

**Broads Local Plan (September) Bite Size Pieces**  
Report by Planning Policy Officer

**Summary:** This report introduces the following topics of the Preferred Options Local Plan: Development Boundaries, Development Management Policies (remaining), Economy section, Flood Risk, Green Infrastructure, Houseboats and Floating Buildings Topic Paper, Housing Topic Paper, Housing: OAN, affordable housing, older people housing, second homes, self-build, Landscaping, Light Pollution and supporting report, Local Green Space assessment and policy, Peat, Remaining sites specifics policies: ACL1, ACL2, CAN1, GTY1, TSA3, WHI1, Residential Mooring Nominations and Assessment and Allocation Policy, Residential Moorings Policy, Settlement Fringe, Sites from Issues and Options, Soils, Staithes, Strategic Policies, Strategic Sustainable Development Policy, SuDS and Tourism.

**Recommendation:** Members' views are requested.

## **1 Introduction**

- 1.1 This bite-size piece of the Preferred Options discusses Development Boundaries, Development Management Policies (remaining), Economy section, Flood Risk, Green Infrastructure, Houseboats and Floating Buildings Topic Paper, Housing Topic Paper, Housing: OAN, affordable housing, older people housing, second homes, self-build, Landscaping, Light Pollution and supporting report, Local Green Space assessment and policy, Peat, Remaining sites specifics policies: ACL1, ACL2, CAN1, GTY1, TSA3, WHI1, Residential Mooring Nominations and Assessment and Allocation Policy, Residential Moorings Policy, Settlement Fringe, Sites from Issues and Options, Soils, Staithes, Strategic Policies, Strategic Sustainable Development Policy, SuDS and Tourism.
- 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 final version being presented to Planning Committee in November 2016.

## 2 The policies

### Appendix A: Development Boundaries

- 2.1 The four development boundaries that are already adopted are rolled forward with some slight amendments. The mapping now includes flood risk to make it obvious that this is an important consideration when considering proposals in the development boundary.

### Appendix B: Development Management Policies (remaining)

- 2.2 Some Development Management Policies have been before Planning Committee separately. These are the remaining policies. The contents table shows what has happened to each of the current policies.

### Appendix C: Economy section

- 2.3 A project brief is out to tender so this is not a policy, but text relating to the Economy Section of the Preferred Options.

### Appendix D: Flood Risk

- 2.4 The current policy is updated. It is important to note that this may change following the adoption of a new Flood Risk Supplementary Planning Document over the coming months.

### Appendix E: Green Infrastructure

- 2.5 An overarching Green Infrastructure Study. Norfolk County Council has helped shape the policy.

### Appendix F: Houseboats and Floating Buildings Topic Paper

- 2.6 Norfolk authorities are considering joint work relating to houseboats. So there is no policy as yet but this is the relevant text that will go in the Local Plan.

### Appendix G: Housing Topic Paper

- 2.7 This Housing Topic Paper sets out how the Authority will meet its Objectively Assessed Need in the Local Plan.

### Appendix H: Housing: OAN, affordable housing, second homes, self-build, older people housing

- 2.8 Policies and sections relating to housing.

### Appendix I: Landscaping

- 2.9 This will be added to the design policy that came to Planning Committee in August.

Appendix K: Light Pollution and supporting report

- 2.10 The report compares two data sets – one from the Authority and one from CPRE. The policy reflects the combined data.

Appendix L: Local Green Space Assessment and policy

- 2.11 Following the call for Local Green Space, sites which were nominated have been assessed. This report sets out the assessment. The policy is included in this appendix as well.

Appendix M: Peat

- 2.12 Peat has many important elements. This policy seeks to ensure that designers of schemes take peat into account.

Appendix N: Remaining sites specifics policies

- 2.13 The remaining policies from the adopted Sites Specifics. ACL1, ACL2, CAN1, GTY1, TSA3, WHI1, with the exception of TSA2

Appendix O: Residential Mooring Nominations and Assessment and Allocations Policy

- 2.14 Some nominations for residential moorings were received and the report assesses these nominations. There is an allocations policy proposed as a result of the assessment.

Appendix P: Residential Moorings Policy and flood risk related supporting text

- 2.15 An amended version of the current policy.

Appendix R: Settlement Fringe

- 2.16 A new policy which seeks to address this landscape type.

Appendix S: Sites from Issues and Options

- 2.17 Policies relating to Ferry Road Horning, Station Road Hoveton and the Loaves and Fishes at Beccles.

Appendix T: Soils

- 2.18 Responding to comments received at the Issues and Options, this is not a new policy, but an issue for stakeholders to consider.

Appendix U: Staithe

- 2.19 This reflects the recent work by the UEA and seeks to protect staithe.

### Appendix V: Strategic Policies

- 2.20 The remaining strategic policies with some amendments.

### Appendix W: Strategic Sustainable Development Policy

- 2.21 An overarching strategic policy which brings in some existing Core Strategy policies.

### Appendix X: Sustainable Drainage Systems

- 2.22 An improved policy worked up with Norfolk County Council.

### Appendix Z: Tourism

- 2.23 The strategic and development management policies relating to tourism with some amendments.

## **3 Financial Implications**

- 3.1 Generally officer time in producing these 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 Boundaries
- Appendix B: Development Management Policies (remaining)
- Appendix C: Economy section
- Appendix D: Flood Risk
- Appendix E: Green Infrastructure
- Appendix F: Houseboats and Floating Buildings Topic Paper
- Appendix G: Housing Topic Paper
- Appendix H: Housing: OAN, affordable housing, older people housing, second homes, self-build
- Appendix I: Landscaping
- Appendix K: Light Pollution and supporting report
- Appendix L: Local Green Space Assessment and policy
- Appendix M: Peat
- Appendix N: Remaining sites specific policies: ACL1, ACL2, CAN1, GTY1, TSA3, WHI1
- Appendix O: Residential Mooring Nominations and Assessment and Allocations Policy
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Appendix W: Strategic Sustainable Development Policy  
Appendix X: SuDS  
Appendix Z: Tourism

All appendices can be accessed via this link <http://www.broads-authority.gov.uk/broads-authority/committees/planning-committee/planning-committee-16-september-2016>