. Rural Affordable Housing Commission).

### **5.2 Co-operation outcomes**

Continuation of the special treatment of national parks and the Broads in the National planning policy framework.

Enhanced policies and approaches to issues such as affordable housing, accommodation of housing growth, climate change mitigation and adaptation, wind farms and other renewable generation, contribution of development to landscape, wildlife, cultural heritage and recreation, etc. Since 2017, the BA Management Team has begun to meet regularly (on a six monthly basis) with the Management Teams/Senior Figures of the key stakeholder groups including, NE, NWT, EA, SWT, LEP and BHBF and NSBA

## **6 Environment Agency**

Long standing close working arrangements (including joint projects) between the organisations on a range of issues, especially on planning policies for flood risk zones (a major issue in the Broads), flood defences, Shoreline Management Plan, water quality, navigation matters, recreation, etc. (The Broads Authority until recently shared offices with the Environment Agency, which facilitated close working.) Previous Joint projects including EA/BA funding of a Catchment Officer. Statutory consultations, including on preparation of the Local Plan. The EA are also involved in the Norfolk Strategic Planning Officers Group and the production of the Norfolk Strategic Framework. The EA were also part of the new Flood Risk Supplementary Planning Document working group.

## **7 Historic England**

General consultation on planning documents. Liaison regarding the way forward with regards to the Broads and Archaeology.

## **8 Natural England**

Long-standing close working arrangements (including joint projects) between the organisations on a range of issues around nature conservation including Biodiversity Action Plans, climate change, etc. (The Broads Authority until recently shared offices with Natural England, which facilitated close working.)

Previous Joint projects including NE/BA funding of an officer to work on non-native species issues.

Statutory consultations, including on the Local Plan.

## **9 Mayor of London**

Whilst not directly relevant to the Broads area, work has been ongoing in relation to cooperating over the wider South East of England. Members have attended some meetings. In general, Norfolk County Council Officers and South Norfolk District Council Leader (in his role as chair of the Norfolk Strategic Framework) have represented Norfolk in meetings.

## **10 Civil Aviation Authority**

No relevant strategic issues have arisen during the review period.

(The Authority has, in the past, commented on consultation documents from Norwich International Airport, and drawn their attention to the issue of tranquility in the Broads area as a matter for consideration in planning the airport's use of its controlled airspace.)

## **11 Office of Rail Regulation**

No relevant strategic issues have arisen during the period.

(The Authority is a signatory to the East Anglia Rail Prospectus. It has also had extensive involvement with Network Rail in relation to issues around the maintenance, operation and potential replacement of the aged swing and lifting rail bridges across the Broads' rivers (which affect navigation as well as rail services and passengers, and the accessibility of the area to visitors), at all levels from navigation rangers and rail bridge operators to BA Chief Executive and NR Directors).

**12 Highways England**

No relevant strategic issues have arisen during the review period. It is noted that there are intentions to improve the Acle Straight and there is a policy that emphasises the issues to consider when producing the scheme. HE are supportive of this policy.

**13 Homes and Communities Agency**

No relevant strategic issues have arisen during the review period.

**14 Primary Care Trusts/ Clinical Commissioning Groups and National Health Service Commissioning Board**

No relevant strategic issues have arisen during the review period. (The scale and pace of development in the Broads area is unlikely to affect healthcare planning.).

As set out in the Local Infrastructure Study, NHS England is not currently aware of a specific need for additional health facilities within the Broads Executive Area. There is currently sufficient capacity to cope with the existing populations in the area. Additionally there is not at present, due to capacity reasons, a need to expand the health facilities outside the Broads Executive Area into the Broads Executive Area.

**15 Transport for London**

Not relevant to the Broads area.

**16 Integrated Transport Authorities**

None relevant to the Broads area.

**17 Marine Management Organisation**

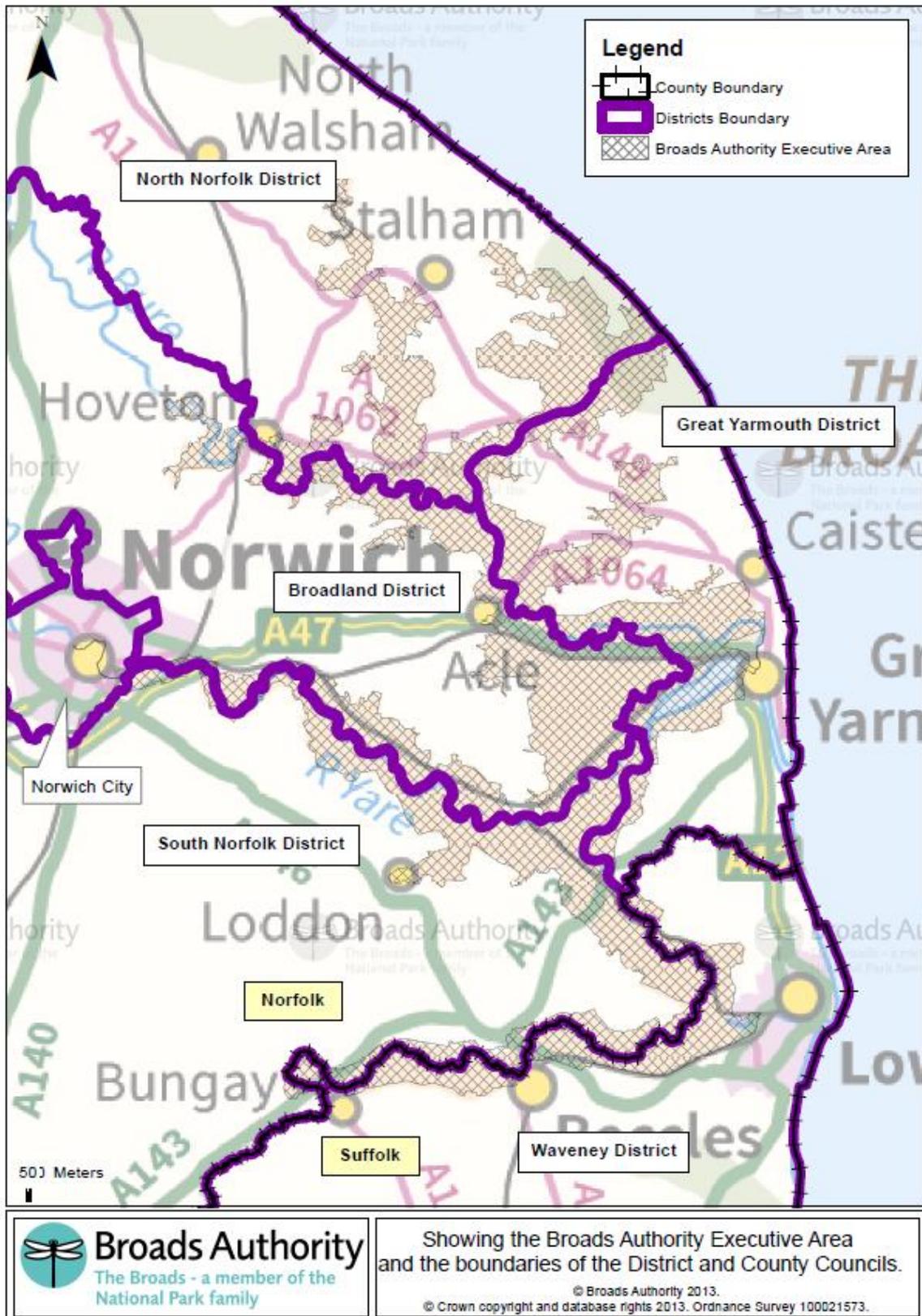
Formal consultations between the Authority and the MMO, including on the Broads Local Plan.

**18 LEP and LNPs**

The Broads Authority's Management Team meets with a member of the LEP Executive Team on a six monthly basis. The Chief Executive of the LEP is a member of the GNGB Board. The BA has had representatives on Wild Anglia's Board (Andrea Kelly, Senior Ecologist). At each stage of the process, New Anglia and Wild Anglia have been consulted.

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**Appendix A: The Broads Executive Area, District Boundaries and County Boundaries.**



## **Appendix B: Assessment of the Local Plan against the Draft Norfolk Strategic Framework Objective, August 2017.**

### Introduction

In early 2015 the Norfolk Local Planning Authorities, working through its strategic planning member forum, agreed to formally cooperate on a range of strategic cross-boundary planning issues through the preparation of this Norfolk Strategic Framework. The aim of producing the framework is to:

- Agree shared objectives and strategic priorities to improve outcomes for Norfolk and inform the preparation of future Local Plans;
- Demonstrate compliance with the duty to co-operate;
- Find efficiencies in the planning system through working towards the establishment of a shared evidence base;
- Influence subsequent high level plans (such as the Strategic Economic Plan); and
- Maximise the opportunities to secure external funding to deliver against agreed objectives.

This assessment shows how the Local Plan meets each of the draft agreements. At the time of writing, the NSF was out for an 8 week consultation. As such, this assessment relates to the draft agreements as consulted on.

### Assessment of the Agreements

**Agreement 1** - The Norfolk Planning Authorities have agreed that when preparing new Local Plans addressing housing needs they will produce documents which provide for the development needs of their areas until at least 2036.

#### **The Broads Local Plan period is to 2036.**

**Agreement 2** - In preparing their Local Plans the Norfolk Planning Authorities will seek to positively contribute towards the delivery of the following vision:

*“By the middle of the 21st century Norfolk will be increasingly recognised nationally for having a strong and vibrant economy providing high quality economic opportunities for residents in urban and rural areas. Its settlements and key infrastructure will be physically resilient to the impacts of climate change. The natural and built environments will be enhanced through the regeneration of settlements, safeguarding and enhancement of current assets and networks, improving both biodiversity and the quality of life for residents. Housing needs will be met in full in socially inclusive communities. The County will be better connected by having good transport links to major cities in the UK and Europe and excellent digital connectivity. A good relationship between homes and jobs will minimise the need to travel and residents will have choice about how they meet their demand for local travel.”*

**The wording is generally reflected in the Local Plan’s vision:**

*By 2036 the Broads will be a place where...*

*The natural environment and the beneficial goods, services and cultural values it provides, from food and energy to landscape character and recreation, are in good condition, are used fairly and sustainably, and are valued by society. In particular, the precious nature of clean, fresh water as a fundamental resource is understood and respected by all.*

*The past and present importance of the waterways for navigation, biodiversity and recreation is recognised and cherished, and the asset is protected, maintained and enhanced. Wildlife flourishes and habitats are maintained, restored, expanded and linked effectively to other ecological networks. Land and water are managed in an integrated way, with local and landscape scale management creating resilience and enabling flexible approaches to meet changing ecological, economic and social needs.*

*The living, working, 'big skies' landscape is notable for its natural beauty, distinctive local character and historic significance. People of all ages, abilities and circumstances experience and enjoy it as a place of escape, adventure, enjoyment, learning and tranquillity, and as a source of national pride and identity. Sustainable living can be seen in action and there is a buoyant rural economy. Local communities are taking an active part in decisions about their future and are known for having been pivotal in the transformation to a low carbon, 'climate-smart' society.*

*And finally, the Broads National Park is forever recognised as fundamental to our prosperity, health and wellbeing, and forever treasured as a special place that provides a "breathing space for the cure of souls".*

**Agreement 3** - By 2036, through co-operation between Local Authorities and preparation of Local Plans, Norfolk will seek to maximise the delivery of the following objectives:

- 1): To realise the economic potential of Norfolk and its people by:
  - a) facilitating the development needed to support the region's business sectors and clusters, driving economic growth through the enhancement of productivity, skills and education to provide widening opportunities in line with the New Anglia Local Enterprise Partnership (NA LEP) Economic Strategy and this framework;
  - b) fully exploiting the economic opportunities offered by the economic success and global reputation of Cambridge;
  - c) providing for job growth broadly matching increases in housing provision and improving the alignment between the locations of workplaces and homes;
  - d) ensuring effective and sustainable digital connections and transport infrastructure between and within Norfolk's main settlements to strengthen inward investment; and
  - e) strengthening Norfolk's connections to the rest of the UK, Europe and beyond by boosting inward investment and international trade through rail, road, sea, air and digital connectivity infrastructure.
  
- 2): To reduce Norfolk's greenhouse gas emissions as well as the impact from, exposure to, and effects of climate change by:
  - a) locating development so as to reduce the need to travel;

- b) effecting a major shift in travel away from car use towards public transport, walking and cycling;
  - c) maximising the energy efficiency of development and promoting the use of renewable and low carbon energy sources; and
  - d) managing and mitigating against the risks of adverse weather events, sea level rise and flooding by reducing the impacts on people, property and wildlife habitats
- 3): To address housing needs in Norfolk by:
- a) Providing for the quantity of housing growth which will support the economic prospects of the County and address in full the identified need for new homes;
  - b) Ensuring that new homes built are of the right sort in terms of size, type, and tenure to contribute positively towards addressing identified needs including for affordable homes, homes for the elderly and students, and other groups in society requiring specialist living accommodation;
  - c) Contributing towards sustainable patterns of development including improving the relationship between homes, jobs and other key day to day services;
  - d) Delivering high quality, energy efficient homes in attractive living environments which make a positive contribution to the health and well-being of communities; and
  - e) Ensuring that homes are delivered at the right time to address identified needs.
- 4): To improve the quality of life for all the population of Norfolk by:
- a) ensuring new development fulfils the principles of sustainable communities, providing a well-designed living environment adequately supported by social and green infrastructure;
  - b) promoting social cohesion by significantly improving the educational performance of our schools, enhancing the skills of the workforce and improving access to work, services and other facilities, especially for those who are disadvantaged;
  - c) maintaining cultural diversity while addressing the distinctive needs of each part of the county;
  - d) ensuring all our communities are able to access excellent sporting facilities and health services;
  - e) promoting regeneration and renewal of disadvantaged areas; and
  - f) increasing community involvement in the development process at local level.
- 5): To improve and conserve Norfolk's environment by:
- a) ensuring the protection and enhancement of Norfolk's environmental assets, including the built and historic environment, protected landscapes, Broads and coast;
  - b) protecting the landscape setting of our existing settlements where possible and preventing the unplanned coalescence of settlements;
  - c) maximising the use of previously developed land within our urban areas to minimise the need to develop previously undeveloped land;
  - d) where previously undeveloped land is developed, the environmental benefits resulting from its development will be maximised;
  - e) protecting and, where appropriate, enhancing biodiversity through the preservation of habitats and species and creating new habitats through development;

- f) providing a network of accessible multi-functional greenspaces; and
- g) reducing the demand for and use of water and other natural resources.

**The Objectives of the Local Plan are copied below and in general are in conformity with these objectives. The policies in the Local Plan in general also meet these objectives.**

- OBJ1. The Broads remains a key national and international asset and a special place to live, work and visit.
- OBJ2. There are areas of true tranquillity and wildness, giving a real sense of remoteness.
- OBJ3. The Broads is a unique, highly valued and attractive environment where the landscape character and setting is protected, maintained and enhanced.
- OBJ4. The rich and varied habitats and wildlife are conserved, maintained, enhanced and sustainably managed.
- OBJ5. The coastal section of the Broads is used and managed in a balanced way beneficial and integrated way for people and wildlife.
- OBJ6. Water quality is improved and water is managed using appropriate measures to increase capture and efficiency, prevent pollution and reduce nutrients. Flood risk to people, property and landscapes is managed effectively.
- OBJ7. 'Climate-smart thinking' minimises future adverse impacts and makes use of opportunities in an area vulnerable to a changing climate and sea level rise.
- OBJ8. The area's historic environment and cultural heritage are protected, maintained and enhanced. Local cultural traditions and skills are kept alive.
- OBJ9. The housing needs of the community are met.
- OBJ10. Development and change are managed to protect and enhance the special qualities of the Broads as well as the needs of those who live in, work in and visit the area. The Broads Authority maintains close cooperation with the Local Planning Authorities adjoining its executive area.
- OBJ11. The Broads offers communities and visitors opportunities for a healthy and active lifestyle and a 'breathing space for the cure of souls'.
- OBJ12. There is a buoyant and successful rural economy.
- OBJ13. The Broads is renowned for sustainable tourism and supports a prosperous tourism industry.
- OBJ14. People enjoy the special qualities of the Broads on land and on water. Access and recreation is managed in ways that maximise opportunities for enjoyment without degrading the natural, heritage or cultural resource. Navigation is protected, maintained and appropriately enhanced, and people enjoy the waterways safely.
- OBJ15. The Broads continues to be important for the function, identity and recreation of the local community as well as over a wider area.
- OBJ16. Waste is managed effectively so there is no detriment to the environment.

**Agreement 4:** the Norfolk Planning Authorities have agreed to produce and maintain Strategic Housing Market Assessments covering the three contiguous and non-overlapping broad market areas of Great Yarmouth, Central Norfolk and West Norfolk.

**The Broads is in Great Yarmouth and Central Norfolk HMAs as well as Waveney HMA.**

**Agreement 5:** It has been agreed that Great Yarmouth and King's Lynn and West Norfolk will each continue to prepare separate Local Plans for their areas.

**Noted.**

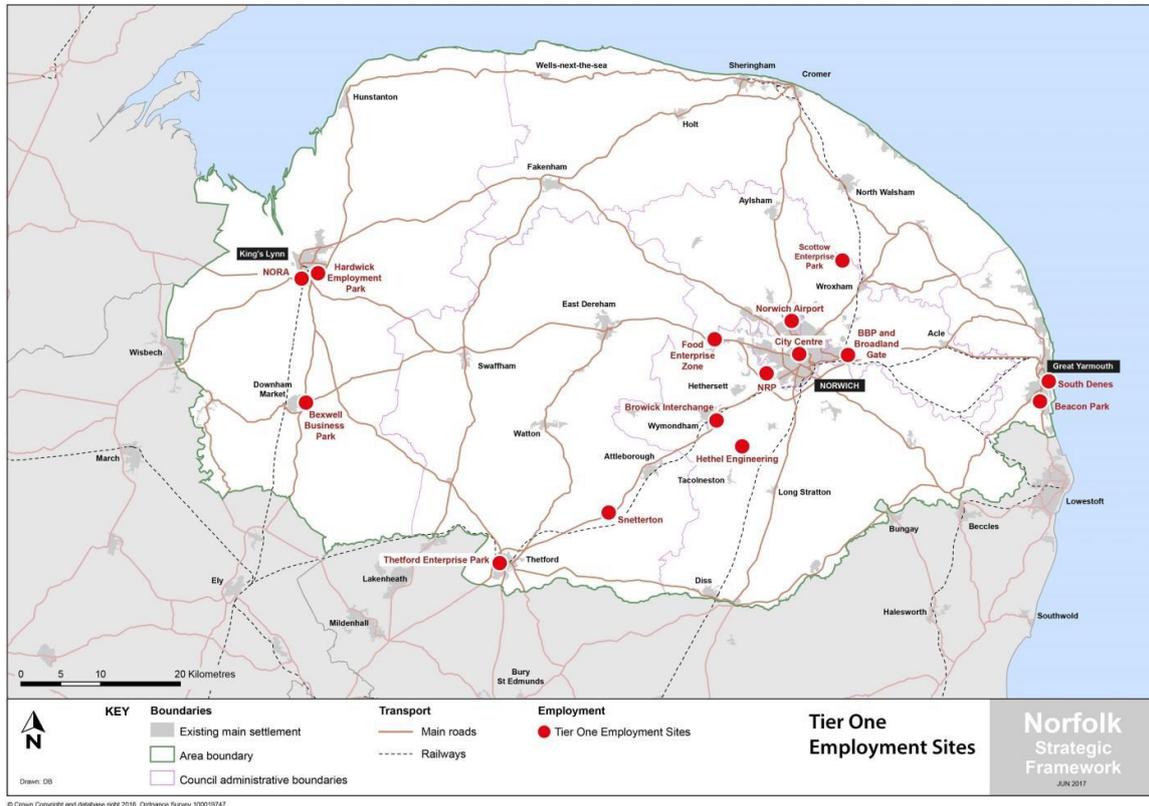
**Agreement 6:** It has been agreed that Breckland and North Norfolk will continue to prepare separate Local Plans for their areas whilst Broadland District Council, Norwich City Council and South Norfolk Council will co-operate on a new Greater Norwich Local Plan that will replace the current Joint Core Strategy and various other existing Local Plan documents in this area.

**Noted.**

**Agreement 7:** It has been agreed by the authorities that, in view of the very distinct issues facing the Broads Authority Area, spatial planning matters will continue to be best addressed by way of a standalone Broads Local Plan.

**The Broads had produced a Local Plan.**

Agreement 8 - It has been agreed by the authorities that, the above list of locations are the Tier One Employment sites and should be the focus of investment to drive increasing economic development in key sectors, and protected from loss to other uses.



**Some of these sites are near to the Broads but not within the Broads.**

**Agreement 9:** The emerging Local Plans for the area will include appropriate policies and proposals to recognise the importance of the above cross boundary issues and interventions.

The role of Norwich – **part of the Broads is in Norwich. The local plan in general supports and reflects the role of Norwich.**

Cambridge to Norwich Technology Corridor - **not directly relevant to the Broads Local Plan.**

A47 Corridor – **there is a policy in the Local Plan relating to the A47 and this highlights important considerations for any changes to the A47 to address.**

Offshore Energy Sector / Ports of Great Yarmouth & Lowestoft – **Lowestoft and Great Yarmouth Ports and most of offshore energy sector industry are next to or near to the Broads.**

Norfolk Coast, the Broads and the Brecks – **this assessment is about the Local Plan for the Broads.**

A10 corridor – **not directly relevant to the Broads Local Plan.**

**Agreement 10:** When determining their respective Local Plan housing targets each authority, working together where desirable, will aim to deliver at least Objectively Assessed Need as identified in the most up to date evidence (currently Table 9). Where this would result in unsustainable development, agreement will be sought with other authorities, initially within the same Housing Market Area, to ensure sufficient homes are provided to meet identified needs and demands in the area until at least 2036.

The Local Plan meets the need (and exceeds the need) for Central Norfolk and Waveney Housing Market Areas. An agreement is in place with Great Yarmouth Borough Council regarding the residual need in that part of the Broads and this is explained in the Housing Topic Paper.

**Agreement 11:** The Broads Authority will meet its calculated portion of the wider housing need within each of the relevant SHMAs, as far as is compatible with the protection of the Broads' landscape and special qualities. In the event that those constraints result in any shortfall in meeting that portion, South Norfolk, Norwich City, Broadland, North Norfolk, and Great Yarmouth Councils will seek to include appropriate provision within their Local Plans to address that shortfall, as far as is relevant to the Housing Market Area.

The Local Plan meets the need (and exceeds the need) for Central Norfolk and Waveney Housing Market Areas. An agreement is in place with Great Yarmouth Borough Council regarding the residual need in that part of the Broads and this is explained in the Housing Topic Paper.

**Agreement 12:** South Norfolk, Norwich City, Broadland, North Norfolk, and Great Yarmouth Councils will seek to include appropriate provision within their Local Plans to address the housing needs arising from the parts of the Broads Authority area overlapping their administrative boundaries if these cannot be met within the Broads Local Plan.

Noted and welcomed. See Housing Topic Paper.

**Agreement 13:** In addition to their OAN, Broadland, Norwich City, and South Norfolk Councils will seek to deliver an additional supply of 5,228 homes within the Greater Norwich Local Plan to ensure the housing needs arising from the City Deal are met in full.

Noted. That need is being addressed as part of the Greater Norwich Local Plan.

**Agreement 14:** The Norfolk Planning Authorities will quantify the need for, and plan to provide for, the specialist accommodation needs of the elderly, students, gypsy and travelling Show People, and those residing in other specialist types of accommodation, working together will ensure that the distribution of provision responds to locally identified needs.

The Norfolk-wide study that looked into Elderly need housing did not break down a need to the Broads Executive Area, as such there is a criteria based policy in the Local Plan. The emerging Gypsy and Traveller and Travelling Show People work indicates no need for sites or pitches in the Executive Area, however the Local Plan does include a criteria based policy to assess such applications. The merging Houseboat work indicates a need for houseboats/residential moorings in the Local Plan. This is addressed through a combination of allocations and criteria based policy.

**Agreement 15:** All Local Planning authorities will produce their Housing and Economic Land Availability Assessments to the standard Norfolk methodology.

The Broads' HELAA has been produced in line with the agreed methodology.

**Agreement 16:** To minimise the risk of slow delivery over the next plan period the Norfolk Authorities have agreed that when preparing Local Plans and where it is sustainable to do so:

1. The quantity of homes planned will be increased by a buffer equal to not less than 10% of their OAN requirement, such buffers to be treated as additional supply rather than as part of their housing target.

**Taking into account permissions and completions since April 2015 and including the allocations as set out in the Local Plan:**

- In Central Norfolk HMA area - 12.9% over provision.
- In GY HMA area - 69% under provision
- In Waveney HMA area - 43.9% over provision
- Across Broads area - 0.7% over provision.

2. Housing strategies will seek to allocate a range of different sizes of sites, where such sites are available and would result sustainable development.

**The Local Plan allocates sites from a few dwellings to sites of over 100 dwellings.**

3. Require clear evidence and demonstration of ability to deliver development prior to the allocation of larger sites for development.

**The Pegasus site has planning permission and work is underway on site. The Utilities Site may be more problematic to deliver, but the landowners are still keen and the site has development potential. In partnership with Norwich City Council, we will work with the landowner.**

**Agreement 17:** To maximise the speed of rollout of 5G telecommunications to Norfolk, the Local Planning Authorities will seek to engage with the telecommunications industry to produce shared guidance on the location of base and booster stations for the 5G network. The aim is to get this guidance agreed before the end of 2018 with it potentially being included in emerging Local Plan documents.

The Local Plan has a policy relating to utilities infrastructure. It emphasises the importance of considering impacts on the Broads landscape and other special qualities.

**Agreement 18:** The authorities agree to endorse Planning in Health: An Engagement Protocol between Local Planning Authorities, Public Health and Health Sector Organisations in Norfolk and undertake its commitments. Assuming this is formally agreed it is expected that each Norfolk CCG will formally agree the Protocol via its Governing Body, and NHS England will do via senior officer support.

**Following the July Member Forum, a report will be taken to Planning Committee regarding the Planning in Health report.**

**Agreement 19:** The Local Planning authorities will continue to work closely with the County Council and school providers to ensure a sufficient supply of school places and land for school expansion or new schools.

We have worked with Norfolk County Council regarding education provision in the Broads Executive Area and as stated in the Local Infrastructure Study there is not a need to address specific education needs in this Local Plan.

**Agreement 20:** In recognition of:

- a) the importance the Brecks, the Broads and the Area of Outstanding National Beauty bring to the county in relation to quality of life, health and wellbeing, economy, tourism and benefits to biodiversity; and
- b) the pressure that development in Norfolk could place on these assets
- c) the Local Planning Authorities will work together to produce a GI Strategy for Norfolk by the end of 2017 and ensure that their Local Plans protect and where appropriate enhance these assets.

**The Authority is contributing to this work and will address findings in the Local Plan.**

DRAFT