



Broads Local Plan Issues and Options

Summary leaflet and questionnaire

Consultation from 15 February to 4pm on 8 April

Total number of responses: 41

Q1: Special qualities of the Broads

What do you like about the Broads?

- The tranquillity and the opportunity for generations of people to earn a living and enjoy the area
- Quiet open spaces & abundance of wildlife
- Wonderful open spaces providing superb access for recreation and tourism
- Undiscovered areas round every corner
- Natural beauty and environment.
- The peace and quiet (in some places)
- The Broads are a special place to live, we are very lucky
- Open skies, lack of people, nature, general quietness
- Tranquillity
- The views and the sky
- Being unique and different from the rest of the British Waterways
- Everything except the Broads Authority
- The navigable waterways
- Wide spaces, water, rivers, wildlife.
- The mills, the boats, the water
- The feeling of being in a "Wild unspoilt" place
- The ease that one can sail from a to b
- Water ways, boats and walk ways
- Beauty. Boating. Lively people in tranquil settings
- A pleasant and safe environment to enjoy a holiday
- The peace and tranquillity
- Wildlife and big skies
- Tranquillity, reedbeds, boating, wildlife
- Way of life
- Navigating the waterways
- Everything apart from the Broads Authority
- Unspoilt out of season
- Freedom, tranquillity, open landscapes, wildlife
- Sailing my boat in peace and quiet.
- Navigable waterways, peace and nice places to stop.
- Most aspects.
- The peace and quiet
- Wide open spaces to explore
- Landscape and wildlife.

Broads Authority summary and response: Some interesting thoughts provided which will help inform the vision and the objectives of the Local Plan.

What do you not like about the Broads?

Comment	Broads Authority Response
General Comments about the role of planning.	Comments noted. Consider new website text or leaflet to emphasize what constitutes development and requires planning permission and what does not . Can use the Conservation Area information as a template.
Access is not always easy	Comments to be passed to the Waterways,

Comment	Broads Authority Response
Lack of car parking facilities at some locations bearing in mind that the greatest proportion of those living in the Broads are in the 45 to 59 category and that the next highest category is 65 to 74. The majority of these use a car to travel and in future will gravitate to electric or dual fuel cars.	Recreation and Access team. The Issues and Options consider car parking.
Lack of access on foot. They can only be really appreciated from a boat. Increasing amounts of litter in all the rivers and the lack of moorings.	
Footpaths and right of Ways could be better managed	
No being able to walk along the Wherryman's Way as the footpath is closed	
Poor access.	
The lack of mooring places adjacent to hostilities Surlingham Ferry is a classic place the river bank towpath is disappearing into the river it would be so easy to extend and repair the bank for people to moor up and visit the bird sanctuary as well as helping a local business	
Less moorings	
The lack of moorings near villages	
Loss of public and wild moorings.	
Aggregate/ground stones on moorings	
Speeding boats & noise in general	Comments to be passed to the Safety and Ranger teams. Regarding the Bridges at Wroxham and Potter Heigham, these are Scheduled Monuments which means they are protected. Such a protection is a national designation.
Not being able to go under some of the bridges eg. Wroxham, Potter Heigham	
The area that have become un-navigable due to lack of dredging	
Dilapidated boats	Comments passed to Safety and Ranger Teams.
Dead and decaying boats everywhere.	
Sunken boats	
General Comments about the Broads Authority	Comments noted but fall outside of the remit of the Local Plan
Lack of refuse removal points	The current removal of such facilities is not a matter for the Local Plan. But this will be a consideration as we produce policies for future development.
The threat of removal of the waste bins on staites	
Pitiful lack of rubbish disposal compounds	
lack of refuse bins	
Rubbish, pollution by tourists and lack of bins.	
Dirty areas.	
Loss of rubbish disposal at many sites.	The Issues and Options consider the issue of redundant boatyards.
Lack of facilities.	
Loss of boating facilities.	A quick internet search found this interactive map: http://www.broads.co.uk/map-of-the-norfolk-broads/ . Also the BroadCaster produced by the Broads Authority has a map: http://edition.pagesuite-professional.co.uk//launch.aspx?pbid=d55702b1-4b67-415b-ae69-0ad00f49e71f . Not a matter for the Local Plan.
Some areas over published eg Wroxham	
Lack of information about where visitors can moor.	

Comment	Broads Authority Response
Nothing	Noted.
Drunken behaviour Troublemakers.	Noted, however not a matter for the Local Plan. Will be passed onto the Rangers and Broads Beat for consideration.
Signs, increasing urbanization.	Noted and will be considered as the Local Plan is produced.
Poor pubs and restaurants. Some of them, like The Horning Ferry look out of place.	If quality refers to user experience such as food quality etc. that is outside of the remit of the Local Plan. If referring to the quality of how a pub looks, then we do have policies on design as well as policies on the pubs in the Broads (XNS6 of the Sites Specifics Local Plan).
Elitism	No specific example given
It being treated as an amusement park	Noted and will be considered as the Local Plan is produced. We do plan to look into the issue of tranquillity.

Broads Authority summary and response: Some interesting comments provided. Many of which do not relate to the Local Plan but will be passed onto relevant officers at the Broads Authority or relevant other organisations.

What would you like to stay the same about the Broads?

- The right to navigate and enjoy all areas
- Controlled development
- Freedom to roam
- Strong restrictions on housing/industrial development.
- Very happy with existing policies which protect it
- Waterways
- Tranquillity
- The 24 hour mooring
- Everything but the Broads Authority
- The navigable waterway
- Most things.
- The reeds, the mills
- The inherent wilderness feel
- Everything
- Wider awareness
- Most
- Most of it
- The accessibility of the water
- Moorings with no amenities
- plentiful access for navigation
- love it as it is
- More boats
- Everything apart from the Broads Authority
- NO more buildings near the water
- Rights of Navigation
- It's character.
- A healthy balanced wildlife
- The open spaces and wide horizon
- Landscape and wildlife.

Broads Authority summary and response: Some interesting thoughts provided which will help inform the vision and the objectives of the Local Plan. See below regarding comments relating to the Broads Authority.

What changes would you like to see in the Broads?

Comment	Broads Authority Response
Better access to the water for small trailered boats, re-opening of old navigations to extend the area of water enjoyed	Comments to be passed to the Waterways, Recreation and Access team.
Footpaths to be maintained	
Make it more accessible to people , I was nearly 40 when I found out how nice it was	
Improved access by foot to make them more inclusive and less just for people owning boats.	

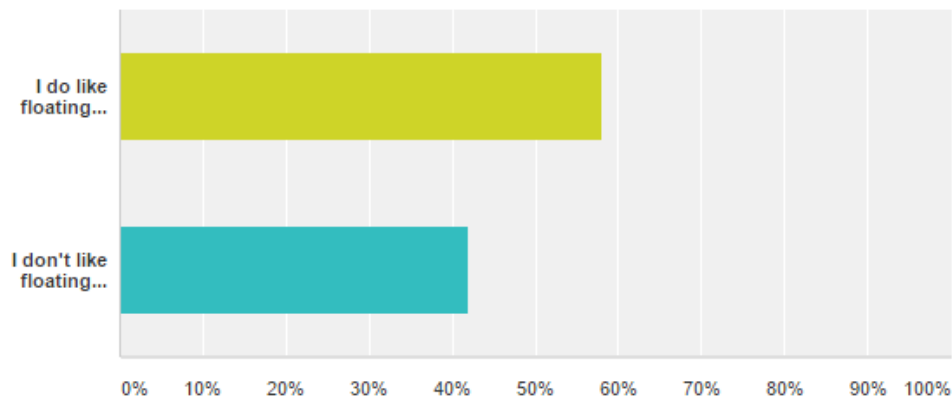
Comment	Broads Authority Response
Mend the footpath	
Further navigation on the Ant Dilham Canal, Waveney-Bungay and Bure- Aylsham	
The opening up of the private broads esp those with heritage funding	
Better access. Most broads are out of reach to the public.	
improved access and footpaths	
To see the illegally closed Broads open to the public	
More moorings away from villages	
Broads illegally closed to be reopened	
more floating pontoons	
More moorings and facilities for tourists and more broads patrol.	
Better access for canoes.	
General Comments about the BA and planning in general	Comments noted however these are not Local Plan matters.
Bringing the landscape back to how it was about a century ago	The Authority does seek to address water quality with its partners. http://www.broads-authority.gov.uk/looking-after/managing-land-and-water/water-quality
Greater protection for the natural environment	
Improved water quality	
Fewer trees	
More clearing of the river banks, extended reed beds and remove of the scrub trees	
Rubbish points reinstated	The Broads Authority is not responsible for rubbish points. This is the responsibility of the District councils.
Running engines on boats at night	Comment noted and will be considered as amenity and tranquillity policies are produced.
More electric points to stop stationary engine running	
Better enforcement of speed limits	Comment to be passed to Safety and Ranger Teams.
Better enforcement of anti- social behaviour	Comment to be passed to Rangers and Broads Beat.
Removal of unnecessary signage	Comment to be passed to Enforcement.
Fewer signs	
Wider awareness and link to national parks more	Unsure if this is wider awareness of the Broads as a whole – there is a new sustainable tourism strategy being produced.
Reinstate Marina Quays	There is a policy on this area in the Sites Specifics Local Plan – GTY1.
Dead boats removed.	Not an issue for the Local Plan however comments passed to Safety and Ranger Teams
New bridges at Potter and Wroxham	Cost likely to prohibitive. It is not clear who would deliver. Would require the removal of Scheduled Ancient Monument/Listed buildings.
Better facilities.	This will be considered as the Local Plan is produced.
Better training for hire boaters.	This will be passed onto the Head of Safety Management.

Broads Authority summary and response: Some interesting comments provided. Many of which do not relate to the Local Plan but will be passed onto relevant officers at the Broads Authority or relevant other organisations.

Q2: Floating buildings

What do you think about floating buildings in general?

Answered: 31 Skipped: 10



Do you have any comments?

- Floating buildings should be fixed via post piles which allow full rise & fall allowing for extreme conditions
- Live and let live , if they are not causing a problem they should be allowed to stay
- What do you mean by floating buildings. I cannot find a dictionary of such a term. Providing they do not interfere with the navigation for both power and sail it will stand a reasonable chance of being acceptable
- Can be an asset - eg. canals
- I'm no aware of any floating buildings and have no opinion
- I don't know enough to comment
- This amounts to urban development
- Often unsightly
- Can be efficient and look nice if done properly
- Boatyards/marinas should be encouraged to provide properly regulated residential mooring
- Floating buildings have to be governed by aero/aquadynamic and are generally known as boats
- Everybody should have the right to live on the water if they so wish, providing they respect the waterways and abide by the rules
- Of course belongings are safe in floods, it's a floating building !!!!!
- No objections if buildings are designed to float during a flood situation but please, no more ugly houseboats!
- However, I don't like the look of the "floating buildings" at Carrow.

Broads Authority summary and response: The majority of the 31 who responded to this question like floating buildings. The comments raise some interesting thoughts to consider if a policy is worked up. Design and impact on navigation are common issues commonly raised.

Q3: Second homes

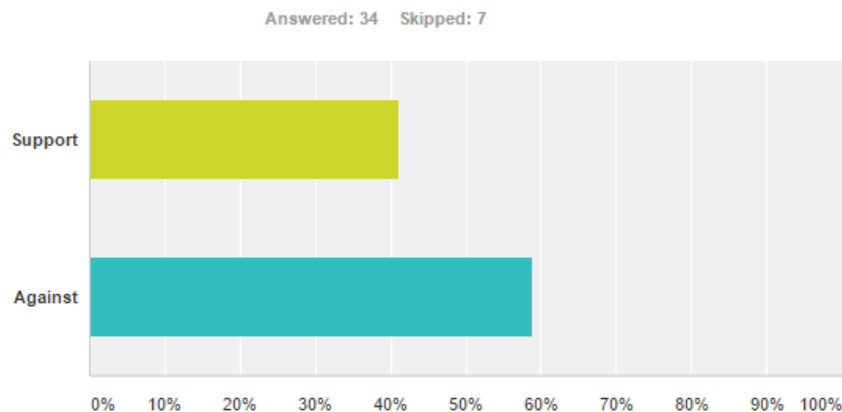
How do you think second homes affect your community?

- They should not be encouraged in areas with a lack of affordable housing for locals
- These houses often remain empty for parts of the year and prevent local people buying houses in the area.
- Bring in much needed tourism
- Lead to development without even the justification of local need and exclude local people from the best riverside views and walks.
- Too many will destroy the community. But I must admit I was a second home owner here myself for almost 5 years before moving in permanently over 15 years ago.
- Yes - take stock away from first time buyers etc.
- No opinion
- Not much
- Second homes destroy village life
- They bring additional income to the service sector
- Whilst they bring money in at times of occupation they reduce the supply of homes and push up prices. It's a free market, so don't let big government intervene.

- Generally a good thing that people want to have them. Owners will generally be sympathetic to the Broads.
- I think they are inevitable and that they bring money into the area
- Young people who are local now find it impossible to afford property
- Very good for local economy
- Higher premiums should be in place
- Neutral
- Benefit in the long run
- It brings visitors to the area but the question of affordable housing for the young needs to be addressed
- Badly should set a minimum occupancy time frame
- They are a drain on resources. fewer home for people to buy to live in and support the community 24/7
- No problem
- Fine
- (This question is so loaded as to invalidate this whole questionnaire.)
- They don't
- They price locals out of the area and don't participate in local issues
- They are individuals' property, for them to choose what to do with them
- Increase house prices generally. Little benefit to the local economy for the few weeks they are occupied each year
- Not at all. It's part of a free economy and they should be left alone.
- Lots are rented out as holiday homes bring repeat and new tourists to the area.
- Serious impact - Makes young local people looking for a home very angry.
- Introduce an additional local tax to support local communities
- No effect.

Broads Authority summary and response: Thoughts on second homes are generally balanced. Disagree that the question is loaded as respondents gave reasons in support of second homes as well as against second homes.

If we could somehow restrict second homes in your area, is that something you would support? Why?



Do you have any comments?

- Restriction would prevent investment in the area
- The ratio of occupied against unoccupied is not enough to warrant support
- Adopt Option 4 - allowing second homes only in areas which do not contain many second homes
- Depends how you are going to arrange the restriction
- Need to see proposals
- Could mean vast empty areas?
- Not the job of government to interfere in the market.
- The Broads Authority does enough damage in its restrictions as it is. Their powers need to be reduced, not increased.
- Why punish people for wanting a second home in our area?
- We need local affordable housing for local people
- Property would become run down nobody would want to live there in winter and no jobs to sustain them
- Unnecessary to manage. Interference.
- No homes should be empty more than occupied

- More permanent residents to support the community
- What reason is there for restriction
- Because I trust the judgement of the BA less than the simple evolution of events
- What's it got to do with the Broads Authority? Another waste of money.
- Stop them altogether.
- It's a freedom thing
- If the restrictions were FAIR and applied to EVERYODY.
- It's not a regulatory issue.
- We would be looking after our younger generation's future

Broads Authority summary and response: The majority of the 34 people who answered this question are against any restriction on second homes. Comments queried what this has to do with the Broads Authority: it is a topic area that we are looking into in more detail and welcome opinions. There are examples of Neighbourhood Plans having a policy that restricts second homes. Please see forthcoming topic paper that explores the issue in more detail. This will be on this website in the coming months: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan>.

Q4: Building your own home.

How can the Broads Authority make it easier for people to build their own homes?

- Adopt Option 2 (Issue 26)
- Ease restrictions but make sure they are eco-friendly and can blend into the area
- Encourage neighbouring authorities to assist
- Be far less negative to planning applications in so called non-development areas. Not sure it should
- Grants for renewable energy projects
- It can't and it isn't their statutory duty.
- Adopt the policy that unless there is a real reason to object than it can go ahead
- Stop having such ridiculous planning regulations which, in the Broads Authority are down to the individual's feelings on a day and do not have precedents. This is ridiculous and an appalling way to behave.
- I don't know because I've never looked into building a home
- They can't
- Stop insisting on wooden windows instead of triple glazed (plastic) ones)
- Relax planning rules, work with people
- Relax planning restrictions
- Give clear planning advice
- It can't
- Be realistic with planning for a change.
- They shouldn't be allowed to.
- Pass - regardless of whether the area is or is not a National Park, it is the landscape which is to be preserved. That should mean minimal development beyond properties already there
- Simplify the planning system. Ensure a level playing field for people of all budgets.
- No need, it is a matter outside scope.
- Stick to conserving the Broads and navigation. Building new homes alongside the Broads should be restricted.
- A bit more publicity might help. Try emailing a notice to local Parish Councils to display in village halls & notice boards.
- Not sure
- Relax planning laws.

Broads Authority summary and response:

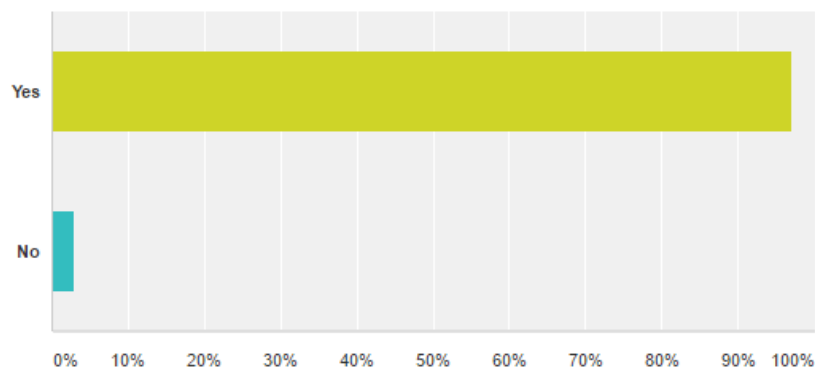
Some suggested relaxing planning laws or rules for self-build. Such developments will be subject to the adopted local and national policies.

. Planning applications are considered against the locally adopted policies in the Core Strategy, Development Management DPD and Sites Specifics Local Plan as well as nationally using the NPPG and NPPF. These guide decisions made by officers and members. Officers need to fully justify their decision and do so if publically accessible reports. The policies that will form the Local Plan will be used by officers in determining planning applications so this process allows the public an opportunity to inform those policies. Please keep a look out for the Preferred Options version of the Local Plan, due to be consulted on towards the end of the year.

Q5: Design

Do you think design of development is important?

Answered: 35 Skipped: 6



What design aspects do you like? What kind of design do you not like?

- Adopt Option 2 (issue 27)
- Eco builds which use local materials or blend into the surroundings
- Design that is environmentally friendly; reflects and is unobtrusive within the landscape
- I think I prefer good modern designs to copies of old designs.
- Encourage traditional design
- Do not like estate type modern large houses
- High quality, environmentally friendly
- Eco efficient houses
- Anything in keeping with tradition i.e. NOT like the monstrosity at Hunsett Mill.
- Local materials, historical design. Unfortunately the BA planning department relies on its own personal tastes and does not take these into account.
- Too many identikit houses and new builds
- Examples of what I don't like are Hunsett Mill. What I do like is the old concept of building council houses in small numbers around the villages. This used to serve Norfolk very well.
- Depends on area and locality
- Thatch and wooden structures look good
- Local materials. Flint render etc
- I think traditional design best reflects the nature of the area
- Thatched roofs and timber frames
- Design in keeping with the surrounding. Appalling designs like the changes to Hunsett Mill Cottage
- in keeping with the ones now ,no modern looking ones
- I like form that follows function
- They should not be large dwellings and not modern looking
- Look what you allowed to happen to Hunsett Mill, now an eyesore. Basically, I don't like anything encroaching on the landscape and while I'm basically a freedom-loving person, if your property is within close view of the navigation, the Authority ought to ensure that whatever people

do is in keeping with existing buildings. Look at the awful boatshed built behind the Ferry Inn in Horning. At the other end of the marina, not a problem. By the river, a big problem

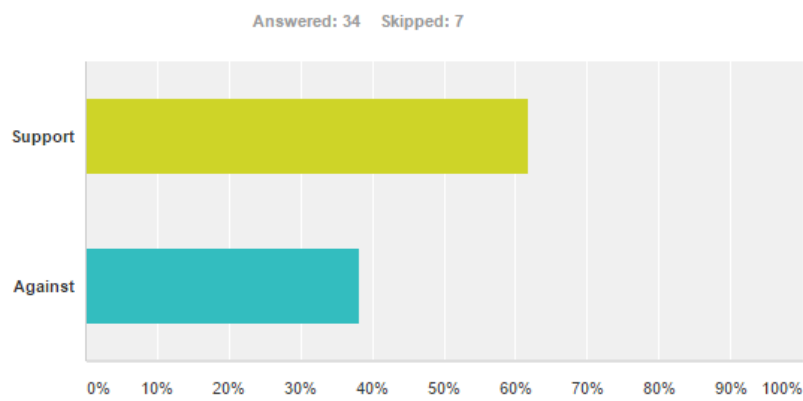
- A general mix of traditional Broads architecture and Modern contemporary architecture.
- New builds need to be in keeping with existing design.

- Traditional Broads properties, no modern rabbit hutches.
- More use of local materials. Dislike designs which are not traditional to the area.
- Like design planning, but it needs to be consistent between each BA planning officers.
- Modern, light, airy.

Broads Authority summary and response: Of the 35 people who responded, the most consider design to be important. Some particular aspects of design raised.

Q6: Water efficiency

We are considering making it a requirement for new houses to be more water efficient to help protect the environment.



Do you have any comments?

- Designs should be encouraged to incorporate brown water use to flush toilets
- It is surely good practice to introduce water efficient taps and showers in new houses even if some are subsequently changed by new owners
- It's as idiotic as making vacuum cleaners less powerful. It seems energy efficient but they are run for longer periods to do the same task.
- We shower/bath far too often these days.
- Can be very costly
- So called water efficient appliances take far longer per cycle so use more electricity. Quick cycles are far better all round. The Broads area for planning is so small with only 300 or so homes said to be required in the next few years; water efficiency should not therefore be a problem worth considering.
- Water meters
- We do not live in a dictatorship (unless you're a member of the Broads planning team). Education is the key by doing such things as opening water treatment works etc to bring home the reason why water is important.
- Again, I simply don't know enough about this subject
- Rain water harvesting should be mandatory in new build
- Rain water harvesting is very easy
- Again, what's it got to do with the BA? Trying to find things to spend money on again!
- WAY beyond your remit. Stay out of nonsense like that
- I don't think it is enforceable.
- As you said, it doesn't work.
- Not your remit.
- One can but try!
- Focus on greater energy efficiency first.

Broads Authority summary and response: Of the 34 people who responded to this question, the majority supported tackling water efficiency in new development. Concern raised by some about water efficient devices taking longer

thus using more electricity and the same amount of water. Some felt that education was a better way of addressing water wastage. Others queried why the Broads Authority is looking into this issue. Government say (in the NPPG) 'Where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the tighter Building Regulations optional requirement of 110 litres/person/day'.

Q7: Tranquillity

Where in the Broads do you think you 'get away from it all' and why do you think that?

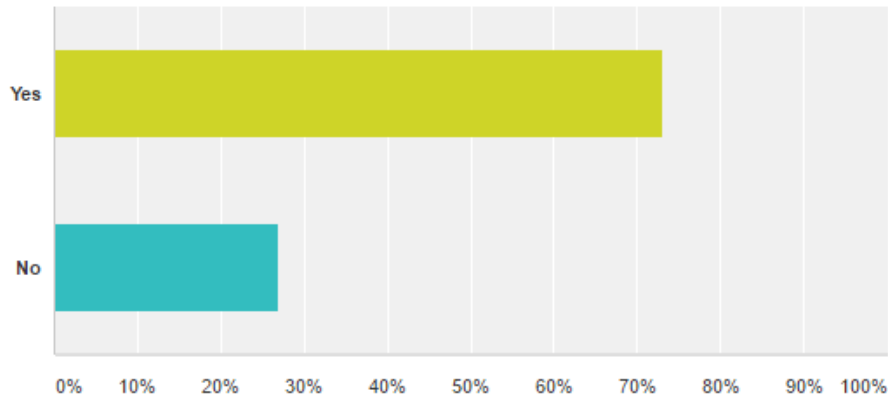
- I'm a canoeists, I only have to moor up on a riverbank to get away from it all
- Very few places now.
- Not telling you. I want to keep it for myself.
- Away from Busy roads & Industry
- Privileged information
- River Chet, on the parts you can walk.
- Barton Turf, quiet no road noise, easy mooring
- Very few places left because of incessantly running diesel engines but southern rivers best.
- On a boat
- My house. However, tranquillity is NOT 'getting away from it all'. Some of us live and work here and struggle with incredibly poor services such as internet and phone coverage. This must be improved so that those of us who choose to work and live here can do so in this century.
- How Hill to Ludham Bridge. Because you don't see anyone and can't see anyone!
- Halvergate Marshes and Fleggburgh common
- Most places that have power points no engine noise some HIRE boats are very noisy they should be checked all boats infact
- Unnecessary to legislate. Even the busiest areas are quiet in winter.
- The most "tranquil" spots are the busiest, noisy areas near main roads etc tend to be avoided so in a sense there is less river activity so tranquil in their own way
- On the Rivers at the limits of Navigation, above Potter Heigham and below Beccles
- St Benet's abbey no light little noise(out of season) big sky
- Upstream of Potter Heigham bridge - larger boats cannot access that area.
- There are lots of places on the broads that are peaceful
- Riverbanks between village settlements - hence the need for more "informal moorings"
- Outsiders moan about bad lighting, poor Internet etc. they don't want to get away completely.
- Anywhere outside the main villages along the river. I'm amazed that the Authority has not taken a stronger stand AGAINST development in Rackheath or even North East of Wroxham
- Hickling and Horsey area generally. Wild mooring on the smaller rivers.
- Areas with moorings away from pubs, buildings, roads, footpaths and anglers. Some areas should be made angler-free zones.
- Southern Broads
- Upper Thurne - Poor access for large craft.
- Hickling and Horsey, because of the restrictions of the small bridge at Potter. However, there are a lot of Private broads which the BA seems to little about opening access to, but are happy to help with funding. Hoveton Broad for example.
- Depends on time of year. Motor boats are VERY noisy.

Broads Authority summary and response: We already identify the Upper Thurne as an area of tranquillity. Some other areas suggested which will be looked into. Concern that residents still need internet access. Some people wanted to keep areas they find tranquil to themselves

Q8: Light pollution

Do you think the Broads Authority should try and address light pollution?

Answered: 37 Skipped: 4



Why do you think this?

- Agree with Option 2 of Issue 20
- Night skies are spoilt by the glow from nearby towns but the biggest offenders are security lights for farms and small industrial premises out in the countryside
- South Norfolk DC switch off street lighting after hours.....
- Not in the BA's remit.
- Turn any street lights off from midnight to 5am
- It is not a statutory requirement.
- Not in there remit
- But safely and not in a dictatorial fashion.
- Exactly that - it is a form of pollution and people need to be aware of it and try to reduce it!
- Don't provide village lighting, we never had it before, so why now?
- Street lights and porch lights
- Churches are worst for big lifts pointed at them and into the sky
- Yes but with light touch. Does ferry inn hurt anyone?
- No sure how you can help though
- Light pollution defeats the ethos of the Broads.
- We don't need Street lighting, security lighting or anything like that.
- It's about wildlife and tranquillity. Some parts of the Broads will always face a glow in the sky because of Norwich, Yarmouth and Lowestoft. But development at Rackheath will make things much worse. This is NOT a call for me or anyone else to turn off my lights at night or have heavier curtains
- Building, particularly commercial property lighting.
- There is an increase in badly sited high power outside lights.
- Not their remit
- Because it is a pollution after all.
- Bright lights from fishermen spoil the night

Broads Authority summary and response: Of the 37 people who answered this question, the majority supported the idea of addressing light pollution. Some sources of light pollution were suggested.

Some argued that this is not in the BA's remit. The NPPF however says:

125. By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. According to a recent survey (that will be published soon on the BA website), the Broads are has dark skies with readings of over 20 magnitudes per arc second in the majority of the Executive Area.

Q10: Redundant boat yards

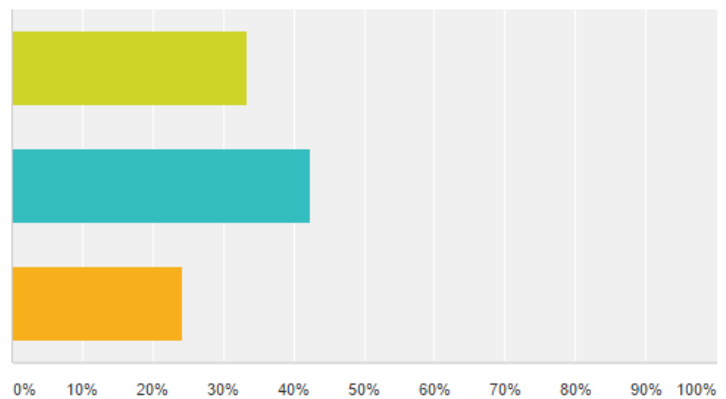
Should we...

Ensure such sites are for boat related businesses only

Open the sites up to other types of business, not just related to boats

Allow the site to be used for anything, not just business (please note that there are some constraints on these sites, such as flood risk which means that only certain types of land use can go there)

Answered: 33 Skipped: 8



Why do you think this?

- Your questionnaire does not give the opportunity for a proper response and thus ticking one box implies that only one answer is correct. There are many differing types of waterside sites and what is appropriate in one may not fit another. It is important to encourage investment for all forms of business, but boat related businesses are only one form of commercial operation which may be suited to waterside sites. PPG 25 ensures that the majority of waterside sites will not be lost to residential development. The real point is that the authority should not seek to influence the use of boatyards and waterside sites by suggesting that there is a material change of use between different types of mooring use. They have no existing policy for such a view, but the technique of making assertions that there is a material change between for example the mooring of hire craft and the mooring of privately owned boats prevents investment and introduces uncertainty. I reserve the right to provide further detail on this matter
- These sites should be used for business use in some way & not allowed to be developed into luxury waterside holiday homes, to give local community vital employment prospects
- Agree with Option 3 of Issue 38
- We have to move with the time I'm afraid , but no theme parks please
- You only give one option but would support other business consistent with the environmental constraints. A free for all would just lead to more expensive homes, often second homes, with riverside moorings.
- It is of course a very difficult question to deal with. So long as any development does not create an eyesore and does not alter the wind characteristics for the worse then I think this is the best we can hope for.
- Disused premises can be a blight
- Other businesses, but all should be boat or tourism related.
- Navigation is important part of the history of Broads
- It could mean more riverside facilities
- We need diversity in these areas
- If you want a strong economy you need to be flexible. The boat industry changes all the time as do other industries.
- We need businesses, we don't need housing development
- Sustaining the local environment and jobs
- Best place for cafes and other facilities. Even offices can be appealing by river and can then be tranquil for people that work there.
- Times change
- Other commercial premises, unrelated to the Broads, would be out-of-place and detract from the nature of the river culture
- it could be of benefit to owners /hire boaters possibly, depending on type of business
- You don't own these properties, we do.
- It would end up looking out of place and the wrong sort of business could take over.
- Difficult to make a hard and fast rule. It needs judgement and the people making that judgement ought to be subject to election and recall

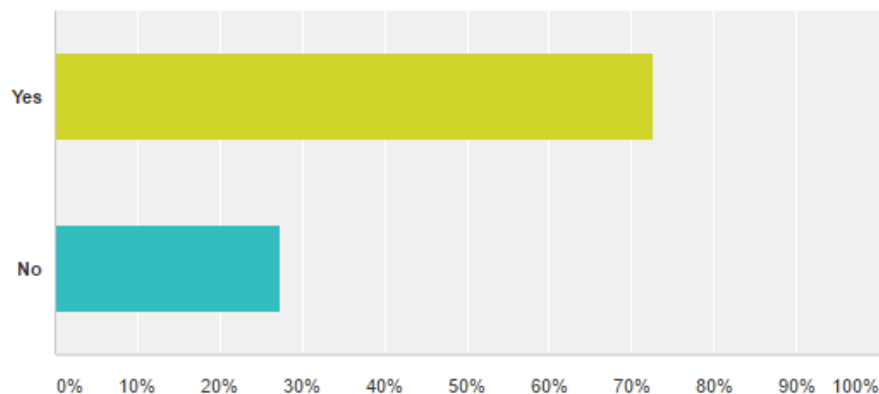
- To provide more and better facilities for boat users.
- Mooring costs remain too high, all boat businesses should be preserved if possible to create more moorings.
- You need to try and encourage marine business especially hire yards. Without them you will lose a lot of tourists!!
- Prefer if they are kept business sites.
- Employment opportunities for the local communities.
- Anything is better than dereliction and decay which is all too prevalent on the Broads.

Broads Authority summary and response: Flexibility and diversity were raised by some people. Issue of judgement to reflect the specific scheme raised. Generally support for employment use (be it boat related or other) rather than 'a free for all'. Some suggested that they should still provide visitor facilities (be it moorings or cafes).

Q11: Heritage Interpretation

Do you think linking to the past is important?

Answered: 33 Skipped: 8



Why do you think this?

- Historical references are a good way of educating people to past times
- We need a strong policy to protect heritage, historical and cultural sites within the Broads. They are an important part of our past and need to be preserved.
- For tourist reasons.
- Gives a tangible link to the past
- But depends on the historic use as to whether it is worth retaining.
- It depends how significant it was
- We should be aware of our history.
- Move on
- We don't live in the past. History is important but don't overemphasise this by holding things back.
- I don't think it is particularly interesting
- History needs to be discover, we DONT need interpretation board, it is up to the individual to read up about a place.
- difficult to say overall
- As long as in simple form not over the top restrictions
- adds to the tourist attractiveness
- Evolution - like the nose on your face
- Subtlety is important with plaques and signs and so on
- The history of the Broads is very important and should be preserved and not lost.
- It is easy enough these days to do your own research online.
- Or try not to over develop in the first place
- Please spare us from more plaques & signs.
- If it is not preserved in some form part of the heritage of the Broads is lost forever.

Broads Authority summary and response: Of the 33 people who answered this question, the majority supported the idea of heritage interpretation.. General support if there is a link to the past to interpret and it is done in the right way. Some people felt however that you can do the research yourself and that looking to the future is better than looking to the past.

Q12: Local Green Space

Where in the Broads do you think there are areas of 'Local Green Space' and why do you think that?

- I would support the designation of the land behind the Chedgrave Boatyards being designated Local Green Space as the marsh and carr is gradually encroached upon mostly for storing old boats/cars/equipment.
- flood plains, preserving existing green spaces generally
- Horning Green, Hoveton green near railway bridge.
- Again you need to concentrate on navigation
- Bure Park in GY.
- Brampton river side, on left just past bridge at thorpe
- Beccles quay
- Cockshoot and Whitlingham ,many others
- Riverbanks
- Really?
- All undeveloped land in the viewable area from the navigation
- Not sure on that one!
- Those villages with a green and or a staithe.

Broads Authority summary and response: Some interesting thoughts and useful comments. We will undertake site visits and contact the landowner and parish councils to understand if this designation is appropriate for these areas.

Q13: Sites

What do you think about the Beccles Old Hotel Site? What could it be used for?

- Because of its flood risk constraints Beccles Society believe this site should remain either as open space or used as a sports field.
- Should not have been given planning permission keep as marsh.
- Anything in keeping.
- Housing
- Nothing to do with Broads local town problem
- Hotel or leisure, modern outdoors centre
- Bus stop into the town for those of us with mobility problems as there is a massive shortage of taxis in the area
- Food and drink
- Up to the owners to decide, subject to planning agreement
- Incorporate into the Green Space.
- small park and moorings
- Let the good people of Beccles decide!
- Have a hotel or holiday home complex.

Broads Authority summary and response. We will undertake site visits and contact the landowner to understand their plans to see if the Local Plan process can help.

What do you think about the Bridge Hotel Site at Potter Heigham? What could it be used for?

- Museum of the broads & education centre
- It would be nice to see the Bridge Hotel rebuilt but as the pub on the otherside of the river does not appear to be thriving business it is difficult to see anyone willing to risk their money on such a venture. The only thing that seems to thrive on both banks below and above the bridge is the spectator pastime of watching the boats.
- I believe this is closed to the public, but no problem with private car parking
- Anything in keeping - preferably something upmarket.
- Retail

- I think it is an eyesore. If local business could be incentivised to use this land and look after it, i think the area would look better
- House/pub/restaurant /shop/hotel
- Leisure
- As the Broadshaven pub is past its sell by date maybe a new pub and restaurant
- It should be used for Commercial development, possible restaurant
- Family area incorporating tables, seats and play equipment
- This is an eye-sore. P/H is sadly lacking in a decent pub/restaurant/holiday accommodation (hotel)
- Retail
- Up to the owners to decide, subject to planning agreement
- Looks very scruffy and undesirable. Conversion to a green space would be a start.
- Cut moorings into the site, there are never enough at Potter.
- Potter needs a decent pub / restaurant so rebuild.
- A business use approved by the Parish Council.
- Have a hotel or holiday home complex

Broads Authority summary and response: General support to improve the area in some way. We will undertake site visits and contact the landowner to understand their plans to see if the Local Plan process can help.

What do you think about the Little Precinct in Hoveton? What could it be used for?

- Local produce / farmers market stalls
- Are you implying that this area is up for development? I had not realised this.
- Why change it?
- It's already in use!
- Retail
- Ok as it is
- Leisure
- Something like wroxham barns to bring visitors into the precinct.
- It is a viable shopping centre. Why change it?
- shopping, launderette, banking etc
- Up to the owners to decide, subject to planning agreement
- I presumed it would always be a shopping area. It could be made to look much more traditional and as Wroxham (Hoveton included) is said to be the Capital of the Broads it could be converted into a history/ heritage area
- Stay as it is, just a tidy up required.
- As it is now.
- Needs a major face lift and better visibility from the river. Food outlets plus sops

Broads Authority summary and response: On reflection, a better question to ask about this area would be along the lines of 'how can this area be improved' rather than implying change to the entire area. Notwithstanding this, there are some interesting thoughts and useful comments. We will undertake site visits and contact the landowner to understand their plans to see if the Local Plan process can help.

What do you think about the Former Waterside Rooms in Hoveton? What could it be used for?

- Mooring; Open space, or low cost houses for locals only.
- Another pub - high quality.
- Housing
- Flats
- Leisure
- It should be sold to be refurbished or rebuilt as a P.H. or restaurant complex
- Open space to encouraged families to picnic there
- Up to the owners to decide, subject to planning agreement
- Not sure of where this property is.
- Not sure but site needs to be cleared and moorings retained
- Demolish the site. Again a business use approved by the local Parish Council.
- Looks very poor at present. As there are only 2 pubs in Hoveton, open it as a Weatherspoons to give the other some competition

Broads Authority summary and response. We will undertake site visits and contact the landowner to understand their plans to see if the Local Plan process can help.

What do you think about the Former Loaves and Fishes at Beccles? What could it be used for?

- This site operated successfully for over 30 years as a pub and restaurant. Beccles Society believes that every step should be taken to enforce a return to that use. Furthermore the wall at the back of the property is split and is in need of urgent structural attention as it is now becoming unsafe. Please take appropriate action to remove this danger.
- Reopen as a high quality pub & restaurant.
- Housing
- Pub flats
- Leisure
- Apartments
- It should be redeveloped for mixed use but should include, bar/restaurant
- Food and drink
- Up to the owners to decide, subject to planning agreement
- Larger Tourist Office. BA information centre and Heritage area. Original BA office converted into a meeting place for boat visitors.
- Not sure of location
- Again, let the people of Beccles decide what is best for their town.

Broads Authority summary and response:.. We will undertake further site visits and contact the landowner to understand their plans to see if the Local Plan process can help.

Are there any other sites in the Broads that you think we should specifically look at through the Local Plan and what could they be used for?

Comment	Broads Authority Response
Better security at Norwich Yacht station, as rumours of vandalism are increasing more and more people are avoiding the area	Noted. This is probably more an operation aspect and so this comment will be passed onto the Yacht Station staff and managers.
Marine keys Great Yarmouth . Moorings, amenities camp site	Noted. There is already a policy that addresses this area. See policy GTY1 of the Sites Specifics Local Plan.
Look at restoring public navigation to Hoveton Great Broad as it is illegally closed.	Noted.. Note that this is outside the remit of the Local Plan.
Salhouse Broad, maybe make use of its natural amphitheatre	Noted and we will look into this.

Q14: Developer contributions

What parish do you live in? What do you think developer money should be spent on in your community and why?

1:	2:	3:	What Parish do you live in?
Improving Beccles Quay	Maintaining the flat valves in the Beccles Quay area		Gillingham/Beccles
Public access - the restoration of Hardley Flood footpath.	Public launching facilities	Enhancing wildlife sites	Chedgrave
Where in the BA planning area is there a large development which would give rise to a development contribution?	-	-	-
Better car access	More parking	Refuse service	Ludham
geldeston locks river bank moorings	river bank and moorings at park on left just past bridge at thorp	-	Beccles

1:	2:	3:	What Parish do you live in?
Schools	Car parking	-	Beccles
Better bus service.	-	-	Ludham
Affordable housing	Moorings in and around villages	development of	Thorpe
Transport eg buses	medical facilities	moorings	South Walsham
Stop it. It's bribery			Horning
Environmental improvements in general.	Safety issues - paths alongside roads especially for local school children.	Village Halls	SOMERTON
Better loos	Improve the moorings at Gt Yarmouth, add moorings that are less dangerous	Representation on the BA broad and not self appointment. What about representation for those people who pay towards the BA and removing those people who don't.	Wroxham
Slipways	Boardwalks/footpaths	-	Claxton

Broads Authority summary and response:

- : There may be local issues which could be addressed or taken into consideration as new developments are progressed through the planning system. Obligations can only be asked for if necessary as set out in the NPPF:

Planning conditions and obligations

203. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

204. Planning obligations should only be sought where they meet all of the following tests:

- *necessary to make the development acceptable in planning terms;*
- *directly related to the development; and*
- *fairly and reasonably related in scale and kind to the development.*

205. Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.

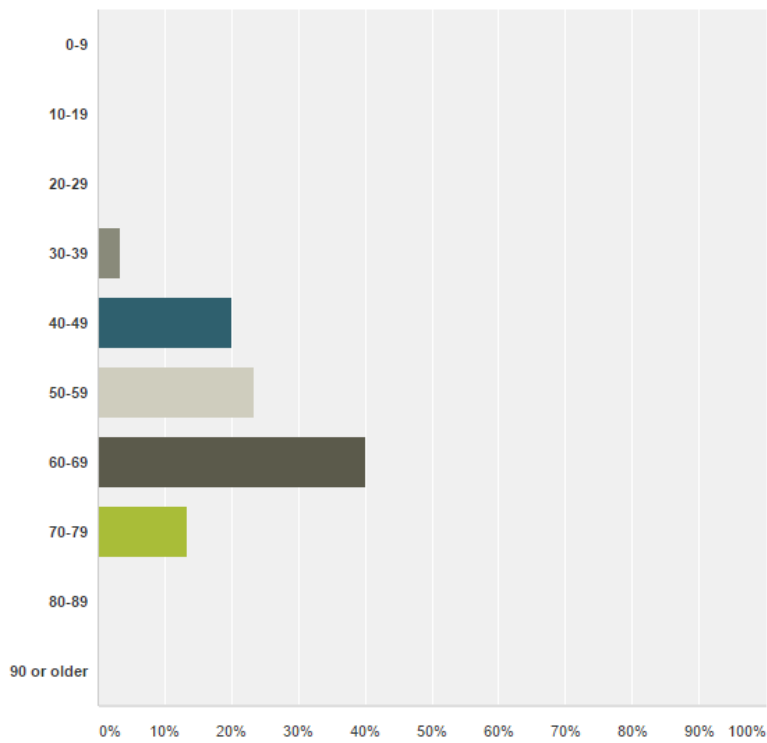
206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

- Where within the BA area is there scope for large development? There are three current large allocations in the Sites Specifics Local Plan. Two have been through the planning process. The third is in Norwich and yet to get permission. There is currently no threshold below which planning obligations cannot be levied so it does not have to be a large development. Please note that the Government are appealing a legal decision which quashed their policy of a threshold of 10 or more dwellings for planning obligations.

About you

- Age band:

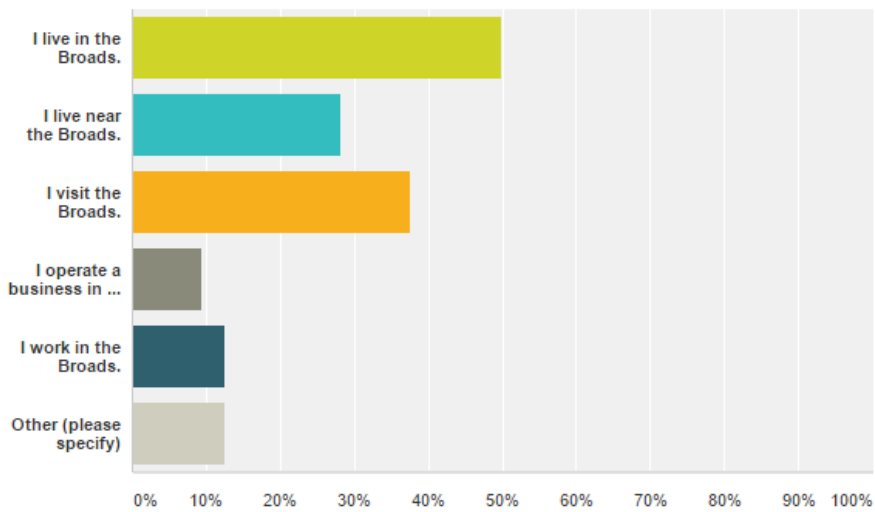
Answered: 30 Skipped: 11



- Your connection with the Broads

What is your interest in the Broads?

Answered: 32 Skipped: 9



- I am a Chartered Surveyor, specialising in valuation and commercial property agency in the Broads area
- Moor a boat and visit every weekend
- I am a private Boat Owner
- Own a boat moored on the broads, love the area.