

Planning Committee

AGENDA

Friday 13 October 2017

10.00am

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|---|--------|
| 1. To receive apologies for absence and introductions | |
| 2. To receive declarations of interest | |
| 3. To receive and confirm the minutes of the previous meeting held on 15 September 2017 (herewith) | 3 - 14 |
| 4. Points of information arising from the minutes | |
| 5. To note whether any items have been proposed as matters of urgent business | |

MATTERS FOR DECISION

6. **Chairman's Announcements and Introduction to Public Speaking**
Please note that public speaking is in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wish to speak are requested to come up to the public speaking desk at the beginning of the presentation of the relevant application
7. **Request to defer applications included in this agenda and/or to vary the order of the Agenda**
To consider any requests from ward members, officers or applicants to defer an application included in this agenda, or to vary the order in which applications are considered to save unnecessary waiting by members of the public attending
8. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
 - BA/2017/0179/FUL Burghwood Barns, Burghwood Road, Ormesby St Michael

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Appendix D: <u>Norfolk Caravans and Houseboats Accommodation Needs Assessment including for Gypsies, Travellers and Travelling Show people</u>	
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16. Decisions made by Officers under Delegated Powers Report by Head of Planning (herewith)	117 – 120
17. To note the date of the next meeting – Friday 10 November 2017 at 10.00am at Yare House, 62-64 Thorpe Road.	

Broads Authority
Planning Committee

Minutes of the meeting held on 15 September 2017

Present:

Sir Peter Dixon – in the Chair

Mr M Barnard	Mr H Thirtle
Prof J A Burgess	Mr V Thomson
Mr W A Dickson	Mrs M Vigo di Gallidoro
Ms G Harris	Mr J Timewell
Mr P Rice	

In Attendance:

Ms N Beal – Planning Policy Officer (Minute 2/10 – 2/11)
Mrs S A Beckett – Administrative Officer (Governance)
Mr S Bell – for the Solicitor (Minutes 2/1 – 2/10)
Ms A Cornish – Planning Officer (Minutes 2/8)
Mr B Hogg – Historic Environment Manager
Ms C Smith – Head of Planning
Ms K Wood – Planning Officer (Compliance and Implementation)
(Minute 2/9)

2/1 Apologies for Absence and Welcome

The Chairman welcomed everyone to the meeting.

Apologies were received from Mr Brian Iles.

2/2 Chairman's Announcements and Introduction to Public Speaking

(1) The Openness of Local Government Bodies Regulations

The Press correspondent and Mr James Knight indicated that they intended to record proceedings.

The Chairman gave notice that the Authority would be recording the meeting. The copyright remained with the Authority and the recording was a means of increasing transparency and openness as well as to help with the accuracy of the minutes. The minutes would remain as the matter of record. If a member of the public wished to have access to the recording they should contact the Monitoring Officer.

(2) Public Speaking

The Chairman reminded everyone that the scheme for public speaking was in operation for consideration of planning applications, details of

which were contained in the Code of Conduct for members and officers. (This did not apply to Enforcement Matters.)

2/3 Declarations of Interest

Members indicated their declarations of interest in addition to those already registered, as set out in Appendix 1 to these minutes. The Chairman declared a general interest for all Members concerning item 2/9 (Waveney River Centre) as the landowner was a Member of the Navigation Committee. All Members reported that they had been lobbied on item 2/9 by the landowner.

2/4 Minutes: 18 August 2017

The minutes of the meeting held on 18 August 2017 were agreed as a correct record and signed by the Chairman.

2/5 Points of Information Arising from the Minutes

No points of information to report..

2/6 To note whether any items have been proposed as matters of urgent business

No items had been proposed as matters of urgent business.

2/7 Requests to Defer Applications and /or Vary the Order of the Agenda

No requests to defer planning applications had been received.

2/8 Applications for Planning Permission

The Committee considered the following applications submitted under the Town and Country Planning Act 1990, as well as matters of enforcement (also having regard to Human Rights), and reached decisions as set out below. Acting under its delegated powers the Committee authorised the immediate implementation of the decisions.

The following minutes relate to further matters of information, or detailed matters of policy not already covered in the officers' reports, and which were given additional attention.

- (1) **BA/2017/0207/FUL Land at the Marshes, The Marshes, Reedham**
Creation of 10 Scrapes
Applicant: Environment Agency

The Planning Officer provided a detailed presentation of the application by the Environment Agency to create 10 scrapes in an area owned and managed by the RSPB. The site fell within the Halvergate marshes SSSI, and also formed part of the Breydon Water SPA and Breydon Water Ramsar Sites as well as being within the Halvergate Marshes

Conservation Area. The creation of the scrapes would provide material required for the flood defence improvements which the Environment Agency intended to carry out along the left bank of the River Yare between Seven Mile House and the Berney Arms pub. The creation of the scrapes would also help the RSPB's conservation management programme objectives for the marshes and they had been designed in consultation with the RSPB.

The Planning Officer reported that there had been no further responses since the report had been written. The scrapes were designed to hold water mainly within the winter months to a depth of approximately 0.4m although the general depth would be 0.95m.

The Planning Officer concluded that the application was recognised to be necessary for the existing flood defences along this stretch of the River Yare to be reinforced and improved and there would be benefits to the material being found in the vicinity of the proposed works to minimise disruption. The opportunity of using this material was considered to achieve significant biodiversity enhancements and the resultant scrapes would help the RSPB realise its aspirations for the development and improvement of its reserve and create an enhanced habitat for many species of wetland birds. The Planning Officer therefore recommended that the application be approved subject to conditions.

Members welcomed the application and considered it an excellent opportunity for strengthening the banks with the added advantage of biodiversity enhancements. It was also suggested it would be an additional valuable opportunity as part of the Landscape Partnership scheme.

Jacquie Burgess proposed, seconded by Paul Rice and it was

RESOLVED unanimously

that the application be approved subject to conditions as outlined within the report. The scheme proposed is in full accordance with Policies CS1 Landscape Protection and Enhancement, CS2 Landscape Protection and Enhancement, CS4 Creation of New Resources, CS6 Historic and Cultural Environments and CS20 Rural Sustainability of the Core Strategy and Policies DP1 Natural Environment, DP2 Landscape and Trees, DP5 Historic Environment and DP29 Development on Sites with a High Probability of Flooding of the Development Management Policies DPD and the relevant paragraphs of the NPPF.

**Enforcement of Planning Control: Item for Consideration
Waveney River Centre:**

The Committee received a report and presentation concerning the construction and use of a number of Yurts at the Waveney River Centre, Burgh St Peter and the need to establish whether or not these required planning permission. The Planning Officer (Compliance and Implementation) provided an outline of the history of the site explaining that it did have a Certificate of Lawful use for camping granted in 1997, and a planning permission granted in 2013. A scheduled monitoring visit had been undertaken by officers during which the 3 yurts had been observed, and following this Officers had made a number of attempts to obtain the necessary information from the landowner as to the nature of the construction of the Yurts so as to determine whether or not they were operational development. Unfortunately, the landowner had repeatedly failed to provide the requested information and had also indicated that he did not intend to submit a planning application if one was required.

It was noted that case law with respect to Yurts was not unequivocal due to the variety of designs/structures involved. The Planning Officer (Compliance and Implementation) carefully outlined the usual procedures in such cases as outlined in the adopted Local Enforcement Plan and the various potential options for obtaining the required information. Members noted that one of the options was whether to seek the necessary information by a Planning Contravention Notice (PCN).

In conclusion the Planning Officer set out the two courses of action the Authority could take for members' consideration:

- The LPA proceed with its usual process and seek to obtain the necessary information through either a site inspection or the service of a PCN; or
- The LPA move straight to an assessment of the acceptability of the development.

Should Members decide to move straight to an assessment, and it was subsequently concluded that the development would be acceptable, a retrospective application would still be required to regularise the development were it considered to be operational development

The Solicitor confirmed and emphasised that the relevant tests that Officers needed to clarify were:

- (a) whether the size of the structure was such that normally it would be built on site rather than brought to the site ready-made,
- (b) whether the construction suggested some degree of permanence meaning it could only be removed by pulling it down or taking it to pieces and
- (c) whether the construction was physically attached to the ground.

These factors needed to be established before a decision could be made on whether the structures were operational development and therefore did or did not require planning permission.

Members expressed disappointment at the impasse and queried the reasons for the lack of response from the landowner. They were also concerned at the disproportionate amount of time the matter had taken up when it appeared that it could be resolved in a straightforward manner. Such provision of tourist facilities could be very acceptable to the industry although it was recognised in planning terms that the necessary planning procedures needed to be undertaken and consistency applied.

Members considered that further attempts should be made with the landowner to clarify the position and obtain the necessary information as set out above. Therefore they requested that officers undertake a site inspection, preferably with the landowner's permission and bring the matter back before the Committee. If it was established that the structures did not require planning permission, the matter could be closed. The Solicitor commented that it would be difficult to understand the future intention of the landowner from the site visit.

RESOLVED

that Officers undertake a site inspection to obtain the necessary information to establish whether or not planning permission is required for the structures and report back to the Committee.

2/10 Enforcement Update

The Committee received an updated report on enforcement matters already referred to Committee.

Eagles Nest, Ferry Road, Horning.

It was clarified that retrospective permission for the boarding had been granted, but that the unauthorised use and refusal of the retrospective application for the retention of the manager's flat was still the subject of an appeal.

Marina Quays, it was noted that the site was still the subject of vandalism. The Head of Planning reported that the landowners were discussing potential solutions and development with officers. A revised proposal was being submitted and officers would be examining this.

RESOLVED

that the report be noted.

2/11 **Broads Local Plan – (September) Bite Size Pieces**

The Committee received a report introducing a set of the topics/ Bite Size pieces for the Publication version of the Broads Local Plan. These included

- Appendix A: Employment and Economy Topic Paper
- Appendix B: Residential Moorings Topic Paper

As well as:

- Appendix D: Habitats Regulation Assessment HRA
- Appendix E: Sustainability Appraisal
- Appendix G: Monitoring and Implementation Framework
- Appendix H: Policy comparison
- Appendix I: HELAA
- Appendix J: From HELAA to allocations document

A web link for the proposed publication version of the Local Plan (Appendix C) had been sent to Members in advance together with the Maps. In addition, Appendix H 'Policy Comparison' had been sent to Members following publication of the complete agenda. Appendix F, 'Viability Study' was awaited and it was intended that this together with the 'Assessment of other effects of the alternative options to the publication Policies' would be forwarded to Members following this meeting and Members invited to provide comments on these by the week ending 22 September 2017.

With reference to **Appendix A Employment and Economy Topic Paper** – this was a review of the relevant broads related evidence and surveys of businesses within the area. In considering the document Members noted that some of the smaller boatyards were experiencing difficulties and therefore welcomed that a new more flexible criteria based policy on employment opportunities had been devised. The need for flexibility was recognised by the Greater Norwich Development Partnership and the cooperation between Authorities in the area was welcomed also in relation to broadband connections and public transport. It was considered important to keep those cooperative channels open and the importance of being mindful of the Authority's responsibility for all businesses not just those that were tourism related. Members considered the report to be well written and it was well received and endorsed

With reference to **Appendix B Residential Moorings**, Members noted that this topic paper had been updated since it was first considered by the Committee at the preferred options stage. Two calls for sites for residential moorings had been made as part of the Local Plan process. The second call had been aimed at boatyards that were adjacent to or within a development boundary or a settlement with good access to services and facilities. A number of sites giving a total of 25 moorings had been proposed for allocation (and the Committee noted that one residential mooring has been permitted) although the Residential Moorings Need Assessments suggested 63 would be required. Members noted that the full need for 63 moorings was not proposed to be met through allocations in this Local Plan and noted the reasons set out in the Topic Paper.

The policy for residential moorings and the Topic Paper had been considered by the Navigation Committee who had requested that it be made clear that none of the sites proposed for residential moorings were within or adjacent to development boundaries and therefore did not pass all of the tests in the Policy DP25. The Planning Policy Officer commented that they did have good access to other essential facilities and therefore fulfilled other criteria. This would be made clearer in the topic paper published on the website. The Planning Policy Officer emphasised that the criteria based policy would be retained. Members noted the thorough process undertaken, supported the approach and would welcome further sites being brought forward.

Appendix D Habitats Regulations Assessment of the Local Plan – It was noted that this was a legal requirement under the current legislation to show if the policies were likely to have any significant effects on protected sites. The comments within the Assessment would be incorporated and appropriate amendments to the text in the Local Plan would be made. It was considered to be an important document for the process to demonstrate that the Authority's policies were taking the necessary care required; particularly as the Broads area had the greatest diversity of species within it when compared to the other national parks.

Similarly Appendix E, the Sustainability Appraisal was a legal requirement. It was noted that some of the policy numbers required correcting. Members were pleased to note that opportunities in relation to climate change were clearly set out. They requested that there be a clarification and clear definition of the terms “equivalent status to a National Park” and “part of the family of National Parks” included, with more consistency in the use of the terms, making reference to the judgement following the judicial review and recognising that the area was branded as a National Park yet the Authority was unique in that it had its own legislation and an additional purpose to the other national parks. As mentioned above, Members were informed that an assessment of the other effects of the alternative options would be sent to them by email for their consideration and would merge into the final Sustainability Appraisal.

Appendix G Monitoring and Implementation Framework. Members had some concerns about the resource implications but were assured that officers carried out monitoring and contributed to the Annual Monitoring Report as part of their regular duties.

Appendix I and J Housing a Economic Land Availability Assessment and Towards Allocations HELAA. It was noted that this topic paper had been revised since it was last seen by the Planning Committee. It did not make policy but helped to inform it using the criteria set out in the methodology which was consistent across the whole of Norfolk. Appendix I helped to bridge the gap between HELAA, the Local Plan and the Sustainability Appraisal.

Appendix C The Broads Local Plan

The Navigation Committee had considered the Local Plan at its meeting on 7 September and proposed a new objective, as follows:

- A flourishing navigation, where people are encouraged to take to the water in a diverse variety of ways, where navigation rights are protected and enhanced and where boating is supported and facilitated through maintenance and provision of moorings and other supporting infrastructure and services.

The current objective (14) within the draft plan was as follows:

- 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.

Members gave the proposal careful consideration. It was noted that there was a specific section within the local plan relating to Navigation and in fact all the policies within it related to the points made. They recognised the concerns over the challenges in providing such infrastructure particularly moorings but Members were concerned that reference to navigation rights would be too specific and open up legal challenges which went beyond the brief of a planning document. The Local Plan was a planning document in order to help in providing facilities. The current objective was at a more strategic level suitable for such a document. In conclusion, Members wished to thank the Navigation Committee for encouraging a review on this, but they believed that the current objective within the plan was comparable to that proposed by the Navigation Committee and was appropriate. The Committee was supportive of the status quo and therefore the current wording of Objective 14 should remain.

In addition to the Viability Study and further Assessment documents, the Planning Policy Officer reported that the following documents would be forwarded to the Committee for comment:

- Final Gypsy and Traveller, Travelling Showpeople, Caravans and Houseboat Study (due w/c 18 September,).
- Assessment of single issue focussed consultation responses (due w/c 18 September,).
- Strategic Flood Risk Assessment SFRA (due end of September)

She explained that the receipt of the SFRA was unlikely to affect the policies as the flood risk maps she had seen did not appear to materially change the flood risk to the residential allocations, although some of the text might require minor changes. Waiting for the report and then confirming and making changes could delay the beginning of the consultation period by up to a few weeks. However, the full Authority report would recommend that Members delegate the final decision to publish the Local Plan for consultation to the Chief Executive in consultation with Chair of Broads Authority and Chair of Planning Committee, which would enable any minor changes to be made

without further delay. If there were material changes required to the document, it would need to go through the Committee process again.

Members noted that the Broads Local Plan would be subject to some editing of the text and a few amendments were required before the publication version of the Local Plan for consultation was presented to the Authority at its meeting on 29 September 2017. This would be presented as a tracked changes version as well as a 'clean' version presented as it would be for consultation.

Members commended the process in developing the Local Plan, especially the way in which they as Members had been engaged throughout. They acknowledged the considerable efforts of the staff and in particular those of the Planning Policy Officer and were of the view that the resulting documents were admirable and to be commended.

With regard to the consultation process, members acknowledged that there could be consultation fatigue on behalf of the Authority's stakeholders and therefore it was important to make it clear that it was a statutory obligation. The Chairman urged members to support the officers at the consultation venues wherever possible.

RESOLVED

- (i) that the report be noted; and
- (ii) that the topics to inform the publication version for the Broads Local Plan be welcomed and endorsed including the Maps.
- (iii) that the Publication version of the Broads Local Plan together with supporting documents be RECOMMENDED to the Authority for approval to go forward to consultation.

2/12 Norfolk Strategic Framework: Consultation

The Committee received a report on the Consultation Documents concerning the Norfolk Strategic Framework together with the Authority's proposed response.

Members noted that the Norfolk Strategic Framework (NSF) document was being produced by all the Local Planning Authorities (LPAs) in Norfolk, together with the involvement of relevant bodies such as the Environment Agency. The purpose of the NSF was to set guidelines for strategic planning matters across the County, and beyond, and demonstrate how the LPAs would work together under the Duty to Co-operate through a series of potential agreements on planning related topics.

Members welcomed the document together with the proposed responses.

RESOLVED

that the report be noted and the proposed consultation responses be endorsed.

2/13 Tree Preservation Orders

The Committee received a report on three Tree Preservation Orders (TPOs) that had recently been served by officers under delegated powers. No representations or objections to the orders had been received from the consultation. The trees identified related to woodland at The Lodge, Church Road, Burgh Castle; woodland and trees at the Old Rectory Church Road, Burgh Castle and a tree at Land adjoining Tie Dam Mill road, Stokesby. Therefore Officers recommended that the TPOs be confirmed and the existing TPOs at the Old Rectory be revoked. It was noted that a TPO did not prevent work being carried out on the trees, but the Authority need to approve such work and could provide advice on management.

RESOLVED

- (i) That the TPOs recently issued be confirmed:
BA/2017/0002/TPO The Lodge Church Road, Burgh Castle (W1)
BA/2017/0003/TPO The Old Rectory, Church Road, Burgh Castle (W1, G1, G2, T1 and T2)
BA/2017/0004/TPO Land adjoining Tie Dam, Mill Road Stokesby (T1)
- (ii) That BA/2016/0041/TPO The Old Rectory Church Road, Burgh Castle be revoked.

2/14 Appeals to Secretary of State Update

The Committee received a report on the appeals to the Secretary of State against the Authority's decisions since 1 April 2017.

RESOLVED

that the report be noted.

2/15 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 2 August 2017 to 24 August 2017. It was noted that no applications had resulted from Condition Monitoring for this last month, which was a definite improvement and to be welcomed from when the monitoring programme was first introduced.

It was clarified that the application BA/2017/0208/FUL at Riverscourt, Church Lane, Surlingham relating to the change of use of a boathouse to holiday let was the subject of different circumstances that the application at Ferry Road, Horning which had been refused. The latter was in a functional flood plain

whereas the boathouse at Surlingham was a dry boathouse and at the end of a long slip.

RESOLVED

that the report be noted.

2/16 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 13 October 2017 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting concluded at 12.15pm

CHAIRMAN

Code of Conduct for Members

Declaration of Interests

Committee: **Planning Committee**

Date of Meeting: 15 September 2017

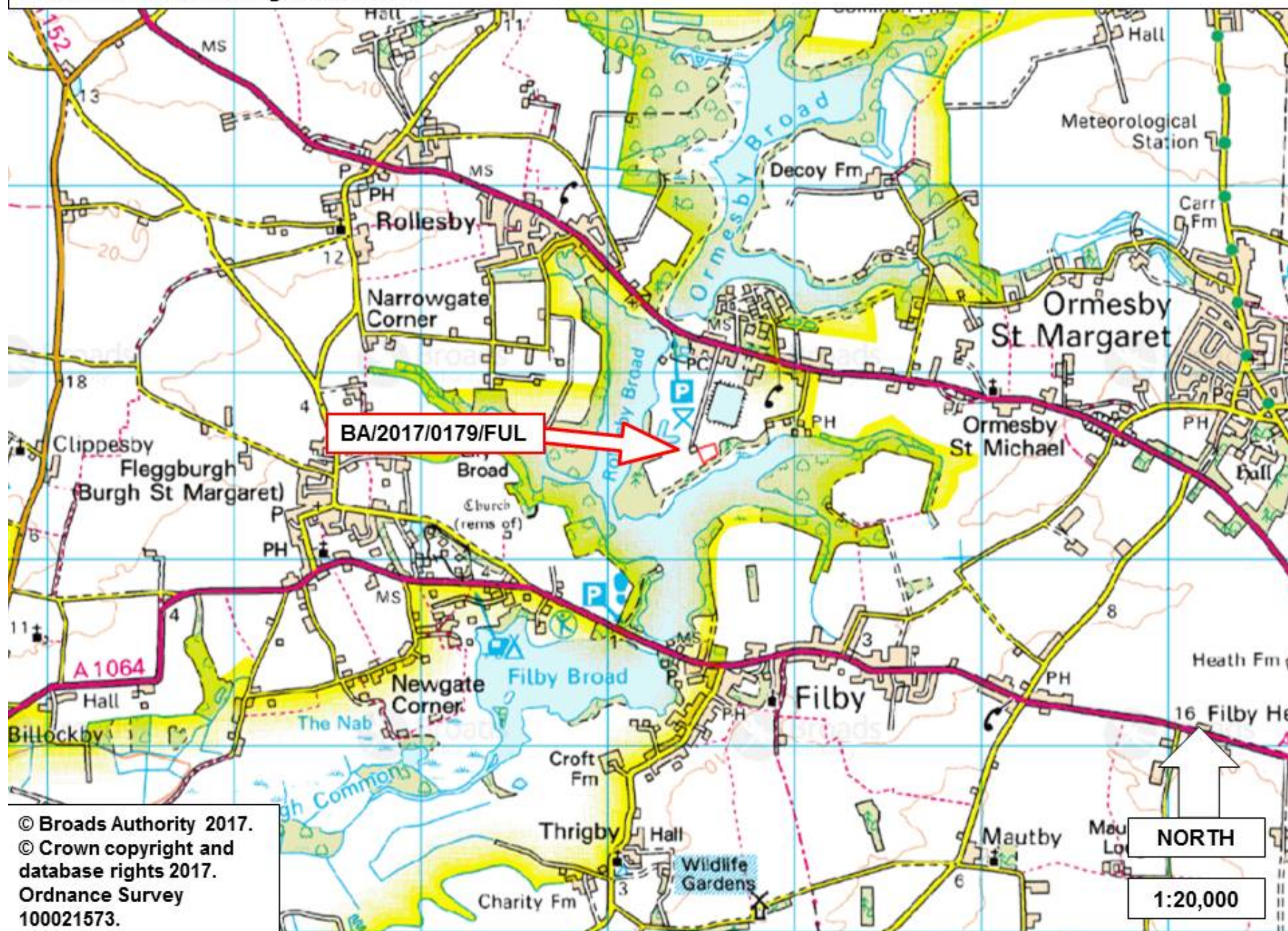
Name	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
All Members	2/9	Enforcement Item Waveney River Centre Owner a member of the Authority's Navigation Committee. All members had been lobbied.
Paul Rice		Chair of Broads Society. NSBA
Haydn Thirtle		Board Member NPLaw

Reference:

BA/2017/0179/FUL

Location

Burghwood Barns, Burghwood Road, Ormesby St
Michael



Application for Determination
Report by Planning Officer

Target date:	11 September 2017
Parish:	Ormesby St Margaret Parish Council
Reference:	BA/2017/0179/FUL
Location:	Burghwood Barns, Burghwood Road, Ormesby St Michael
Proposal:	Change of use of agricultural land to wildlife garden
Applicant:	Mr D Tucker and Miss S Burton
Recommendation:	Refuse
Reason for referral to Committee:	Director discretion

1 Background

- 1.1 This application proposes the change of use of former agricultural land to a wildlife garden and is in effect part retrospective, in that the change of use from agricultural land to garden has already taken place but it is now proposed to provide new planting to form a wildlife garden.
- 1.2 At the August Planning Committee meeting Members considered a report recommending refusal of this proposal. The outcome of an appeal against an enforcement notice for similar development was awaited and Members resolved to defer determination of this application to allow further time for the appeal decision to be received and consider how this affects the recommendation.
- 1.3 At the time of writing this report, the appeal decision has not been received. The applicants have been asked to agree to an extension to the target date for determination but have not responded. Rather than continue to chase them and leave the application in abeyance, it is prudent to determine the

application. As the application has not been determined within the target time, there is a right of appeal against non-determination.

- 1.4 The proposal and assessment are set out in the report prepared for the August Planning Committee meeting (Appendix 1). At that meeting Members sought clarification on the Authority's Ecologist's response to the proposal, particularly as the response was positive in respect of the proposal. To assist Members in understanding the position the full response is now appended (Appendix 2). There have been no changes in circumstance and no new matters have arisen to consider in the determination of the application.
- 1.5 The recommendation was to refuse the application but wait until the target determination date to consider the outcome of the appeal should the decision be received by then. As the target determination date has now passed and no appeal decision has been received, the recommendation is to refuse and issue the decision promptly.

2 Recommendation

- 2.1 Refuse.

3 Reason for Recommendation

- 3.1 The application proposes retaining approximately 6,000 square metres of arable agricultural land on the edge of the Trinity Broads (designated a Special Area of Conservation and Site of Special Scientific Interest) as an extension to the residential curtilage of an existing barn conversion dwelling. It is considered that the loss of arable land, which is a distinctive feature of the local landscape character surrounding the Trinity Broads, has a significant direct adverse impact by removing this buffer between the Trinity Broads and the settlement to the north. This significant direct adverse impact is considered unacceptable and contrary to Policy CS1 of the adopted Core Strategy (2007), Policy DP2 of the adopted Development Management Policies DPD (2011) and paragraph 115 of the National Planning Policy Framework (2012).
- 3.2 The change of use of approximately 6,000 square metres of arable agricultural land to residential curtilage forms a significant intrusion into the countryside and has a significant adverse impact on the perceptual qualities of the area as the residential curtilage becomes the predominant character, making the arable character, which is typical of the local landscape character surrounding the Trinity Broads, subservient. This significant direct adverse impact is considered unacceptable and contrary to Policy CS1 of the adopted Core Strategy (2007), Policy DP2 of the adopted Development Management Policies DPD (2011) and paragraph 115 of the National Planning Policy Framework (2012).
- 3.3 The change of use of approximately 6,000 square metres of arable agricultural land to residential curtilage forms a significant intrusion into the countryside immediately adjacent to one of the most undeveloped and tranquil

areas of the Broads - the three waterbodies known as the Trinity Broads. It is considered that the use of a significant area of agricultural land as residential curtilage, with its associated activities and management, has a detrimental impact on the experience of tranquillity of the identified XNS1 Trinity Broads policy area (inset map 10). The detrimental impact on tranquillity is considered to be unacceptable and contrary to Policy XNS1 of the adopted Site Specific Policies Local Plan (2014) and paragraph 123 of the National Planning Policy Framework (2012)

- 3.4 The application seeks to retain hard surfaced paths and a large metal gazebo within the proposed extension of residential curtilage. This built development, by virtue of its scale, siting, form, design and materials is considered to compound the significant adverse impacts of the change of use of land on the landscape character and is considered unacceptable and contrary to Policy CS1 of the adopted Core Strategy (2007), Policy DP2 of the adopted Development Management Policies DPD (2011) and paragraph 115 of the National Planning Policy Framework (2012).

Background papers:	BA/2017/0179/FUL
Author:	Maria Hammond
Date of report:	29 September 2017
Appendices:	Appendix A – August Committee report Appendix B – Ecologist response Appendix C – Map

**Broads Authority
Planning Committee**
18 August 2017

Application for Determination

Parish:	Ormesby St Margaret Parish Council
Reference:	BA/2017/0179/FUL
Location:	Burghwood Barns, Burghwood Road, Ormesby St Michael
Proposal:	Change of use of agricultural land to wildlife garden
Applicant:	Mr D Tucker and Miss S Burton
Recommendation:	Refuse
Reason for referral to Committee:	Director discretion

1 Description of Site and Proposals

- 1.1 The application site is a dwellinghouse at Burghwood Barns, Burghwood Road, Ormesby St Michael. Within the village of Ormesby St Michael residential development is interspersed with significant areas of waterworks operations and this development is concentrated in a ribbon along the A149 road that runs through the village towards Great Yarmouth to the east. Burghwood Road is an unmade road leading south from the A149 with residential development at the northern end, a sailing club, agricultural/horticultural land and a significant reservoir south of this and two dwellings at the southern extent over 500 metres from the road, one of which is the application site.
- 1.2 The application dwelling is a converted barn and to the west of this stands the retained farmhouse (Burghwood Farmhouse). These dwellings are isolated from the rest of the village and surrounded to the south, east and west by agricultural land and woodland on the edge of, but not visible from, Ormesby Little Broad, one of the Trinity Broads. The site is within approximately 5 metres of SAC and SSSI designations.

- 1.3 In 2013, planning permission was granted retrospectively to extend the curtilage of the dwelling into agricultural land by approximately 1000 square metres and for the retention of existing and erection of new domestic outbuildings (BA/2013/0271/CU - the 2013 application).
- 1.4 In March 2017, following a site visit, the Planning Committee resolve to grant planning permission to retain a further 5000 square metres of land to the east consisting of a continuation of the lawn within the area covered by the 2013 permission and a large pond along the eastern side of the now 'L' shaped site (BA/2016/0444/FUL - the 2017 application). This was all retrospective and included new buildings along the northern boundary. The permission is subject to conditions requiring various improvements to the landscaping, pond, buildings and a new fence and hedge across the southern boundary. These are due to be completed by the end of 2018.
- 1.5 Part of the resolution to grant planning permission for that development included serving of an enforcement notice on a further 6,000 square metres of agricultural land which has been used as residential curtilage. This area is also grassed with a 1.8 metre wide paved path around the edge enclosed by ornamental planting and a 1.8 metre high fence. A large metal gazebo structure sits in the southwest corner and lighting has been installed on the southern boundary facing out of the site. The enforcement notice that was served requires cessation of the use of the land as residential curtilage and removal of the path, gazebo, domestic paraphernalia and lighting. This is currently subject of an appeal and a decision is awaited.
- 1.6 This new application concerns the same land which is the subject of the enforcement notice (and appeal). It seeks to retain the land as a wildlife garden which would include the retention of the path and gazebo. The path around the western, southern and eastern boundaries is 1.8 metres wide, extending wider around the gazebo and benches, and has a slate paved surface. The large metal gazebo structure sits in the southwest corner of the site. This circular structure measures approximately 3 metres in diameter and the domed roof stands at 3.85 metres above the level of the slate paving.
- 1.7 The existing lawn would be partly replaced with three different planting specifications. A sweep of land across the north would be planted with a flowering lawn mix, south of this a larger band would have a wildflower mix and around the southern perimeter the soil would be scraped back to create a shallow, dished attenuation meadow up to 200mm deep and seeded with a wildflower mix. Climbing plants would be provided to grow over the 1.8 metre high post and mesh fence and gazebo, the ornamental trees adjacent to the fence on the west and south boundaries would have understorey shrubs and grasses and five trees would be planted outside the fence on the southern boundary.
- 1.8 The proposal is presented as restoring a landscape heritage feature and enhancing local biodiversity. According to the submissions, the creation of a grass-heath/meadow habitat would enhance biodiversity and restore an historic habitat which was lost with the cultivation of the uplands. It is

suggested a small scale transitional habitat would be recreated which would support other small local areas of relict habitat and complement other work currently undertaken elsewhere around the Trinity Broads. The attenuation meadow would provide an area for temporary storage and infiltration of surface water run-off from the impermeable path and replicate a dry-wet ground transition on a small scale.

- 1.9 It is proposed that the understorey planting to the boundary fruit trees would create a habitat similar to that of open woodlands and scrub communities around the margins of the Broads and any fruit trees that fail would not be replaced to create a less formal appearance to the site boundary. Climbing plants and boundary trees are proposed in order to soften the appearance of the fence and gazebo. The existing lighting would be removed.

2 Site History

- 2.1 Planning permission was granted for the conversion of a barn and outbuildings to a single dwelling with attached double garage in 1997 (BA/1996/0419/HISTAP). The approved site plan indicated an area of residential curtilage and the total site measured approximately 1850 square metres.
- 2.2 In March 2013, a planning application proposing conversion of an existing attached double garage to a lounge and the erection of a new garage block was submitted (BA/2013/0065/FUL). Upon visiting the site, it was apparent that land outside the original curtilage of the dwelling was being used incidental to the enjoyment of the dwelling and a number of outbuildings (shed, summerhouse and open-fronted carport) had been built which did not benefit from permitted development rights. The application was withdrawn to allow it to be amended to include regularisation of this unauthorised development.
- 2.3 Following pre-application advice, the above application was resubmitted in August 2013 and proposed a change of use from agricultural land to residential garden along with change of use of existing garage to lounge, erection of new garage block, erection of greenhouse and previously erected car port, shed, summer house and play area (BA/2013/0271/CU). The area of agricultural land proposed to be used as residential curtilage measured approximately 1000 square metres and immediately east of this an area of a similar size was to be planted with native trees and shrubs. This was approved subject to conditions and later the greenhouse siting was amended (BA/2014/0121/NONMAT).
- 2.4 Further visits to the site observed that the above permission had not been implemented in accordance with the conditions and further agricultural land had been annexed. In September 2014, a planning application was submitted to retain this additional development as an amended version of the previously approved scheme (BA/2014/0328/CU). This was withdrawn pending amendments but never resubmitted.

- 2.5 In February 2015, an application proposing to relocate the garage approved (but not built) under planning permission BA/2013/0271/CU was made (BA/2015/0059/HOUSEH). This was subsequently withdrawn.
- 2.6 Following a visit in December 2015, a planning application was received in May 2016 proposing similar development to that in withdrawn application BA/2014/0328/CU and retaining two additional buildings and a gazebo structure (BA/2016/0209/FUL). The total area of land proposed to be changed from agricultural to residential measured approximately 11,000 square metres. Biodiversity enhancements were proposed in the application, including the same proposals for the lawn area which are the subject of the current application.
- 2.7 Concurrently, an application proposing extensions to the dwelling was also considered (BA/2016/0232/HOUSEH) and this was amended to include proposing retention of various rooflights and openings on the dwelling that had been completed without the benefit of planning permission.
- 2.8 In August 2016, the application for extensions and alterations to the dwelling was refused due to the impact these would have on the character of the dwelling and its historic agricultural setting and the loss of original fabric of the barn that was converted to provide the dwelling. The existing alterations which this application sought to regularise remain unauthorised.
- 2.9 In September 2016, the application for change of use of agricultural land to curtilage and other retrospective development was refused due to: the significant direct adverse impact it would have on the local landscape character; the significant adverse impact it would have on the perceptual qualities of the area and experience of tranquillity adjacent to the Trinity Broads; the built development was considered unacceptable in character and design, exacerbating the impact of the change of use of land; and, the impact on the character and appearance of the dwelling. The enhancements proposed were not considered sufficient mitigation.
- 2.10 Application BA/2016/0444/FUL was submitted in December 2016 proposing retaining the same development as refused application BA/2016/0209/FUL but excluding approximately 6000 square metres of land to the south – this is the land subject to the current enforcement notice appeal and the planning application subject of this report.
- 2.11 This application for a reduced area (5,000 square metres of additional curtilage) was approved in March 2017 subject to conditions requiring the details of and timescales for the implementation of landscaping, biodiversity and building enhancements. The conditions were subsequently discharged in June 2017 (BA/2017/0119/APPCON), subject to satisfactory completion on site.
- 2.12 On 8 March 2017 the enforcement notice described above was served (BA/2015/0026/UNAUP2) and is subject of an appeal (BA/2017/0001/ENF).

3 Consultations

3.1 Consultations received

Parish Council - No response.

District Member - No response.

Natural England - Response awaited.

Representations

None received.

4 Policies

- 4.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

[NPPF](#)

Core Strategy (adopted 2007) [Core Strategy Adopted September 2007 pdf](#)

CS1 - Landscape Protection and Enhancement

Development Management Policies DPD (adopted 2011)

[DEVELOPMENTPLANDOCUMENT](#)

DP1 - Natural Environment

DP2 - Landscape and Trees

DP4 - Design

- 4.2 Site Specific Policies Local Plan (adopted 2014)

XNS1 - Trinity Broads

http://www.broads-authority.gov.uk/_data/assets/pdf_file/0009/469620/Adopted-Site-Specific-Policies-Local-Plan-11-July-2014-with-front-cover.pdf

- 4.3 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

Development Management Policies DPD (adopted 2011)

DP28 - Amenity

- 4.4 Site Specific Policies Local Plan (adopted 2014)

XNS1 - Trinity Broads

Neighbourhood Plans

- 4.5 There is no Neighbourhood Plan for this area.

5 Assessment

- 5.1 This proposal must be considered on its own merits. However, regard should be had to how this proposal differs from the development which is the subject of the enforcement notice and the reasons why that notice was served. The development is also the same as that which formed part of the application considered in 2016 which was refused (BA/2016/0209/FUL) and that is a material consideration insofar as there are similarities between the proposals.
- 5.2 Whilst this proposal is presented as a 'wildlife garden' it is understood it would be for the enjoyment of the occupiers of Burghwood Barns and as such be part of the residential curtilage in planning terms. This is the same use as covered by the enforcement notice and previously refused planning permission. The proposal is to retain the land as it exists – as part of the residential curtilage of the dwelling and with the path, gazebo and perimeter planting. In that respect this is identical to the development subject to the enforcement notice (only the lighting would be removed in accordance with the notice). The additional aspect of the current application is the proposal to provide new planting and create an attenuation meadow and it should be noted that this in itself does not require planning permission (but any associated change of use of land does).
- 5.3 The enforcement notice was served as the unauthorised development was considered unacceptable. This had previously been considered (including the majority of the planting proposals covered in the current application) in the application refused in September 2016 (BA/2016/0209/FUL) as part of a proposal which also included the development subsequently approved in March 2017 (BA/2016/0444/FUL). The cumulative impacts of both parts of the development were considered in that application and refused due to: the significant direct adverse impact it would have on the local landscape character; the significant adverse impact it would have on the perceptual qualities of the area and experience of tranquillity adjacent to the Trinity Broads; the built development was considered unacceptable in character and design, exacerbating the impact of the change of use of land; and, the impact on the character and appearance of the dwelling. Removal of the part of the site subject to the current application resulted in a compromise solution which was, on balance, considered acceptable in the March 2017 application.
- 5.4 In support of the enforcement notice, the LPA's appeal statement summarised the reasons for finding the development unacceptable as follows:

'The LPA consider that the development causes significant harm to the landscape of the Broads, the experience of tranquillity, the rural character of the site and its setting and the dark skies and adjacent bat habitat. The Broads has the equivalent status of a National Park and the NPPF gives the landscape the highest status of protection and great weight must be given to

the conservation of it, as well as wildlife and cultural heritage, indicating that development should be restricted where such conservation cannot be achieved. Rather than conserve, this development directly and significantly harms the Broads landscape and local landscape character of one of the most distinct and tranquil parts of the designated area.'

- 5.5 The principle of the development must be considered in terms of the change of use and loss of agricultural land and the landscape impact of this. The acceptability of the enhancements and benefits these offer with regards to any adverse impacts must be weighed up and any impacts on dark skies, the designated habitats and amenity should be considered.

Loss of agricultural land

- 5.6 Paragraph 112 of the NPPF advises the economic and other benefits of the best and most versatile agricultural land must be taken into account when considering proposals affecting it. The land in this area is classified by Natural England as grade 3 agricultural land, which is of good to moderate quality. The area surrounding Ormesby St Michael is predominantly in arable use and the site and remaining field to the west are/were part of a larger fruit farming operation locally. Whilst the loss of good quality agricultural land is regrettable, it is a relatively small area when considered in the context of the agricultural land in this area as a whole and the loss is not, in principle, unacceptable in that it would not have a significant effect on the agricultural economy in the area. Paragraph 112 does, however, identify that agricultural land has more than just economic benefits and the other values of the land are considered below.

Landscape

- 5.7 The Landscape Character Assessments which cover this area (by both the Broads Authority and Great Yarmouth Borough Council) identify the large, deep lakes with a carr woodland periphery that separates them from the arable agricultural landscape beyond. Around the Trinity Broads, this arable landscape is predominant with isolated farmsteads outside more settled areas. Edge influences around the existing settlements, including the creation of paddocks and abrupt settlements edges, are identified as eroding the character and quality of the local landscape and there is an objective is to ensure settlement edges are porous and transitional in character.
- 5.8 As an arable field, the application site forms part of the typical and dominant local landscape character. It also provides an open and undeveloped buffer between the tranquil and habitat rich Trinity Broads and the settlement and associated activity of Ormesby St Michael. This arable landscape buffer is considered a feature of landscape importance and plays a role in protecting the SSSI and SAC from the settlement pressures of Ormesby St Michael.
- 5.9 The proposal to take the land out of agricultural use and retain it as a wildlife garden to a residential dwelling would extend the residential land up to the edge of the woodland fringe to Ormesby Little Broad. This would remove this

part of the buffer (in addition to those smaller parts lost as a result of the 2013 and 2017 permissions), leaving only that to the west of the site. There would be no gentle transition between undeveloped and developed and no buffer to the sensitive and special character of the Trinity Broads from the settlement and its activities. Residential development would extend up to the woodland fringe with only an agricultural access track approximately five metres wide between the development and activity associated with residential curtilage and wet woodland fringe which is typical of the Trinity Broads landscape character and also the designated SSSI and SAC habitats. The settlement edge would become abrupt and not transitional or porous.

- 5.10 The permitted extensions to the curtilage have changed the balance between arable and residential use in this area at the southern extent of Burghwood Road, but in terms of area and character, arable remains predominant. Changing the use of a further 6000 square metres of arable land and infilling the current void in the 'L' shape would significantly change the balance, meaning the whole of the eastern part of the original arable field would be in residential use. The woodland enclosure of the site and distance from the main settlement mean it is not publically visible, however this does not mean it is invisible and its character is perceptible outside the site. Locally there would be significant adverse impacts on the perceptual qualities of the area as the domestic character of the extended curtilage would dominate the arable landscape character which was typical of the wider area. This has an adverse effect on the local landscape character and is detrimental to the landscape setting of the Trinity Broads. It must, however, be considered whether the proposed enhancement measures would be sufficient to outweigh this loss of a feature of landscape importance and harm to the local landscape character and this is assessed below.
- 5.11 Furthermore the Broads Landscape Character Assessment identifies the Trinity Broads as having a 'strong sense of tranquillity and remoteness'. The change of use from agricultural to residential use would extend this domestic activity up to the woodland edge to the Broad. The activity associated with this use would be perceptible from the woodland and water and it is considered that this would have an adverse impact on the experience of tranquillity locally. Whilst the difference between this proposal, the existing situation and the previous proposal (2016 application) is the planting proposals to the large lawn that covers the majority of the site and this is likely to limit the use of this area for children's play, seating and other domestic activities, this area would remain a contiguous part of the domestic garden and the perimeter path and gazebo sit almost immediately adjacent to the woodland fringe around Ormesby Little Broad and their presence and use would be perceptible from outside the site.
- 5.12 The existing boundary fence, path and gazebo are considered inappropriate in design by virtue of the overly domesticated and urbanising effect they have in a rural, arable landscape. The positions of these features around the boundaries of the site serves to define the space and character within it and that character is considered inappropriate to the local landscape character. Softening the inappropriate features by providing additional planting is not

considered sufficient mitigation to make their retention acceptable and the site would still retain an inappropriate and incongruous domestic character.

- 5.13 The loss of arable land would remove a feature of landscape importance – a feature which protects the character, tranquillity and setting of one of the most distinct and special areas of the Broads; it erodes the local landscape character and introduces a character of development and use which is detrimental to the local landscape character; and directly impacts upon the experience of tranquillity. This is contrary to development plan Policies CS1, DP2 and XNS1 and paragraphs 112, 115 and 123 of the NPPF. The applicants propose ecology and landscape enhancement measures and it must be considered whether these outweigh this significant landscape harm.

Enhancements

- 5.14 It is noted the proposals are informed by an historical assessment of habitat around the Trinity Broads and that work is being done elsewhere locally by other parties to restore a heath-fen transition. The application acknowledges that in the overall scale of the landscape, the site is relatively small and any restored habitat would only make a small contribution to restoring a landscape heritage feature. In ecological terms, any native wildflower planting is beneficial to biodiversity and indeed the enhancements to the pond area covered by the 2017 permission include new wildflower planting. The wildflower meadow would be more beneficial to biodiversity than the existing mown lawn but as the application is retrospective it is not possible to fully assess the biodiversity impact of the loss of the agricultural land. It is considered likely that the proposed wildflower meadow would be more biodiverse than the arable field in its condition prior to the unauthorised change of use, however it must be considered whether this benefit is sufficient to outweigh the adverse landscape and tranquillity impacts discussed above. If these enhancements are considered necessary to make the development acceptable, whether they can be secured in for the lifetime of the development. It should also be noted that biodiversity benefits could be achieved on this site if it were retained in agricultural use.
- 5.15 Paragraph 115 of the NPPF gives the Broads the highest status of protection in relation to landscape and scenic beauty and states great weight should be given to conserving it. It also states conservation of wildlife is an important consideration to be given great weight. In this case it is not considered the proposal would result in any harm to wildlife (thus conserving it in accordance with paragraph 115) but would significantly adversely affect the landscape which paragraph 115 seeks to protect and conserve. The enhancements should therefore outweigh the harm, not just neutralise it and Policy DP2 only allows for the loss of features of landscape importance and adverse impacts on landscape character where they are outweighed by the landscape, biodiversity, navigation, social or economic benefits. In this case, the only benefit would be the biodiversity enhancements resulting from the planting when compared to the current (unauthorised) situation and likely also the original agricultural use. Whilst the planting would offer enhancement it is not considered so significant in its scale or effect to change the character or

appearance of the site from its existing domesticated and urbanised state and, as that developed character and appearance would be retained, the loss of the site as landscape buffer would not be mitigated.

- 5.16 The domestic use of the land may be less intense with the replacement of the large mown lawn by wildflowers, but the perimeter areas of the path and gazebo could still be used as intensely and the enhancements are not considered sufficient to mitigate the perception of domestic activity from outside the site nor the adverse effect on the tranquillity of the area.
- 5.17 If the enhancements were considered sufficient to outweigh the landscape and tranquillity impacts then their implementation and subsequent retention and management would be necessary to make the development acceptable. Some management provisions are indicated in the application and conditions requiring this could be included on any permission, but the planting would have to be maintained and managed for the lifetime of the development to ensure the landscape impact continued to be mitigated effectively. As part of an open domestic garden, there may be pressure to make use of this space or manage or plant it differently over time and landscape management plans generally only cover an initial five year period to ensure the planting becomes established. It is therefore considered that securing the enhancements in a beneficial condition long term and throughout the whole lifetime of the development by planning condition may not be sufficiently effective and only offer temporary mitigation to the permanent landscape loss.
- 5.18 The inclusion of biodiversity enhancements is encouraged in all developments. Here they are proposed to mitigate and outweigh the significant adverse landscape and tranquillity impacts but it is not considered that these impacts can be mitigated whilst retaining the land in residential use and with a domestic character. Taking into account the proposed enhancements, it is therefore still considered the proposal is unacceptable in landscape terms and contrary to development plan Policies CS1, DP2 and XNS1 and paragraphs 112, 115 and 123 of the NPPF.

Dark Skies

- 5.19 The application proposes removing the existing lighting along the southern boundary which illuminates the adjacent woodland and this is welcomed. The proposal would therefore protect the dark skies of the Trinity Broads and wider Broads landscape and the woodland as a likely bat habitat.

Designated Habitats

- 5.20 The application site is within five metres of the SAC and SSSI habitats. The response of Natural England to this application is awaited, but they have raised no objection to previous proposals on this site and it is considered unlikely the proposal would adversely affect the features of the designated sites in accordance with Policy DP1.

Amenity

- 5.21 There is one neighbouring dwelling and it is not considered the proposal would result in unacceptable impacts on the occupiers' amenity in accordance with Policy DP28.

Intentional unauthorised development

- 5.22 It is considered that the development of this and the wider site in breach of planning regulations over recent years has been done knowingly and this and the retrospective nature of the application is extremely regrettable. Whilst the intentional nature of the unauthorised development is a material consideration in the determination of the application, it is not considered a significant one and the landscape considerations attract greater weight.

Implications

- 5.23 As noted above, the application site and development proposed within it are subject of an enforcement notice which is currently being appealed. The outcome of the appeal is anticipated within the next couple of months and whilst this proposal must be considered on its own merits, it is worth considering the implications of the outcome of that appeal and determination of this application.
- 5.24 Should the appeal be allowed in full, the status quo would be maintained and the site could be retained as it is. In this respect, the enhancements proposed in this planning application represent some landscape and ecological improvement. Should this application be approved, there is no guarantee it would be implemented and the site may remain as it is. However having a permission which requires the implementation and maintenance of these improvements may encourage the applicants to undertake them. To this end it is suggested that if Members resolve to follow the recommendation below, the decision is not issued until the target date to enable the appeal decision to be reviewed if it is received in that time.
- 5.25 Should the appeal be dismissed, the requirements of the enforcement notice (cessation of use as residential curtilage, removal of path, gazebo and lighting) would come into effect.

6 Conclusion

- 6.1 The change of use of approximately 6,000 square metres of agricultural land to residential curtilage on the edge of Ormesby Little Broad would result in the loss of the buffer of agricultural land that distances and protects the sensitive habitat and tranquil environment of the Trinity Broads from the settlement of Ormesby St Michael. This buffer of land is considered to be a feature of landscape importance and its loss and conversion to residential curtilage is considered to result in significant harm to the landscape and erode the rural, arable character which is characteristic of the area. These impacts are

compounded by the built development within the site and it is not considered that the planting proposals throughout the site are sufficient mitigation or enhancement to outweigh the adverse landscape impact.

7 Recommendation

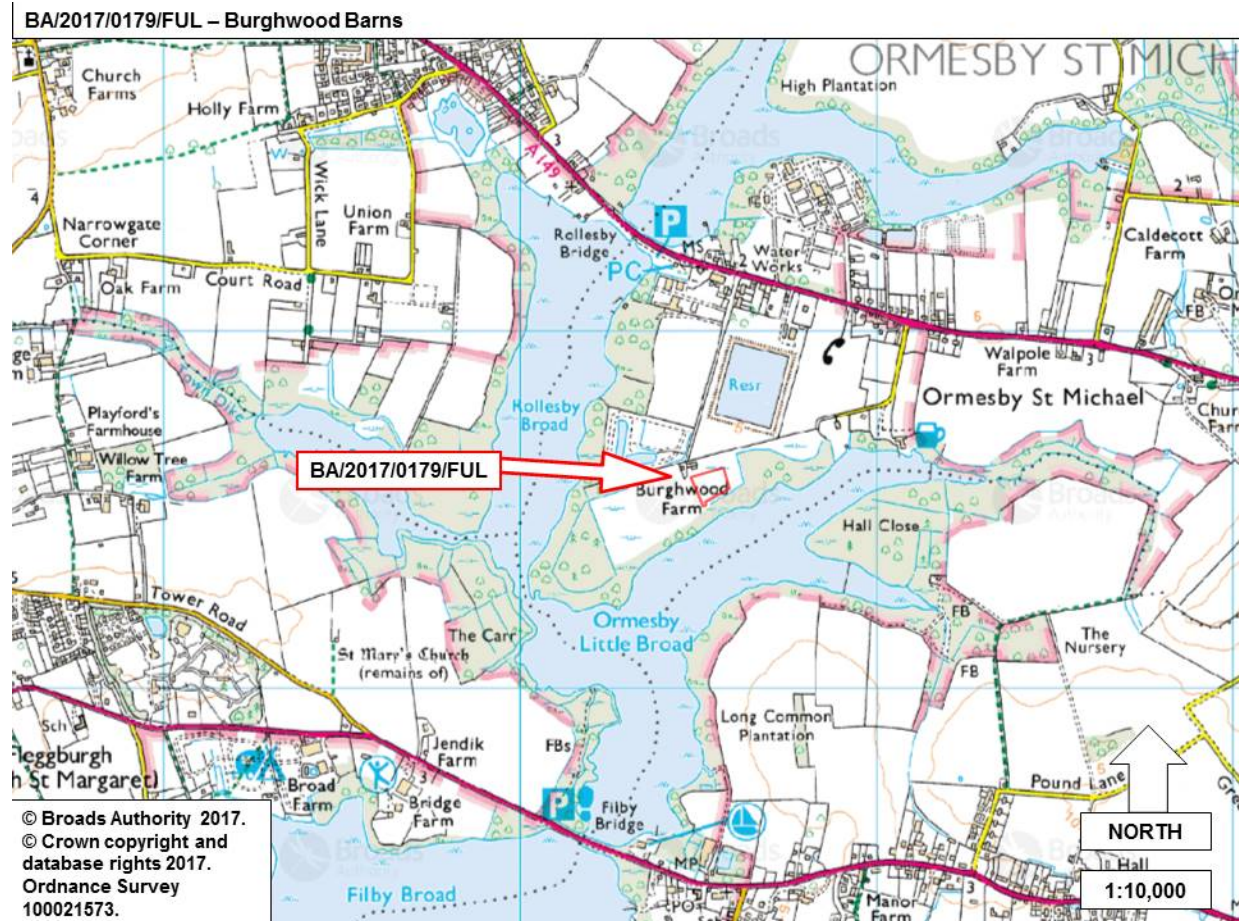
Refuse (subject to 5.22 above)

8 Reasons for Recommendation

- 8.1 The application proposes retaining approximately 6,000 square metres of arable agricultural land on the edge of the Trinity Broads (designated a Special Area of Conservation and Site of Special Scientific Interest) as an extension to the residential curtilage of an existing barn conversion dwelling. It is considered that the loss of arable land, which is a distinctive feature of the local landscape character surrounding the Trinity Broads, has a significant direct adverse impact by removing this buffer between the Trinity Broads and the settlement to the north. This significant direct adverse impact is considered unacceptable and contrary to Policy CS1 of the adopted Core Strategy (2007), Policy DP2 of the adopted Development Management Policies DPD (2011) and paragraph 115 of the National Planning Policy Framework (2012).
- 8.2 The change of use of approximately 6,000 square metres of arable agricultural land to residential curtilage forms a significant intrusion into the countryside and has a significant adverse impact on the perceptual qualities of the area as the residential curtilage becomes the predominant character, making the arable character, which is typical of the local landscape character surrounding the Trinity Broads, subservient. This significant direct adverse impact is considered unacceptable and contrary to Policy CS1 of the adopted Core Strategy (2007), Policy DP2 of the adopted Development Management Policies DPD (2011) and paragraph 115 of the National Planning Policy Framework (2012).
- 8.3 The change of use of approximately 6,000 square metres of arable agricultural land to residential curtilage forms a significant intrusion into the countryside immediately adjacent to one of the most undeveloped and tranquil areas of the Broads - the three waterbodies known as the Trinity Broads. It is considered that the use of a significant area of agricultural land as residential curtilage, with its associated activities and management, has a detrimental impact on the experience of tranquillity of the identified XNS1 Trinity Broads policy area (inset map 10). The detrimental impact on tranquillity is considered to be unacceptable and contrary to Policy XNS1 of the adopted Site Specific Policies Local Plan (2014) and paragraph 123 of the National Planning Policy Framework (2012).
- 8.4 The application seeks to retain hard surfaced paths and a large metal gazebo within the proposed extension of residential curtilage. This built development, by virtue of its scale, siting, form, design and materials is considered to compound the significant adverse impacts of the change of use of land on the

landscape character and is considered unacceptable and contrary to Policy CS1 of the adopted Core Strategy (2007), Policy DP2 of the adopted Development Management Policies DPD (2011) and paragraph 115 of the National Planning Policy Framework (2012).

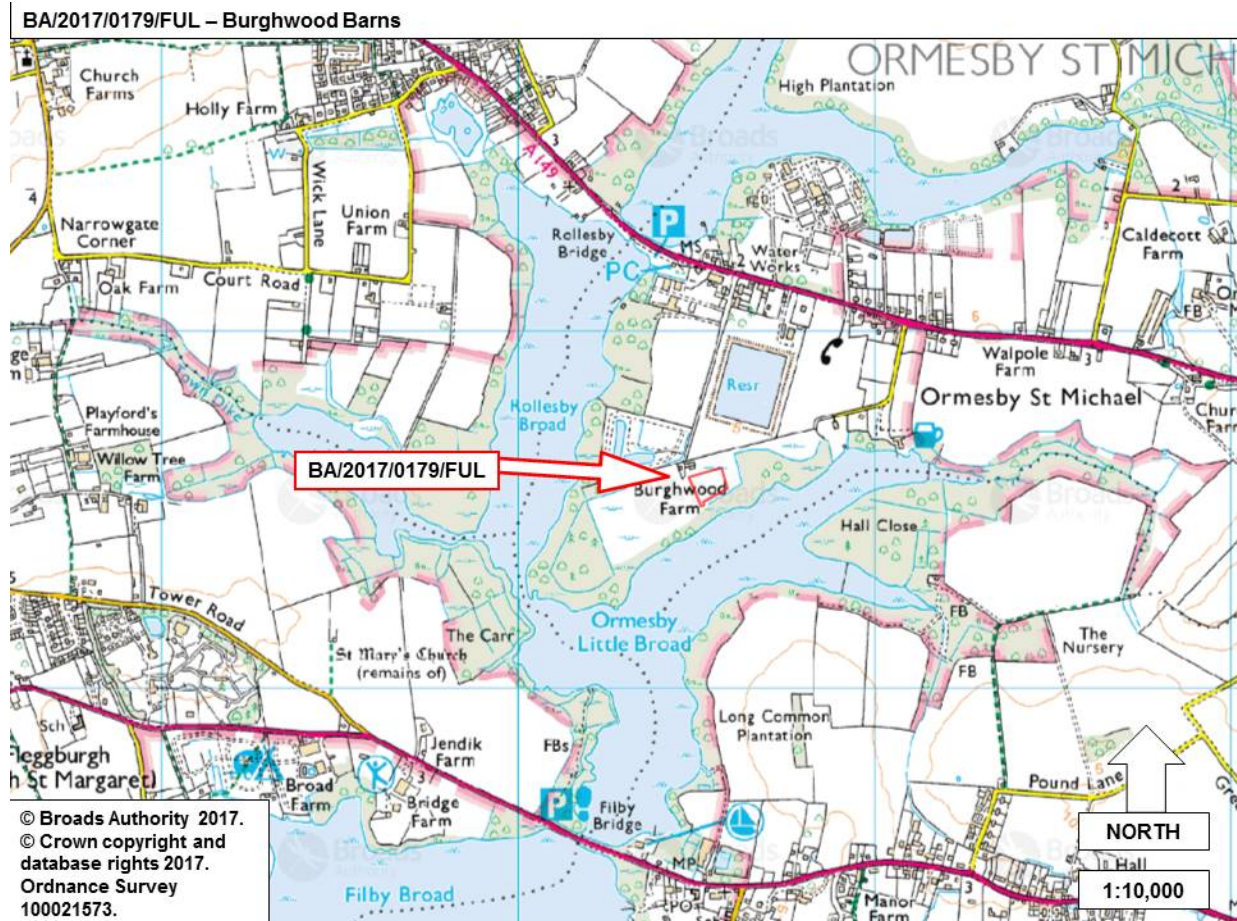
Background papers: BA/2017/0179/FUL
Author: Maria Hammond
Date of report: 2 August 2017
Appendices: Appendix A – Map



To: Ecologist

INTERNAL CONSULTATIONS in relation to planning applications. Application forms, plans and other submitted documents are available via Public Access or in the application file held in Planning. Please contact the planning officer Ms Maria Hammond (maria.hammond@broads-authority.gov.uk) to discuss the proposal or your response.

Response Date	Response to be received in Planning by: 7 August 2017
Application Number	BA/2017/0179/FUL
Site Address	Burghwood Barns Burghwood Road Ormesby St Michael Norfolk NR29 3NA
Proposal	Change of use of agricultural land to wildlife garden.
Application Documents	See Public Access - http://planning.broads-authority.gov.uk/online-applications/
Comments	<p>Review of submitted Protected Species Survey:</p> <p>I support the proposed habitat change from arable land to wildflower meadow. The proposed wildflower seeding and attenuation meadow is in keeping with the local area around the Trinity Broads, and would provide particular benefits to pollinating insects.</p> <p>An area of wildflower planting is considerably more beneficial to wildlife than an area of arable land. Arable land can be managed sympathetically for wildlife to include wildflower mixes, but these would be a much smaller proportion of the land in question.</p> <p>A five year management plan for the proposals should be conditioned as part of the planning permission.</p>
	Conclusion: No objection



**Enforcement of Planning Control
Enforcement Item for Consideration:
Burgh St Peter: Waveney Inn and River Centre**
Report by Planning Officer (Compliance and Implementation)

Summary:	This report updates members on the situation regarding the yurts at the Waveney River Centre, and a number of other current planning issues.
Recommendation:	That the report is noted in respect of the yurts and new access and no further action is agreed in respect of the administration building and restaurant.

Location: Waveney Inn and River Centre, Staithe Road, Burgh St Peter

1 Background

- 1.1 At the 15 September 2017 meeting of the Planning Committee members considered a report on the erection of 3 yurts at the Waveney River Centre (WRC). The report advised that officers of the Local Planning Authority (LPA) were seeking to determine whether or not the structures were 'operational development' which requires planning permission, but had been unable to obtain the necessary information from the landowner.
- 1.2 Members advised that officers should undertake a site visit to ascertain this, hopefully with the cooperation of the landowner.

2 Update

- 2.1 The site visit was undertaken on 21 September 2017. Officers viewed the yurts and the platforms on which they sit, including the means of affixation to the ground. The landowner was available and able to answer questions about the structures.
- 2.2 The information obtained, plus a number of the photographs, was submitted to NPLaw. On the basis of the information provided the legal advice is that the structures do not constitute operational development and therefore do not require planning permission. The landowner has been advised of this and this matter can now be closed.

3 Other matters

3.1 New access into western end of site

- 3.1.1 Whilst on site, officers observed a new access that has been created at the western end of the WRC. This work has taken place in recent weeks. A section of hedge bounding Staithe Road has been removed and the ground to the rear made up to create an access down from the road to the WRC, which lies at a lower level. This end of the WRC has planning permission for a number of holiday lodges and the landowner is implementing this consent, which requires groundworks and for the land to be levelled. The planning permission does not include the creation of a new access, or the creation of a ramp up to Staithe Road.
- 3.1.2 The landowner advised that the existing customers had complained about heavy machinery moving past their accommodation, so he has created a temporary access for construction traffic, including making up the ground level to create the access down from the road. He anticipates that the lodge development will take two years and the access would be retained for this period. He intends to cover the surface of the access with rubble, and has confirmed that it will not be used as a customer entrance.
- 3.1.3 The landowner has advised that in his view no planning permission is required for the new access as it is permitted development.
- 3.1.4 The Highways Authority is currently investigating the creation of the new access, particularly in terms of safety, visibility and impact on Staithe Road. They have confirmed that no application for Highways Authority approval has been made, or any application under the Street Works Act. Members should also be aware that complaints have been received from local residents about the new access, which they consider unsafe. The LPA will liaise with the Highways Authority in progressing this matter and Members will be updated in due course.

3.2 Administration building

- 3.2.1 Members will recall that in 2015 planning permission was granted for a new administration building (BA/2015/0371/FUL). A routine condition monitoring visit in October 2016 identified the building was under construction and a number of amendments had been made from the approved drawings. A retrospective application was requested, but none submitted.
- 3.2.2 A further routine condition monitoring visit in June 2017 noted further deviations. These include an increase in the height and length of the building and a reduction in width, the provision of first floor windows instead of roof lights on the southwest courtyard elevation, minor changes to fenestration on the other elevations and the creation of a paved parking area adjacent to the building on land significantly raised and flattened and enclosed by walls. The landowner has also omitted the roof linking the new building to the rear of the pub building, but he discussed this with officers during construction.
- 3.2.3 Drawings identifying the completed amendments were submitted in June for an informal opinion and revised following feedback, however the landowner subsequently advised he would not be submitting a retrospective application.

- 3.2.4 The amendments are minor and would be likely to be permitted were an application submitted. There is some concern around the substantial land raising and creation of a hard surfaced parking area adjacent to the building, however without full details of the construction and drainage of this area a full assessment cannot be made. It is noted that any adverse impacts would be primarily experienced by the owner and users of the Waveney River Centre. Whilst the changes represent a technical breach, there is no planning objection to them and nor is it expedient to taken any action. It is proposed to close the matter.

3.3 Restaurant

- 3.3.1 Members will recall that in 2015 planning permission was granted for an extension to the existing restaurant (BA/2015/0360/FUL), with a subsequent part-retrospective application to create a patio area, alter the fenestration of the extension and remove conditions (BA/2016/0088/COND). A further application sought to remove a condition requiring highways mitigation and this was approved and is the permission that has been implemented (BA/2016/0355/COND).
- 3.3.2 A routine condition monitoring visit in October 2016 identified that the restaurant extension had not been completed in accordance with the approved drawings. The changes include the boundary fencing not being aligned as shown on the approved drawing and the material excavated to create the garden being used to create the parking area adjacent to the administration building, contrary to the provisions of condition 4 of the permission. A non-material amendment application to regularise the changes has twice been requested, but none has been submitted.
- 3.3.3 As with the administration building, the amendments are minor but nonetheless they are deviations from the approved drawings and the conditions of the permission allow only for the development to be carried out in accordance with those drawings. Whilst the changes represent a technical breach, there is no planning objection to them and nor is it expedient to take any action. It is proposed to close the matter.

4 Summary and conclusion

- 4.1 The LPA is pleased to have reached a conclusion on the issue of the yurts; it is regrettable that the matter could not have been resolved earlier. This matter may now be closed.
- 4.2 There are outstanding issues relating to the construction of the administration building and restaurant, however none warrant further action. It is proposed to close these matters.
- 4.3 The issue of the new access into the Waveney River Centre is under investigation by the Highways Authority and the LPA and Members will be updated in due course.

5 Financial Implications

5.1 There are no financial implications resulting from the actions in this report.

6 Recommendation

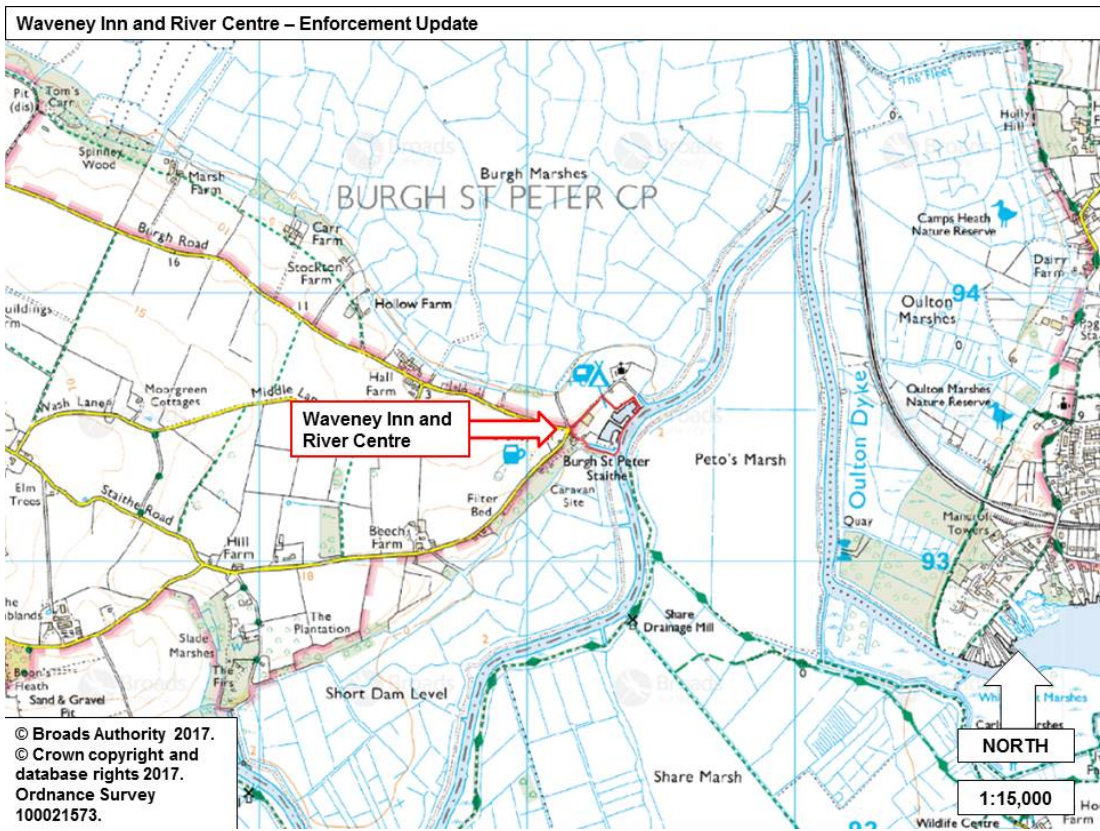
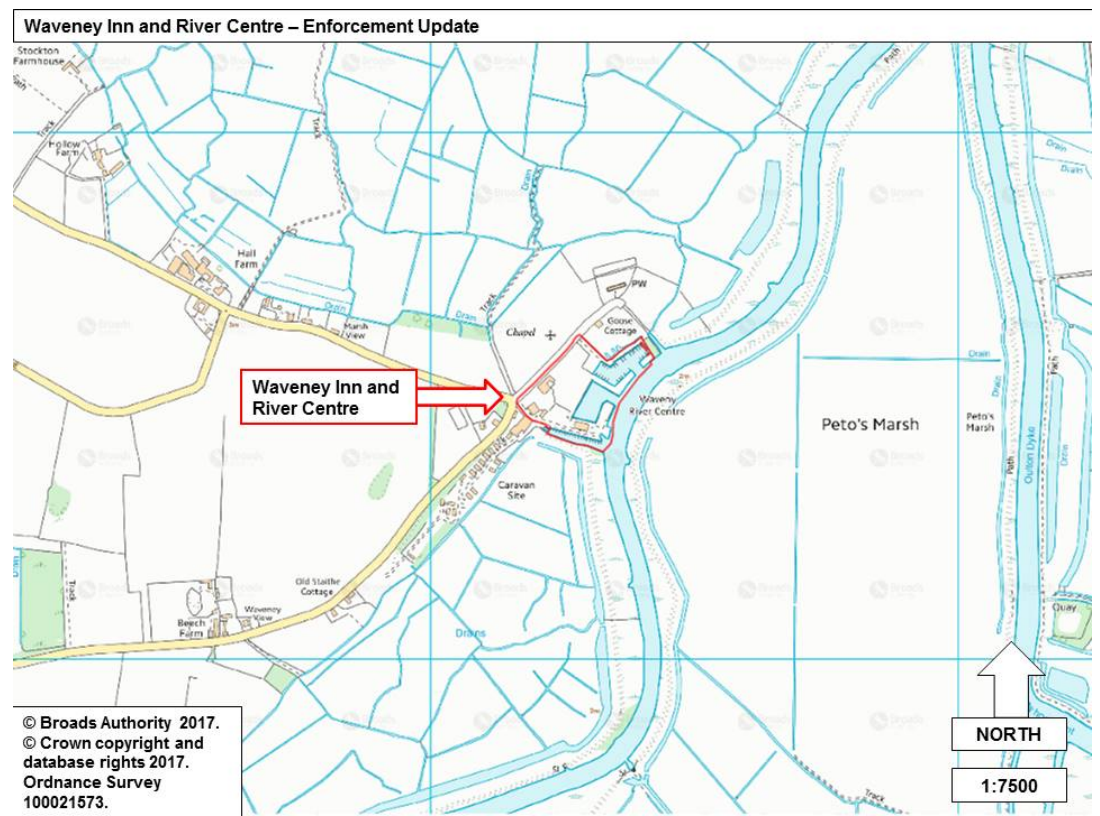
6.1 That Members note the report in respect of the yurts and the access and agree no further action in respect of the administration building and restaurant.

Author: Cally Smith

Date of report: 29 September 2017

Appendices: Appendix A - Site plan

APPENDIX A



**Enforcement of planning control
Update on land and former mooring basin at Thorpe Island**
Report by Head of Planning

Summary: This report provides an update on the current position on Thorpe Island.

Recommendation: That Members note the report

Location: Former Jenner's basin, Thorpe Island, Thorpe St Andrew

1 Background

1.1 The former Jenner's basin site at Thorpe Island has an extensive planning history, which can be broadly summarised as follows:

- i. An Enforcement Notice requiring, inter alia, the removal of pontoons, a green metal container and a number of motor engines, plus the cessation of associated mooring was served on 7 November 2011.
- ii. An appeal against the Enforcement Notice was submitted and, following various hearings and challenges, the Planning Inspectorate issued a split decision which part allowed and part dismissed the appeal. This was issued 20 October 2014.
- iii. A further challenge was submitted, which was dismissed by the High Court on 6 August 2015.
- iv. Following the landowner's failure to comply with the terms of the appeal decision, an Interim Injunction was granted by the High Court on 11 March 2016. This, inter alia, limited the number of vessels mooring in the basin and on the river bank and prevented any residential mooring.
- v. On 24 June 2016 the High Court granted a Permanent Injunction. This, inter alia, limited the number of vessels mooring in the basin, prevented any residential mooring and required that unless details consistent with the decision of the previous planning inspector were submitted within 3 months then the use of the basin for mooring should cease within 4 months and all pontoons and vessels removed.
- vi. The High Court also ruled that the landowner should pay 2/3 of the Broads Authority's costs in bringing the Injunction.

1.2 The matters at (v) were not resolved.

- 1.3 On 31 March 2017 the site was sold.

2 Site location and description

- 2.1 The site is located to the east of Norwich, within Thorpe St Andrew. It forms the western end of Thorpe Island and comprises an approximately triangular piece of land bounded by the River Yare to the north and the railway line to the south, beyond which is the New Cut and then Whitlingham Country Park further south. It is within the Thorpe St Andrew Conservation Area.
- 2.2 The site comprises rough grass, with trees to the rear bounding the railway line and to the west. Set centrally within it is a rectangular former mooring basin, with an entrance to the River Yare. There is a private bridge which links the site to an access to Thorpe Hall Close, with use of the bridge controlled by a locked gate.
- 2.3 Under the previous landowner, pontoons were installed in the mooring basin and rudimentary quay heading provided here and along the river frontage in order to facilitate mooring, including residential moorings. Decked areas were also provided to the rear of some of the moorings and paraphernalia associated with these uses was distributed across the site. The western part of the site, adjacent to the bridge landing, was used for parking and there were a number of vehicles and plant stored here long term. The green container referred to in the Enforcement Notice was in this part of the site.

3 Update

- 3.1 Since purchasing the site in the spring the new owners have cleared it of the vessels moored in the basin and along the river frontage. The majority of vessels were relocated by their registered owners, with a number handed over to the new landowners by agreement to be disposed of. Three vessels remain on site, all of which are sunken and one of which is Morning Flight, a former MTB. The landowners intend to remove two of the vessels and dispose of them off-site and are in discussion with contractors. They are considering retaining Morning Flight as it is well established and provides a habitat for fish.
- 3.2 The various vehicles, items of plant and the green container have also been removed from the site, as has the domestic paraphernalia. Other than the rudimentary quay heading and decking, which is proposed for removal in due course, the site is now clear.
- 3.3 The Broads Authority's ecologist has met with the landowners on site and advised them on a programme of ecological enhancement, which they intend to implement. She has also monitored the works underway to eradicate the Japanese knotweed on the site.
- 3.4 The Enforcement Notice which was served in 2011 remains extant. It is noted that with the exception of the removal of the 2 remaining vessels, all of the requirements have been complied with. The construction of the rudimentary

quay heading and decking was not covered by the Enforcement Notice as it occurred later.

4 Financial implications

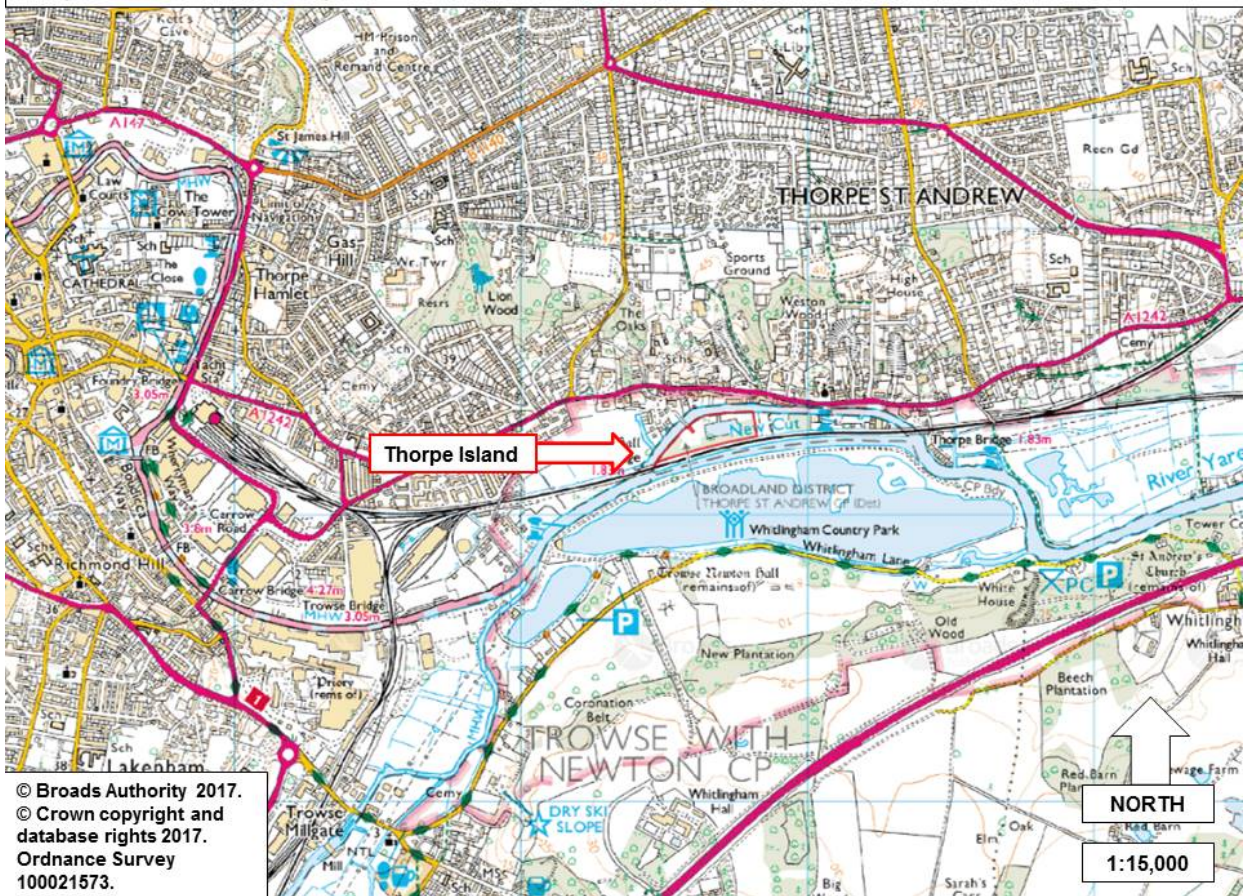
4.1 There are no financial implications.

5 Recommendation

5.1 That Members note the significant progress which has been made in clearing this site.

Author:	Cally Smith
Date of report:	27 September 2017
Appendices:	Appendix A - Site plan

Thorpe Island – Enforcement Update



Enforcement Update
Report by Head of Planning

Summary: This table shows the monthly updates on enforcement matters.
Recommendation: That the report be noted.

1 Introduction

1.1 This table shows the monthly update report on enforcement matters.

Committee Date	Location	Infringement	Action taken and current situation
10 October 2014	Wherry Hotel, Bridge Road, Oulton Broad –	Unauthorised installation of refrigeration unit.	<ul style="list-style-type: none"> • Authorisation granted for the serving of an Enforcement Notice seeking removal of the refrigeration unit, in consultation with the Solicitor, with a compliance period of three months; and authority be given for prosecution should the enforcement notice not be complied with • Planning Contravention Notice served • Negotiations underway • Planning Application received • Planning permission granted 12 March 2015. Operator given six months for compliance • Additional period of compliance extended to end of December 2015 • Compliance not achieved. Negotiations underway • Planning Application received 10 May 2016 and under

Committee Date	Location	Infringement	Action taken and current situation
			<p>consideration</p> <ul style="list-style-type: none"> • Scheme for whole site in preparation, with implementation planned for 2016/17. Further applications required • Application for extension submitted 10 July 2017, including comprehensive landscaping proposals (BA/2017/0237/FUL) • Further details under consideration.
9 December 2016	Eagle's Nest, Ferry Road, Horning	Non-compliance with conditions 3 and 6 of BA/2010/0012/ FUL relating to materials and unauthorised use of boathouse for holiday and residential accommodation.	<ul style="list-style-type: none"> • Authority given for breach of condition notices to be issued requiring <ul style="list-style-type: none"> (i) the replacement of the black composite boarding with black feather board finish in timber with a compliance period of 6 months; and (ii) requiring the removal of all fittings facilitating the holiday and/or residential use of the first floor and the cessation of any holiday and/or residential use of the first floor, with a compliance period of 3 months. And (iii) prosecution in consultation with the solicitor in the event that the Breach of Condition Notice is not complied with. • Invalid CLEUD application for materials received; subsequently validated • Application to remove materials condition received • Planning Contravention Notice served 30 December 2016. • Breach of Condition Notice served 19 January 2017. Compliance date 19 April 2017. • Retrospective application for retention of manager's flat submitted 20 February 2017. Application under consideration.

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • CLEUD for materials issued • Retrospective application for retention of manager's flat refused planning permission. • Correspondence with landowner over compliance • Appeal received (See Appeals schedule)
3 March 2017	Burghwood Barns Burghwood Road, Ormesby St Michael	Unauthorised development of agricultural land as residential curtilage	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the reinstatement to agriculture within 3 months of the land not covered by permission (for BA/2016/0444/FUL; • if a scheme is not forthcoming and compliance has not been achieved, authority given to proceed to prosecution. • Enforcement Notice served on 8 March 2017 with compliance date 19 July 2017. • Appeal against Enforcement Notice submitted 13 April 2017, start date 22 May 2017 (See Appeals Schedule) • Planning application received on 30 May 2017 for retention of works as built. Application deferred pending appeal decision.
31 March 2017 26 May 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none"> • Authority granted to serve Section 215 Notices • First warning letter sent 13 April 2017 with compliance date of 9 May. • Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued. • Monitoring • Further vandalism and deterioration. • Site being monitored and discussions with

Committee Date	Location	Infringement	Action taken and current situation
			landowner <ul style="list-style-type: none"> Landowner proposals unacceptable. Further deadline given.

2 Financial Implications

2.1 Financial implications of pursuing individual cases are reported on a site by site basis.

Background papers:	BA Enforcement files
Author:	Cally Smith
Date of report	25 September 2017
Appendices:	Nil

Broads Local Plan – October Bite Size Pieces

Report by Planning Policy Officer

Summary:	This report introduces the following topics for the Publication version of the Local Plan: Sustainable Communities Strategy Assessment, Equalities Impact Assessment, Gypsy and Traveller, Travelling Show People, Caravan and Houseboat Accommodation Needs Assessment and Single Issue Focussed Consultation Responses.
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Recommendation:	Members views are requested .
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1 Introduction

- 1.1 This report introduces the following topics for the Publication version of the Local Plan: Sustainable Communities Strategy Assessment, Equalities Impact Assessment, Gypsy and Traveller, Travelling Show People, Caravan and Houseboat Accommodation Needs Assessment and Single Issue Focussed Consultation Responses.
- 1.2 Members' views are requested to inform the draft policy approach in the Publication version of the Local plan.
- 1.3 As a reminder, at Full Authority on 29 September 2017, it was agreed that the Local Plan should proceed to pre-submission consultation subject to understanding the impacts on the Local Plan of the final versions of the Gypsy and Traveller, Travelling Show People, Caravan and residential mooring accommodation needs study and the Strategic Flood Risk Assessment. The final decision to go to pre-submission consultation will be made by the Chief Executive, Chair of Planning Committee and Chair of Full Authority on the basis that any changes arising as a result of these studies are technical in detail and do not materially alter the policies of the Local Plan.
- 1.4 The Gypsy and Traveller, Travelling Show People, Caravan and residential mooring accommodation needs study is presented at this Planning Committee for consideration. The SFRA will follow at a later date when it is completed.

2 Topics covered in this report:

- 2.1 Sustainable Communities Strategy Assessment
 - 2.1.1 This is an assessment of the Local Plan against the Sustainable Communities Strategies and Business or Corporate Plans of our District and County Councils.

2.2 Single Issue Focussed Consultation Responses.

- 2.2.1 During the drafting of the policies between the Preferred Options and Publication Stage of the Local plan, some stakeholders were asked for their opinion on some of the policies. This report brings together the responses with the Authority's proposed reply.

2.3 Equalities Impact Assessment

- 2.3.1 The Local Plan and how it has been produced has been assessed against the protected characteristics addressed in the Equalities Act.

2.4 Gypsy and Traveller, Travelling Show People, Caravan and Houseboat Accommodation Needs Assessment

- 2.4.1 This sets out the need for these types of accommodation for the period to 2036. The figures for the Broads Authority cover the entire Executive Area, including that in Waveney District.

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

Author: Natalie Beal
Date of report: 29 September 2017

Appendices:

Appendix A	Sustainable Community Strategy Statements
Appendix B	Responses to Single Issues Consultation
Appendix C	Equalities Impact Assessment
Appendix D	<u>Norfolk Caravans and Houseboats Accommodation Needs Assessment including for Gypsies, Travellers and Travelling Show people</u>

Broads Authority Local Plan and Sustainable Community Strategy Statements

September 2017

1. Introduction

Parts of the Broads Authority Executive Area cover parts of six District Councils in two Counties. The Sustainable Community Strategies of these councils have informed the production of the Broads Authority Local Plan. These are assessed below in terms of compatibility between the objectives of the Strategies and the policies of the Local Plan. The Broads Authority has not produced a Sustainable Community Strategy. As such, the Broads Plan objectives have been assessed. The Broads Plan is the management plan for the Broads Executive Area.

✓	Compatible
✗	Not compatible
-	Not relevant

In general, whilst these documents are quite old and have not been updated, they are still in place.

Because of the age of the documents, we have also assessed the Corporate or Business Plans of our districts.

2. The Broads Authority

The Broads Plan and Local Plan Comparison assessment briefly shows how the Local Plan is in conformity with the emerging Broads Plan (2017). http://www.broads-authority.gov.uk/_data/assets/pdf_file/0008/827279/Appendix-X-Links-with-Broads-Plan.pdf

3. Norfolk County Council

a) Norfolk Health and Wellbeing Board:

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
Promoting the social and emotional wellbeing of pre-school children	-	Nothing specifically relating to this age group.
Preventing obesity	✓	Health section of the Local Plan refers to active lifestyles.
Making Norfolk a better place for people with dementia and their carers	✓	Dementia addressed in the design policy of the Local Plan.

b) The County Council Plan 2016 – 19

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
Excellence in Education	-	Not covered specifically in the Broads Local Plan.
Real Jobs	✓	See economy section of the Local Plan
Good Infrastructure	✓	The Local Plan generally supports the right infrastructure in the right place

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
		designed in the right way.
Supporting Vulnerable People	✓	The Local Plan has a design policy relating to dementia and wheelchairs as well as an specialist accommodation policy.

4. Suffolk County Council

a) 'Transforming Suffolk'. 2008-2028.

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
A prosperous and Vibrant Economy	✓	The policies of the Local Plan as a whole aim to maintain the economy and tourism at the very least but grow it in a sustainable way. Land is allocated at Oulton Broad for a mixed use scheme.
Learning and Skills for the Future	✓	
The Greenest Economy	✓	
Safe, Healthy and Inclusive Communities.	-	Whilst not specifically stated in the policies that relate to Suffolk, it is hoped that the Local Plan has a positive effect on residents. Much detail is also agreed at the planning application stage. The issue of safety is likely to be a planning application specific issue discussed at the planning application stage. There is a policy relating to safety by the water. The Architectural Liaison Officers have been consulted. There is a health section of the Local Plan.

b) OUR PRIORITIES 2017-21

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
INCLUSIVE GROWTH	✓	Generally the Local Plan meets this aim.
HEALTH, CARE AND WELLBEING	✓	Generally the Local Plan meets this aim.
EFFICIENT AND EFFECTIVE PUBLIC SERVICES	-	Not covered specifically in the Broads Local Plan.

5. Broadland District Council

a) BCP Community Plan – Update. 2004-2014.

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
Feeling Safe	✓	The issue of safety is likely to be a planning application specific issue discussed at the planning application stage. There is a policy relating to safety by the water. The Architectural Liaison Officers have been consulted.
Ease of Access	✓	Mooring Plots, moorings, access on land and to the water are addressed in some

Objective	How the Broads Local Plan relates to this objective	
		policies.
Where we live (value special character)	✓	Many policies in the Local Plan seek to emphasise the importance of landscape character, biodiversity and cultural heritage.
Good Health	✓	In Acle, land is allocated for recreation use. Open space is also protected in Thorpe St Andrew. General health policy of the Local Plan.
Decent Homes	-	Land is not allocated in the Broadland Area for residential development. Some settlements do have Development Boundaries allocated.
Thriving Economy	✓	The policies of the Local Plan as a whole aim to maintain tourism at the very least but grow it in a sustainable way. See Economy Section.
Our Potential	✓	The Local Plan seeks to plan for the future.
Living for the Future	✓	
Pride of Place	✓	Many policies in the Local plan seek to emphasise the importance of landscape character, biodiversity and cultural heritage.

b) Broadland Business Plan 2015 to 2019

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
To deliver economic success in our area	✓	Economy is addressed in the Local Plan.
To achieve environmental excellence in everything we do	✓	This is fundamental to the Local Plan.
To plan and provide well housed communities	✓	Housing is addressed in the Local Plan.
To increase health and wellbeing	✓	There is a health section in the Local plan.
To keep people safe and secure	✓	The issue of safety is likely to be a planning application specific issue discussed at the planning application stage. There is a policy relating to safety by the water. The Architectural Liaison Officers have been consulted.
To continue to provide high quality, value for money service on our own or as a trusted partner	-	Not covered specifically in the Broads Local Plan.

6. Great Yarmouth Borough Council

a) A Long Term Vision and a Sustainable Community Strategy for 2008-2011.

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
Providing a range of opportunities for different groups in the local community to come together to engage in positive dialogue with each other	✓	There are policies relating to community and visitor facilities. Also the Local Plan consultation has sought to engage all parts of the community.
Developing and implementing a comprehensive, inter-agency	✓	The Local Plan consultation has sought to engage all parts of the community.

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
approach to engaging with local communities and building their capacity to enable them to have a say in the design and delivery of services		
Reducing crime, violence and anti social behaviour and raising the confidence of communities in the safety of their areas	✓	The issue of safety is likely to be a planning application specific issue discussed at the planning application stage. There is a policy relating to safety by the water. The Architectural Liaison Officers have been consulted.
Supporting families in crisis and protecting vulnerable people	-	Not covered specifically in the Broads Local Plan.
Increasing the participation of people in their local communities, encouraging active citizenship and creating the environment for a thriving third sector	-	The Local Plan consultation has sought to engage all parts of the community.
Promoting a diverse cultural offer and increasing the engagement of people in sport, the arts, heritage and cultural life of the area	✓	This is fundamental to the Broads Authority and reflected in the Local plan.
Reducing poverty, discrimination and disadvantage by identifying and dealing with the underlying causes and by providing seamless, high quality, tailored services	-	Not covered specifically in the Broads Local Plan. That being said, it is hoped that the Local Plan can contribute to this aim.
Breaking the cycle of deprivation by making early interventions and concentrating attention on the most deprived families and individuals.	-	Not covered specifically in the Broads Local Plan.
Reducing the incidence of mental health problems and promoting people's resilience and emotional wellbeing	✓	There is a health section in the Local Plan that has these aims.
Reducing health inequalities by promoting healthy lifestyles, encouraging active participation and access to health information.		
Ensuring adequate, affordable and suitable housing for all residents, including accommodation for people with additional needs and those who are homeless	✓	There are housing policies in the Local Plan. Not all the need in the GY area of the Broads is met in the Broads Local Plan, but GYBC will seek to provide the residual through the Duty to Cooperate.
Providing affordable, fully accessible, sustainable and reliable transport	✓	See transport section of the Local Plan.
Providing the services that older people and those with disabilities or long term health condition and their carers need within their communities	-	Not covered specifically in the Broads Local Plan.
Working with young people to identify and provide the facilities, opportunities and activities that they want and to ensure they are safeguarded	✓	Young people have been involved in the Local Plan production.
Tackling the issues relating to rural deprivation and exclusion	✓	In general, as most of the Broads is rural, the Local Plan seeks to address this.

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
Minimising the use of global resources and reducing carbon emissions	✓	The transport, energy and climate change policies of the Local Plan relate to this.
Effectively managing the historic and natural environments of Great Yarmouth and its biodiversity	✓	These topics covered in the Local Plan.
Minimising waste and increasing recycling	✓	The Local Plan generally seeks to meet this aim.
Improving street and environmental cleanliness and greenness	-	Not covered specifically in the Broads Local Plan.
Managing the impact of new development on the environment	✓	The Local Plan generally seeks to meet this aim.
Adapting to and helping to mitigate climate change	✓	See climate change section of the Local Plan as well as the Plan promoting sustainable transport.
Managing flooding risks and coastal erosion	✓	These topics covered in the Local Plan.
Improving the urban brownfield built and waterfront environments and delivering the associated supporting infrastructure	✓	The Local Plan generally seeks to meet this aim.
Lobbying for resources to improve the built environment and transport infrastructure	-	Not covered specifically in the Broads Local Plan.
Raising the profile of Great Yarmouth and reshaping its image and its reputation as a good place to do business	✓	The Local Plan generally seeks to meet this aim.
Developing the right infrastructure for businesses and creating an environment in which both existing and new businesses will flourish	✓	The Local Plan generally seeks to meet this aim.
Creating pathways into employment for people who have never been employed or who have been unemployed for some time and ensuring that they have the help and guidance they need to access education training and employment opportunities	-	Not covered specifically in the Broads Local Plan.
Promoting an enterprise culture by providing tailored business start up and business support and advice targeted to deprived communities	-	Not covered specifically in the Broads Local Plan. There are economy related policies in the Local Plan however.
Encouraging workforce development	-	Not covered specifically in the Broads Local Plan.
Making Great Yarmouth a well-connected Borough through improved and sustainable transport connectivity supporting economic and social growth	✓	See the transport section of the Local Plan.
Diversifying and strengthening the whole economy.	✓	See the economy section of the Local Plan.
Ensuring that major developments in the area are linked to providing employment and training opportunities for local people, especially for low skilled groups	-	Not covered specifically in the Broads Local Plan. There are economy related policies in the Local Plan however.
Ensuring public bodies work together to provide appropriate training and employment opportunities for local people, especially for low	-	Not covered specifically in the Broads Local Plan.

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
skilled groups and those with mental and other health conditions		
Improving levels of educational attainment	-	Not covered specifically in the Broads Local Plan.
Boosting the educational aspirations of young people and recognising achievement	-	Not covered specifically in the Broads Local Plan.
Supporting families to overcome barriers to learning and achievement	-	Not covered specifically in the Broads Local Plan.
Improving basic skills (including ICT skills) and encouraging learning for people of all ages	-	Not covered specifically in the Broads Local Plan.
Ensuring that education and training activities fit the needs of Great Yarmouth socially, economically and environmentally	-	Not covered specifically in the Broads Local Plan.
Focusing on the needs of vulnerable young adults	-	Not covered specifically in the Broads Local Plan.

b) THE PLAN 2015-2020

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
Economic Growth	✓	See economy section of the Local Plan.
Housing	✓	See housing section of the Local Plan.
Neighbourhoods, Communities and the Environment	✓	These topics are addressed in the Local Plan.
Tourism, Culture and Heritage	✓	These topics are addressed in the Local Plan.
Great Yarmouth's Town Centre	-	The Town Centre is not within the Broads Authority Executive Area.
Transport and Infrastructure	✓	There is a transport section in the Local Plan.

7. North Norfolk District Council

a) Sustainable Community Strategy. 2008 – 2011.

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
where people feel safe and live in decent homes	✓	The issue of safety is likely to be a planning application specific issue discussed at the planning application stage. There is a policy relating to safety by the water. The Architectural Liaison Officers have been consulted. A Development Boundary is included at Hoveton and Wroxham. There are three allocations for mixed use schemes in Hoveton which could include residential.
where equality and diversity are valued and celebrated	✓	During the production of the Local Plan, consultation was undertaken and all parts of society were invited to help shape the Local Plan.
where people have diverse career and training opportunities, and	✓	The policies of the Local Plan as a whole aim to maintain tourism at the very least

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
jobs which add value		but grow it in a sustainable way.
where residents choose healthy lifestyles	✓	Areas of open space are protected in some places.
communities can access a wide range of activities which meet everyone's needs	✓	The policies of the Local Plan as a whole aim to maintain tourism at the very least but grow it in a sustainable way.
Where the environment is protected and where the identity and special character of the area is retained.	✓	Many policies in the Local Plan seek to emphasise the importance of landscape character, biodiversity and cultural heritage.

b) CORPORATE PLAN 2015 - 2019

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
A district with a thriving economy offering better jobs and prospects for local people	✓	There is an economy section in the Local Plan
To address housing and infrastructure for local people whilst meeting the market demand for housing	✓	There is a housing section in the Local Plan. The Local Plan generally supports the right infrastructure in the right place designed in the right way.
A district where the beautiful natural environment is managed and protected for future generations	✓	This is fundamental to the Local Plan.
A district with vibrant communities and where healthy lifestyles are accessible to all	✓	This is a general aim of the Local Plan.
To make the council more efficient so that we can both deliver our priorities and offer value for money for local taxpayers	-	Not covered specifically in the Broads Local Plan.

8. Norwich City Council

a) 'A New Vision for Norwich'. 2008-2020. There is also a position statement: www.greaternorwichgrowth.org.uk/dmsdocument/1758

Objective	How the Local Plan relates to this objective	
	Compatible?	Notes
to help enterprise flourish	✓	Utilities Site is promoted for mixed use development.
to raise aspirations, skills and achievement	✓	See Economy section of the Local plan.
to develop the right infrastructure for business	-	Utilities Site is promoted for mixed use development although specific infrastructure is not referred to.
to raise Norwich's profile	✓	Generally the Local Plan seeks to protect and enhance the Broads which would benefit Norwich.
to promote the well-connected city through sustainable transport	✓	Policy NOR2 in particular refers to promoting walking and cycling. Local Plan seeks to promote sustainable travel.
to become a low-carbon city	✓	Policy NOR2 in particular refers to promoting walking and cycling. Local Plan seeks

Objective	How the Local Plan relates to this objective	
	Compatible?	Notes
		to promote sustainable travel.
to minimise our use of global resources	✓	Policies often have reference to mineral extraction and reference to the Waste and Minerals DPDs.
to become a model city for the management of the natural and historic environments	✓	These considerations are fundamental for the Broads Authority.
to inspire people	-	Not covered specifically in the Broads Local Plan.
to create an environment where things can happen	✓	This objective is fundamental to the DPD – allocating land in the Local Plan provides some certainty.
to improve quality of life	✓	This objective is fundamental to the Local Plan.
to promote Norwich as a city of culture	✓	Cultural heritage is an important element of the work of the Broads Authority.
to reduce crime and anti-social behaviour	-	The issue of safety is likely to be a planning application specific issue discussed at the planning application stage. ACLO consulted.
to support families in crisis	-	Not covered specifically in the Broads Local Plan.
to reduce the harm caused by alcohol	-	Not covered specifically in the Broads Local Plan.
to improve neighbourhood engagement	✓	During the production of the Local Plan, consultation was undertaken and all parts of society were invited to help shape the Local Plan.
to reduce poverty and disadvantage	-	It is hoped that the policies in the Local Plan can go some way to addressing this objective.
to reduce the incidence of mental health problems	-	Not covered specifically in the Broads Local Plan.
to reduce health inequalities	✓	Policy NOR2 in particular refers to promoting walking and cycling. Other policies seek to protect open spaces. There is a health section of the Local Plan.
to ensure adequate housing for all Norwich residents	✓	The Sites Local Plan allocates land at the Utilities Site for mixed use development.
to improve levels of educational attainment	-	Not covered specifically in the Broads Local Plan.
to boost aspirations of and opportunities for people of all ages	✓	This objective is fundamental to the Local Plan.

b) Norwich City Council Corporate Plan 2015-20

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
A safe, clean and low carbon city	✓	The issue of safety is likely to be a planning application specific issue discussed at the planning application stage. There is a policy relating to safety by the water. The Architectural Liaison Officers have been consulted. Water quality is addressed in the Local Plan.
A prosperous and vibrant city	✓	Generally, the Local Plan will contribute to this aim.

Objective	How the Broads Local Plan relates to this objective	
A fair city	✓	Generally, the Local Plan will contribute to this aim.
A healthy city with good housing	✓	Generally, the Local Plan will contribute to this aim.
Value for money services	-	Not covered specifically in the Broads Local Plan.

9. South Norfolk District Council

a) 'Your Sustainable Community Strategy for South Norfolk'. 2008 – 2018. There is also a position statement: www.greaternorwichgrowth.org.uk/dmsdocument/1758

Objective	How the Local Plan relates to this objective	
	Compatible?	Notes.
An expanded Norwich Research Park and further development of Hethel Engineering Centre and other employment areas.	-	The Local Plan does not allocate employment land in South Norfolk. The Norwich Research Park is not within the Broads Executive Area
Increased number of better paid jobs in the area.	-	
Improved road infrastructure and availability of public transport, including community transport schemes.	-	The Local Plan does not specifically improve public transport or roads but does protect main routes (SSROADS).
Vibrant market towns and villages attracting tourism and with flourishing rural businesses.	✓	WHI1 addresses the importance of Whitlingham as a tourist destination. See Tourism and Economy policies.
High educational attainment throughout the working age population.	-	Not covered specifically in the Local Plan
Have world class educational facilities and infrastructure.	-	Not covered specifically in the Local Plan
Easy access to education and training including basic skills, English and Maths courses	-	Not covered specifically in the Local Plan
All 16-18 year olds in employment, education or training.	-	Not covered specifically in the Local Plan
Development and growth is well planned and managed through the Local Development Framework, creating sustainable communities and meeting health and education needs.	✓	This objective is fundamental to the Local Plan.
A supply of affordable homes that meets need.	✓	There is a policy on Affordable Housing.
A housing stock that meets the changing needs of residents and ensure low levels of homelessness in our district.	✓	There are policies relating to housing in the Local plan.
Have permanent approved sites for Gypsy and Travellers with good access to support services.	✓	There is no need for Gypsy and Travellers in the Broads. There is a criteria based policy to help assess any windfall applications for Gypsy and Travellers.
Achieve carbon reduction targets for South Norfolk based on Defra targets for the district of 11.4% by 2020.	✓	Some policies seek mixed use developments in order to provide facilities and employment near to residential areas. Other policies seek to promote walking and cycling, be it for leisure or for work purposes. See also the Climate Change section of the Local Plan.
Working to achieve the Landfill Directive of 60% of materials recycled by 2020.	✓	The design policy refers to waste management.

Objective	How the Local Plan relates to this objective	
	Compatible?	Notes.
Continuing to protect and enhance our natural environment and its biodiversity.	✓	Seeking to protect and enhance the natural environments is a fundamental to the Broads.
Residents and businesses have a clear understanding of the causes of climate change and the actions they can take to mitigate and adapt to its effects.	-	Although educating the public on Climate Change is not the specific aim of the DPD, various policies emphasise the important issue of flood risk, renewable energy and sustainable transport.
Communities which have a say about the services that affect them and pull together to get what they need.	-	The Local Plan does not attempt to address service provision in South Norfolk.
A thriving Voluntary and Community Sector with wide opportunities for volunteering	-	Not covered specifically in the Local Plan
Support for the elderly, unpaid carers and vulnerable people in our communities	✓	There is a policy relating to specialist needs housing.
Young people participating in community life and empowered to address their own needs.	✓	During the production of the Local Plan, consultation was undertaken and all parts of society were invited to help shape the DPD.
South Norfolk an even safer place to live and one of the safest nationally, where vulnerable groups are understood and protected	✓	The issue of safety is likely to be a planning application specific issue discussed at the planning application stage. There is a policy relating to safety by the water. The Architectural Liaison Officers have been consulted.
People are confident that the Police, the Council and its partners will take action on the community safety issues that matter most locally		
People feel part of their community, respect one another and understand the consequences of any anti-social behaviour.	-	Not covered specifically in the Local Plan
Domestic violence no longer the major cause of violent crime in South Norfolk.	-	Not covered specifically in the Local Plan
The right help at the right time to support people's needs.	-	Not covered specifically in the Local Plan
Services available from health and social care organisations to reduce avoidable hospital admissions and to help people home from hospital.	-	Not covered specifically in the Local Plan
People in receipt of support from Adult Social Services have control over the services they receive.	-	Not covered specifically in the Local Plan
Family and unpaid carers are given the advice and support they need.	-	Not covered specifically in the Local Plan
People take more responsibility for their own health and lifestyle, to increase their years of being independent and free of ill health.	✓	There is a health section in the Local Plan.
Increased physical activity including swimming, walking and cycling for better health.	✓	also seek to protect the sports facilities at Ditchingham. Walking and Cycling is promoted throughout the Local Plan. There is an open space policy and some areas of open space and play are protected. There is a health section of the Local Plan.

Objective	How the Local Plan relates to this objective	
	Compatible?	Notes.
High quality of life and a long life expectancy for disadvantaged residents.	✓	There is a health section in the Local Plan.
Users involved in planning health and social care services to meet their needs.	-	The Local plan does not attempt to address service provision in South Norfolk.

b) South Norfolk Business Plan 2016-17

Objective	How the Local Plan relates to this objective	
	Compatible?	Notes.
Working as part of Greater Norwich to support investment in critical infrastructure, utilising innovative funding mechanisms, increasing the number of local jobs and the area's overall productivity	✓	This aim is generally covered in the Local Plan.
Supporting new and existing Businesses to grow; facilitating innovation and providing targeted support to key sectors.	✓	There is an economy section of the Local Plan.
Working with key partners to develop local skills to match what our businesses need, and supporting apprenticeships	✓	There is an economy section of the Local Plan.
Sustaining the character and supporting the vitality of our local market towns, stimulating business growth, both in town centres and across the rural parts of our District	✓	This aim is generally covered in the Local Plan.
Encouraging our residents to live healthy and active lives	✓	This aim is generally covered in the Local Plan.
Supporting people within our communities who need our help the most	-	Not covered specifically in the Local Plan
Working as part of communities to proactively provide early help	-	Not covered specifically in the Local Plan
Helping our older and vulnerable residents to stay independent and in their own homes for longer.	✓	There is a policy relating to specialist needs accommodation and the design policies refer to dementia and wheelchairs.
Keeping streets and public spaces safe, clean and tidy	✓	The issue of safety is likely to be a planning application specific issue discussed at the planning application stage. There is a policy relating to safety by the water. The Architectural Liaison Officers have been consulted. Water quality is addressed in the Local Plan.
Encouraging communities and businesses to recycle more - reducing the amount of waste that we send to landfill	✓	The Local Plan addresses this aim.
Enhancing our high quality environment by supporting development that respects and enhances the distinctive character of South Norfolk.	✓	Character and design are important issues covered in the Local Plan.
Working effectively with the voluntary sector and community groups to make sure our residents have access to a wide range of services	-	Not covered specifically in the Local Plan

Objective	How the Local Plan relates to this objective	
	Compatible?	Notes.
and support to meet their needs		
Ensuring the range and number of local homes match the needs of local families and residents	✓	Housing is addressed in the Local Plan.
Supporting a transparent and democratic Council, that enables communities to have their say on local decisions and services.	-	Not covered specifically in the Local Plan
Increasing our ability to be self-financing through commercialising where appropriate to support those services that matter to residents the most	-	Not covered specifically in the Local Plan
Delivering increased value for money by increasing productivity	-	Not covered specifically in the Local Plan
Delivering the services that customers need when they need them.	-	Not covered specifically in the Local Plan
Leading and building collaborative working with our private, public and voluntary sector partners to deliver better and more efficient services for our residents.	-	Not covered specifically in the Local Plan

10. Waveney District Council

- a) 'Waveney's Future'. 2010-2028. The East Suffolk partnership has taken on elements of the role of the former Local Strategic Partnerships, but not any statutory responsibilities associated with the community strategies.

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
Develop a sustainable, market-leading, nationally and internationally recognised offshore and renewable energy sector	-	Not covered specifically in the Broads Local Plan.
Exploit and promote Waveney's unique land and sea assets	✓	Many policies in the Local Plan seek to emphasise the importance of landscape character, biodiversity and cultural heritage.
Tackle rural and urban deprivation	✓	Brownfield land on the edge of Oulton Broad is allocated for mixed use in the Local Plan.
Identify and deliver an iconic project	-	Not covered specifically in the Broads Local Plan.
Make Waveney a significant gateway to Europe and develop a masterplan	-	Not covered specifically in the Broads Local Plan although Oulton Broad is a riparian link between the North Sea and the Broad and there is potential to increase waterborne visitor numbers by improvements to the OB environment as a result of the development at Pegasus
Plan for sustainable economic growth to develop local sustainable industry	✓	The Pegasus site is allocated for mixed use development. See Economy Section of the Local Plan.
Enhance not-for-profit community interest Companies	-	Not covered specifically in the Broads Local Plan.

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
Lobby service providers to deliver comprehensive high speed broadband access	-	Not covered specifically in the Broads Local Plan.
Deliver specific improvement projects	✓	Brownfield land on the edge of Oulton Broad is allocated for mixed use in the Local Plan.
Act, in partnership, to minimise the effects of climate change	✓	Flood risk is an essential factor to consider and is emphasised in the Local Plan and so too is climate change.
Develop a more integrated and sustainable rural and urban transport network	✓	Sustainable transport addressed in the Local Plan.
Ensure compliance with the requirements of the Local Better Regulation Office	-	Not covered specifically in the Broads Local plan.
Secure effective regulatory services	-	Not covered specifically in the Broads Local plan.
Identify funding opportunities and deliver safety improvements along the A12	-	Not covered specifically in the Broads Local plan.
Increase use and availability of public transport	✓	Sustainable transport addressed in the Local Plan.
Successfully deliver against Government targets on climate change	✓	Mixed use development, near to facilities and services is promoted in the Local Plan. Also see Climate Change section.
Encourage investment in rail infrastructure	✓	SSSTATIONS relates to rail stations/halts. Sustainable transport addressed in the Local Plan.
Improve access to and provision of public transport	✓	Sustainable transport addressed in the Local Plan.
Increasing value for money	-	Not covered specifically in the Broads Local plan.
Achieve top quartile performance in annual local environmental quality surveys.	✓	There are policies relating to amenity, light pollutions, design, heritage, landscape character.
Secure additional funding for the sustainable protection of the Waveney coast	-	Sustainable transport addressed in the Local Plan.
We will progress policies to reduce drinkable water consumption.	✓	Local Plan has a policy requiring 110 l/h/d.
Tackle areas of relative deprivation in the District	-	Not covered specifically in the Broads Local Plan.
Create a network of vibrant, cohesive, sustainable and empowered communities	✓	During the production of the Local Plan, consultation was undertaken and all parts of society were invited to help shape the DPD.
Establish a strong locality focus in Lowestoft addressing social exclusion	-	Not covered specifically in the Broads Local Plan.
Significantly improve health and well-being through a major cultural uplift	✓	There is a health section of the Local Plan.
Promote healthy and active lifestyles	✓	
Tackle health inequalities both between different communities	✓	There is a health section of the Local Plan.

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
Provide improved and sustainable activities and facilities for children Maintain Waveney's status as one of the safest places to live in the country	✓	The issue of safety is likely to be a planning application specific issue discussed at the planning application stage. There is a policy relating to safety by the water. The Architectural Liaison Officers have been consulted.
Maintain Waveney's essential culture and heritage, as a source of pride	✓	Promoting and maintaining cultural heritage is fundamental to the Broads Authority.
Ensure local people are actively involved in planning the future of their area	✓	During the production of the Local Plan, consultation was undertaken and all parts of society were invited to help shape the Local Plan.
Maximise the use of participatory budgeting and local charters	-	Not covered specifically in the Broads Local Plan.
Encourage and provide support for local voluntary and community groups	-	Not covered specifically in the Broads Local Plan.
Devolve increasing power and assets to Town and Parish Councils	-	Not covered specifically in the Broads Local Plan.
Deliver improved services for all vulnerable adults and new dignity of independence for older people	-	Not covered specifically in the Broads Local Plan.
Ensure the development of health services for the growing elderly population within Waveney	-	Not covered specifically in the Broads Local Plan.
Deliver an increasing take up of "Individual Budgets"	-	Not covered specifically in the Broads Local Plan.
Invest in and support a healthy voluntary and not for profit sector	-	Not covered specifically in the Broads Local Plan.
Create fully developed 'E-communities'	-	Not covered specifically in the Broads Local Plan.
Reinvigorate and provide a sustainable mix of housing	✓	The Local Plan allocates land for dwellings at Pegasus. There is a Development Boundary at Oulton Broad. There are policies relating to Affordable Housing and design in the Local plan. Negotiations with relevant districts are also undertaken at the planning application stage in relation to the housing mix of schemes.
Provide new lifetime homes	✓	
Provide more affordable housing	✓	
Provide appropriate accommodation and support to address and reduce homelessness	✓	
Strengthen the multi-agency Children's Trust	-	Not covered specifically in the Broads Local Plan.
Ensure that the majority of young people progress and are successful	-	Not covered specifically in the Broads Local Plan.
Establish Lowestoft's reputation as a University town	-	Not covered specifically in the Broads Local Plan.
Lowestoft College plays in supporting skills development	-	Not covered specifically in the Broads Local Plan.
Deliver a new sixth form college	-	Not covered specifically in the Broads Local Plan.
Strengthen the community and business reach of Lowestoft College	-	Not covered specifically in the Broads Local Plan.
Raise attainment levels in local schools	-	Not covered specifically in the Broads Local Plan.
Provide strong local role models	-	Not covered specifically in the Broads Local Plan.

b) East Suffolk Business Plan

Planned actions for the whole of East Suffolk

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
Create more apprenticeships.	✓	This is referred to in the Economy section.
Provide more effective business support to facilitate the growth of Small & Medium-sized Enterprises.	✓	There are economy related policies in the Local Plan.
Support local business associations and partner organisations to create vibrant market towns which are attractive to residents, businesses and visitors.	✓	There are economy related policies in the Local Plan.
Empower local town and parish councils by continuing to transfer amenity and community assets to them with their agreement.	-	Not covered specifically in the Broads Local Plan.
Increase the opportunities and number of affordable homes (freehold, self-build, shared and rental) for our local young people and those in their senior years, through a revised exceptions sites policy and substantially improved support package for our local communities.	✓	The Broads Local plan does not have this policy, but covers housing and affordable housing.
Develop even closer working relationships with other Suffolk councils on strategic planning and in reviewing the Councils Local Plans.	✓	We work with Suffolk and Waveney Councils.
Support communities to develop innovative approaches, including 'enabling developments' to help fund major estuary and coast protection works.	-	Not covered specifically in the Broads Local Plan.
Continue to reduce the number of long term empty properties. Ensure all those entitled to welfare support and benefits receive them promptly.	-	Not covered specifically in the Broads Local Plan.
Financially support Suffolk County Council to identify and develop suitable short stay stopping sites in Suffolk for Gypsies & Travellers.	✓	Local Plan does not allocate sites but there is a policy relating to Gypsy and Travellers.
Expand the diversity of social housing providers operating in East Suffolk.	-	Not covered specifically in the Broads Local Plan.
Deliver the adopted Housing and Health Charter in East Suffolk	✓	Local Plan generally relates to this.
Increase physical activity, participation in sport & recreation across all age groups, and implement additional local health initiatives.	✓	Local Plan has a policy on open space.
Develop and launch 'Eat out Eat Well', a healthy food award scheme to encourage food businesses in Suffolk to offer healthy food choices.	-	Not covered specifically in the Broads Local Plan.
Deliver greater financial self sufficiency for leisure services.	-	Not covered specifically in the Broads Local Plan.
Build on the 2014 & 2015 Women's Cycling tour to encourage greater	✓	The Local Plan addresses Tourism.

Objective	How the Broads Local Plan relates to this objective	
leisure, activity and health opportunities for East Suffolk, including cycle friendly district policies and initiatives.		
Increase visitor numbers to East Suffolk outside of the main tourist seasons.		
Continue to support the Suffolk Coast Destination Management Organisation to develop and sustain local tourism.		
Deliver and support further high profile cultural and sporting events as a catalyst for greater tourism opportunities.		
Continue to promote and encourage recycling across East Suffolk through a financially sustainable service.		
Provide an innovative, more customer friendly, transactional and intuitive Council website.	-	Not covered specifically in the Broads Local Plan.
Expand use of Social Media to enable development, improvement and growth of stakeholder and customer relationships.	-	Not covered specifically in the Broads Local Plan.
Integrate coastal management expertise with other local authorities to ensure most effective local delivery.	✓	There is no coastal section of the Broads in the Waveney part. The Coastal section of the Broads does have its own policy.
Develop, with academic institutions, the Local Enterprise Partnership, and other centres of excellence across Suffolk & Norfolk, an integrated and progressive approach to coastal management.		
Maintain a long term and adaptive approach to managing the coast – adopting innovative approaches in areas vulnerable to erosion and climate change.		
Launch a Suffolk wide commercial Building Control Service.	-	Not covered specifically in the Broads Local Plan.
Create a shared Legal Service within Suffolk.	-	Not covered specifically in the Broads Local Plan.
Explore the options for further integration between the partner authorities for more streamlined and resilient district services, and evaluate the potential for greater East Suffolk autonomy.	-	Not covered specifically in the Broads Local Plan.
Encourage Suffolk County Council to devolve enforcement of On-street Car Parking to the District Councils.	-	Not covered specifically in the Broads Local Plan.
Encourage and support more communities to develop local Community Emergency Plans.	-	Not covered specifically in the Broads Local Plan.
Continue to work, with partners, to ensure East Suffolk remains a safe place for our communities.	✓	The issue of safety is likely to be a planning application specific issue discussed at the planning application stage. There is a policy relating to safety by the water. The Architectural Liaison Officers have been consulted.
Support and protect, through partnership working, families and	-	Not covered specifically in the Broads Local Plan.

Objective	How the Broads Local Plan relates to this objective	
individuals identified as being vulnerable, by encouraging them to seek help earlier and helping them to help themselves.		
Support the development of a single footpaths service across Suffolk.	✓	General support for such paths. Some routes safeguarded in the Local plan.
Develop more Dementia Friendly Communities across East Suffolk.	✓	Design policy refers to dementia.
Fund and support community-led initiatives to improve health and wellbeing, including Men's Sheds, Carer support projects and Mental Health First Aid.	-	Not covered specifically in the Broads Local Plan.

Specific actions planned for Waveney

Objective	How the Broads Local Plan relates to this objective	
	Compatible?	Notes
Accelerate delivery of a 3rd River Crossing and a separate Pedestrian & Cycle bridge linking to the Sustainable Urban Neighbourhood across Lake Lothing.	-	Not covered specifically in the Broads Local Plan.
Deliver the first 5 year proposals contained within the Lowestoft Transport & Infrastructure Prospectus which will address the infrastructure constraints that are acting as a brake on economic and housing growth.	✓	The Local Plan generally supports the right infrastructure in the right place designed in the right way.
Deliver a Pedestrian & Cycle Bridge over the railway line at Normanston Park.	-	Not covered specifically in the Broads Local Plan.
Improve access to Broadway Farm industrial estate, Halesworth.	-	Not covered specifically in the Broads Local Plan.
Increase the number of new Council Houses.	-	Not covered specifically in the Broads Local Plan.
Complete the Lowestoft Flood Protection measures, including a tidal gate.	-	Not covered specifically in the Broads Local Plan but there is a flood risk section in the Local Plan.
Transfer Southwold Harbour to new local Trust.	-	Not covered specifically in the Broads Local Plan.
Improve the infrastructure, access & extend the Enterprise Zone (subject to Department for Communities & Local Government approval).	-	Not covered specifically in the Broads Local Plan.
Restore the historical features and landscape to improve accessibility & leisure facilities at Ness Point and the East of England Park (subject -to a successful Heritage Lottery Fund bid).	-	Not covered specifically in the Broads Local Plan.
Conduct a Community Governance Review in relation to the unparished areas of Lowestoft.	-	Not covered specifically in the Broads Local Plan.
Establish a non-political Leader's Community Enabling fund of £25k per annum and consider developing Community Enabling Grants for	-	Not covered specifically in the Broads Local Plan.

Objective	How the Broads Local Plan relates to this objective	
each Councillor.		
Complete the refurbishment of the Marina, Lowestoft as a 'one-stop' customer service centre with Suffolk County Council.	-	Not covered specifically in the Broads Local Plan.
Deliver a community sports & leisure hub on Oakes Farm, south of Carlton Colville.	-	Not covered specifically in the Broads Local Plan.
Support the delivery of the Halesworth Campus providing new leisure & care facilities.	-	Not covered specifically in the Broads Local Plan.
Encourage re-development of the former Blundeston Prison site for uses that meet local community and Council aspirations.	-	Not covered specifically in the Broads Local Plan.
Support delivery of a new playing field facility in Kessingland, through an enabling housing development (in accordance with the draft Neighbourhood Plan).	-	Not covered specifically in the Broads Local Plan.
Support the development of a new Community Centre, Old Grammar Lane, Bungay.	-	Not covered specifically in the Broads Local Plan.
Deliver, in conjunction with Beccles Town Council, Sentinel & the Broads Authority a redevelopment scheme for Beccles Quay.	✓	The Quay area is designated as open space. There are general policies that will help guide such a project.

11. Conclusion

This assessment shows that if the particular objective of a County or District's Sustainable Community Strategy or Business Plan is relevant to the Local Plan, the Local Plan and objectives are compatible.

**Broads Local Plan – Responses to Single Issues Consultation
Summer 2017**

Suffolk County Council

Flood Risk POSP4

Thank you for the opportunity to consider this. The changes that have been made are in line with our policy and consistent.

BA summary of response:

General support

BA comment:

Support noted

Ward, M and Family

Land at Tiedam, Stokesby

We residents at <<personal information removed>>, Stokesby are replying to your letter dated 2.6.17. We have lived here for approx 18 years and we have no concerns over the development of the land and feel it will be an advantage to the future of the village .

BA summary of response:

Support the proposed allocation.

BA comment:

Support noted.

South Norfolk Council

Open Space

I've looked at the comments we sent in response to the Preferred Options consultation and I'm pleased to see that the statement about there being an excess of recreational or amenity open space in the catchment area (in and out of the Broads) has been retained. I'm also pleased to see the comment about having regard to the approach and/or standards set by relevant constituent district councils is still in the policy. I still have some concern about the fact that proposals for one or more dwellings are expected to provide a contribution towards outdoor playing space. Does this refer to the provision of private gardens for family housing and communal open space for non-family housing or the provision of more formal open space/children's play areas? The revised South Norfolk Open Space SPD (out to consultation at the moment) sets a threshold of 15 dwellings for the provision of children's play space and 25 dwellings for the provision of older children/adult recreation space but does mention the need for all new residential development to provide adequate open space to serve the day to day needs of occupants regardless of site size in the form of private gardens or communal areas.

BA summary of response:

Generally welcomes changes but queries some other changes.

BA comment:

Policy simplified and sent round again for comment. South Norfolk support the amended policy.

Great Yarmouth Borough Council

Open Space

Many thanks for sending us the amended Preferred Options Open Space policy of the Broads Local Plan. Thank you for acknowledging our comments and taking them into account when redrafting the policy. We support the amendments and Policy as a whole.

BA summary of response:

We support the amendments and Policy as a whole.

BA comment:

Support noted.

Waveney District Council

Open Space

Thanks for providing us with the opportunity to comment on the open space policy. Below are some comments, if you require any clarification please do not hesitate to contact us.

A ii) The point could usefully refer to 'recreational facilities and their setting within the open space...'

A iii) This issue of relocation and what is considered to be better quality can be subjective. There is a risk that replacement open space may be relocated in a location that is convenient yet more isolated than its predecessor. Past examples of new open space provision have open resulted in improved facilities but located in locations that are less well overlooked and designed in a way which appears to future proof further developments so no additional would be required when another phase comes forward even if this is not in the current Local Plan. It is important that where open space is relocated it firstly still meets the needs of the existing community and the secondly meets the needs of the new development unless it is clearly demonstrated that the existing open space in question is surplus to requirements.

B) The requirement for new open space specifically references outdoor playing space. Does this mean that other forms of open space will not be considered? The first two paragraphs in part B are inconsistent in this regard.

Is there a minimum size threshold or a minimum number of dwellings? If an open space is too small to be of any real value in the long-term is it more practical that this designed as quality landscaping before considering if financial contributions are most appropriate (ensuring there is clear evidence in the plans that landscaping is designed to a standard reflecting the added investment of any financial contribution that may have been required)? If a constituent local authority does not set out specific per dwelling requirements and instead relies on local need and typologies how will this be considered in the context of applications that come forward?

Reason Justification: Is there What is the threshold for on-site open space provision or off-site contributions? There is reference to thresholds in the supporting text but there are no details associated with this in either the policy or complementary text.

BA summary of response:

Some queries relating to the detail of the policy.

BA comment:

Policy simplified and sent around again for comment. WDC generally supportive of amendments.

Open Space

Sport England are supportive of the revised policy which seeks to protect existing playing fields/sports facilities in line with our own adopted policy and Para 74 of the NPPF. It might be helpful to add in the supporting text that a local assessment, if relating to loss of playing fields, would need to follow the Sport England methodology 'Playing Pitch Strategy Guidance: An Approach to Developing and Delivering a Playing Pitch Strategy' (2013). This can be accessed here: <https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/>

It is noted that with regard to new provision that the Broads Authority will defer to LA policy and/or standards. Existing Playing Pitch Strategies produced by the LAs can help to identify priorities for pitch provision in particular areas.

BA summary of response:

Sport England are supportive of the revised policy which seeks to protect existing playing fields/sports facilities in line with our own adopted policy and Para 74 of the NPPF.

BA comment:

Noted. Further changes made to simplify policy. Sport England asked for comment on the revised policy but no response received to date. They will now receive it through the normal consultation process for the Publication Local Plan.

Environment Agency

Soils

I think the issues we raised in our response to the preferred options document are included in the policy. So we welcome the inclusion that site investigations will be required when there are contamination issues. (page 1). The paragraph in regards to non native invasive species is also welcome and covers our previous concerns page 1). The soil run off section highlights the danger to water quality which is welcome (page 2). So nothing else to add and policy seems to cover any concerns we may have in relation to soils.

BA summary of response:

Nothing else to add and policy seems to cover any concerns we may have in relation to soils.

BA comment:

Support noted.

Natural England

Soils

We welcome and support the proposed amendments to the soils policy section of the above plan and have the following suggestions and comments to make on the proposals:

Policy PUBSPxxx Soils (p 1)

For clarity point i) should be amended to read 'protect the best and most versatile agricultural land, defined as Grades 1, 2 and 3a of the Agricultural Land Classification'. However, the best and most versatile land (BMV) protection wording (in Policy PUBSPxxx Soils) could be made stronger and requirements for Agricultural Land Classification (ALC) surveys to determine quality be included. The Broads Authority should ensure that sufficient site specific ALC survey data is available to inform decision making. For example, where no reliable information was available, it would be reasonable to expect that developers should commission a new detailed ALC survey, for any sites they wished to put forward, together with proposals for mitigating any adverse impacts on soil resources or the irreversible loss of high quality land. We suggest that Policy PUBSPxxx Soils could be amended as follows:

Proposals [delete 'are'] shall address the following in relation to soils in the Broads:

i) development of “best and most versatile” agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification system*) will not normally be permitted unless it can be demonstrated that:

- The need for the development clearly outweighs the need to protect such land in the long term, or
- In the case of temporary / potentially reversible development that the land would be reinstated to its pre-working quality, and
- There are no suitable alternative sites on previously developed (brownfield) or lower quality land.

The Council will require all applications for development to include realistic proposals to demonstrate that soil resources were protected and used sustainably, in line with accepted best practice including the Defra.

(*For example; the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites August 2013)

ii) address decontamination where needed in order to improve quality:...etc

By inserting the above wording in the policy text it would help to avoid the needless loss of BMV land without justification eg only permit where i) the need for the development is demonstrated (NPPF para 112) and ii) it cannot reasonably be met using lower quality land (NPPF para 112) and iii) all reasonable options (consistent with other planning or sustainability considerations) to safeguard the long term capability of the land have been considered.

The reference in the guiding text to the protection of soils in general as per best practice (p 2) should be included in the policy wording itself.

Monitoring indicators (pg. 5) – this is currently given as ‘Development on best and most versatile agricultural land’ but a better monitor might be something along the lines of ‘Number of planning approvals leading to permanent loss of ‘best and most versatile’ (BMV) agricultural land’ (ie not all development on BMV land necessarily leads to permanent loss of BMV land so the suggested indicator would not take this into account).

BA summary of response:

- 1: protect the best and most versatile agricultural land, defined as Grades 1, 2 and 3a of the Agricultural Land Classification
- 2: could be made stronger and requirements for Agricultural Land Classification (ALC) surveys to determine quality be included.
- 3: delete are in the first line of the policy
- 4: Suggests changes to the policy.
- 5: The reference in the guiding text to the protection of soils in general as per best practice (p 2) should be included in the policy wording itself.
- 6: Monitoring indicator should be: ‘Number of planning approvals leading to permanent loss of ‘best and most versatile’ (BMV) agricultural land’

BA comment:

- 1: agreed and change made.
- 2: Will contact NE to discuss this.
- 3: typographical error amended
- 4: will consider these changes and discuss with NE.
- 5: Noted and will check with other suggested amendments.
- 6: Will amend.

Broads Reed and Sedge Cutters Association

Staithe General comment

- Initial comment:

Brasca is satisfied with the response from Mr. Clarke (email 2nd June 2017) concerning Somerton Parish Staithe and his acknowledgement that the references to Somerton Parish Staithe in the Staithe Report contained mistakes. Brasca will support any steps to correct mistakes in the report since the use of staithe are vital to reed & sedge cutting in the Broads. We therefore request that the Staithe Policy in the Broads Local Plan be amended to include;

"All Parish Councils, landowners and interest groups will be consulted on the Staithes Report as soon as it is completed."

"The Staithes Report will available for public inspection on the Broads Authority website"

"Members of the public are invited to comment on the report when it is completed".

- Follow up comment:

Brasca strongly objects to Staithe Policy in the Broads Local Plan as it is based on a report (Staithes Report) which contains false statements, The report has not been made available to the general public therefore the Local Plan should be deemed unsound as the Broads Authority have failed in its duty to consult. The Policy should therefore be removed.

BA summary of response:

- Initial comment - the Staithe Policy in the Broads Local Plan be amended to include;

"All Parish Councils, landowners and interest groups will be consulted on the Staithes Report as soon as it is completed."

"The Staithes Report will available for public inspection on the Broads Authority website"

"Members of the public are invited to comment on the report when it is completed".

- Follow up comment:

Brasca strongly objects to Staithe Policy in the Broads Local Plan as it is based on a report (Staithes Report) which contains false statements

BA comment:

Initial comment: Such criteria are requests to the officer leading on the production of the work rather than criteria for a land use policy in the Local Plan. No change to policy.

Follow up comment: Objection noted.

Somerton Parish Council

Staithes General comment

- Initial comment:

Somerton Parish Council has today received a reply from Adrian Clarke - Senior Waterways & Recreation Officer concerning the issues we have with the Broads Authority commissioned Staithes Report and the reference to access in the Broads Local Plan Policy PUBXNS13: Staithes (as per your email of the 15th May 2017). Somerton Parish Council is satisfied with the assurances given by Mr.Clarke concerning Somerton Parish Staithe and therefore the Council has no objections to the amended wording of the Staithes Policy outlined in your email of the 15th May 2017.

The Parish Council must,however, point out that Mr.Clarke has acknowledged that the Broads Authority commissioned Staithes Report contains mistakes and the Parish Council will be sent some revised text to consider. We will of course be happy to work with the Broads Authority in producing an accurate description of Somerton Parish Staithe ownership, management, uses etc etc. Since the Broads Authority now acknowledges that the Staithes Report is not accurate can we suggest that Policy PUBXNS13: Staithes be amended to include the following;

1. All Parish Councils will be sent a copy of the Staithes Report when it is completed .
2. Parish Councils, landowners, Staithe Managers etc are invited to comment on the references in the report.

I take this opportunity to again thank you and Cally Smith for your help with this matter.

- Follow up comment

You have stated "A commitment to consult on a study is not a land use policy so your amendments are not appropriate for a Local Plan Policy". I consider that the Broads Authority has a statutory obligation to consult on its Broads Local Plan. We have tried very hard to work with the Broads Authority on this matter and still you refuse to take onboard our constructive comments. The Broads Authority failed in its statutory requirements to have documents pertaining to policies in the Broads Local Plan ready and available for public scrutiny during the official consultation stage. The Staithes Report remains unfinished and has not been published on the Authority's website. You have rejected our suggestion to work together on this matter for the benefit of all staithes in the Broads.

I feel I am unable to comment further on this matter but I will include this as an agenda item for our next Parish Council meeting on the 4th July for the purpose of proceeding with a formal complaint against how this Local Plan consultation has been conducted with a policy based on a Staithes Report which contains mistakes and has yet to be completed and made available for public comment.

BA summary of response:

- Initial comment - the Staithe Policy in the Broads Local Plan be amended to include;

"All Parish Councils, landowners and interest groups will be consulted on the Staithes Report as soon as it is completed."

"The Staithes Report will be available for public inspection on the Broads Authority website"

"Members of the public are invited to comment on the report when it is completed".

- Follow up comment:

Objects to Staithe Policy in the Broads Local Plan as it is based on a report (Staithes Report) which contains false statements and will complain formally.

BA comment:

Initial comment: Such criteria are requests to the officer leading on the production of the work rather than criteria for a land use policy in the Local Plan. No change to policy.

Follow up comment: Objection noted.

Anglian Water

Surface Water PUBDM5

Anglian Water is generally supportive of Policy PUBDM5 as drafted and the overall objectives of the policy which will help to reduce the risk of surface water and sewer flooding. However we have some detailed comments relating to the wording which appears in the first and second paragraphs of this policy.

Point g): It would be helpful to clarify what is meant by the term 'surface water drains' and who has responsibility for these. As it is unclear whether it is intended to refer to a drain which connects to the public sewerage network or a drain that belongs to another body e.g. highway authority.

Point h): it is suggested that deep infiltration or borehole soakways should be considered at the same time as a combined sewer based upon advice provided by LLFA. However this appears to be inconsistent with Part H of Building Regulations which specifies public sewers as the method of last resort for surface water disposal. We therefore ask that discharge to a combined sewer appears separately to these discharge methods.

Second paragraph: In relation to the discharge of surface water we normally require a greenfield run off rate from the site including on brownfield sites. Reference is made to surface water run off rates being no more than prior to development taking place. I am assuming that this is intended to be a reference to greenfield run off rate but would be grateful if you could confirm that this is the case.

Management and adoption of SuDs: reference is made to the adoption of SuDs by Anglian Water. We would ask that reference is also made to the adoption of SuDs by other relevant bodies e.g. management companies.

I note that in the Consultation Statement presented to Planning Committee reference was made to Anglian Water's previous comments on this issue and the need to seek clarification from ourselves. For the avoidance of doubt the inclusion of the above policy (subject to our suggested changes) would address our comments relating to the discharge of surface water into the public sewerage network.

BA summary of response:

- 1: Point g): It would be helpful to clarify what is meant by the term 'surface water drains' and who has responsibility for these. As it is unclear whether it is intended to refer to a drain which connects to the public sewerage network or a drain that belongs to another body e.g. highway authority.
- 2: Point h): it is suggested that deep infiltration or borehole soakways should be considered at the same time as a combined sewer based upon advice provided by LLFA. However this appear to be inconsistent with Part H of Building Regulations which specifies public sewers as the method of last resort for surface water disposal. We therefore ask that discharge to a combined sewer appears separately to these discharge methods.
- 3: Second paragraph: In relation to the discharge of surface water we normally require a greenfield run off rate from the site including on brownfield sites. Reference is made to surface water run off rates being no more than prior to development taking place. I am assuming that this is intended to be a reference to greenfield run off rate but would be grateful if you could confirm that this is the case.
- 4: Management and adoption of SuDs: reference is made to the adoption of SuDs by Anglian Water. We would ask that reference is also made to the adoption of SuDs by other relevant bodies e.g. management companies.
- 5: For the avoidance of doubt the inclusion of the above policy (subject to our suggested changes) would address our comments relating to the discharge of surface water into the public sewerage network.

BA comment:

- 1: Will check with LLFA
- 2: Will make amendment.
- 3: Will check with LLFA
- 4: We will mention that SuDS can be adopted by other bodies.
- 5: Noted.

Suffolk County Council

Surface Water PUBDM5

I've read through the Surface Water section and as far as I can see all the relevant points have been covered and references given. It is consistent with SCC LLFA policy.

BA summary of response:

General support.

BA comment:

Support noted.

Norfolk County Council

Surface Water PUBDM5

Thank you for the opportunity to contribute; I've reviewed the surface water section and have two comment:

(1) For consistency I recommend either adding the initials LLFA after the first use of Lead Local Flood Authority and then using LLFA thereafter or always using the text in full. Both styles are currently in use. See highlighted section in attached doc.

(2) I have a query regarding the wording of the section related to Deep Bore Soakaways (DBS). The current wording is contradictory with the first sentence stating that DBS are not supported by EA (implying that they cannot be used) and the third sentence stating that a permit will be required from EA to use DBS (implying that they can be used). See highlighted section in doc. I recommend that you ask the EA clarify their position.

BA summary of response:

1 Make clear what the initials LLFA refer to

2 check with EA stance on DBS

BA comment:

1: Will amend.

2: Will check with EA.

Armstrong D

TSA2

As a resident of South Avenue my observations on the planning document appendix are as follows:

Some of the definitions could be loosely interpreted, especially by some of the local residents on the island. I would want to make it quite clear that there must be absolutely no further expansion of the island as a 'residential suburb of Thorpe St Andrew' (which it seems to have turned into). Put a target on reducing island residents.

- that sewage, and other utilities are being handled correctly.

- rubbish collection and other services are fully supported by appropriate council taxes.

Visitors should be the priority at River Green, when it comes to boat moorings. Only the highest quality structures should be approved. It looks a mess at the moment. I fully support the strictest possible enforcement of the planning regulations on the island.

BA summary of response:

Some definitions could be loosely interpreted. Would not support further residential use of the island. Sewerage and rubbish disposal are issues that need addressing. Visitor boats should be priority at the Green.

BA comment:

The policy has been reviewed in light of this comment and the Authority are content with its wording.

Regarding the use of moorings, this comment will be passed on to Thorpe St Andrew Council.

Comment passed on to Head of Planning to consider next steps. No change to the policy.

Broadland District Council

TSA2

Just a few general points.

1. The first bit is not really policy, more objectives for the policy, so probably should be in supporting text.

2. In the second bit it is not that clear what the policy is:

a. Eastern End – “This part of the island is retained in boatyard usage” could be read as a simple statement that it is currently in boatyard use, or alternatively that it is the intention of the policy for it to be retained in boatyard usage. The following text adds to the confusion as it refers to existing private moorings and the possibility of

permanent residential moorings – so more than just boatyard use is already in the area, or could be allowed within it.

b. Central part - “Continued use of this area for low key recreation and private amenity space is supported”. What does “low key” mean, and recreation implies public use – is this what is intended? Also, what is meant by “supported” – if support is given for those uses it does not necessarily mean that other uses would not get permission. So, if it is the intention to restrict the uses it would be useful to be more explicit. If not, then what are the other uses that would be acceptable in principle ?

c. Western end – what is meant by “low key uses” ? Low density residential development, for example, could be viewed as a low key use and would meet the other criteria of improving the appearance etc. The policy then goes on to provide for 25 private moorings and associated onsite carparking, refuse disposal, upgrades to the bridge etc. This scale of development seems to conflict with the policy requirement for uses that are “low key”. In terms of carparking, presumably there would have to be at least one space for each mooring which would have an impact in terms of traffic generation accessing the island through the small residential estate. There would also seem to be a conflict with the first part of the policy (referred to in 1 above) which aims to avoid any significant increase in “the intensity or extent of mooring use”, or “vehicular traffic using the bridge”. Also, the policy requires that “moorings shall be laid out in an informal configuration to avoid regimentation in appearance”, but wouldn’t moorings normally be fairly regimented ? Elsewhere, in a), the policy seems to be doing the opposite and requiring for the existing, presumably informal, moorings that “proposals which seek to give more order and improve the appearance of these moorings”.

So, overall, the policy is not sufficiently clear as to what is being proposed / what uses would be allowed. Does it simply boil down to within each of the areas the existing uses can continue and that minor developments related to these that enhance the appearance and character of the area will be permitted, provided that there are no significant impacts ? Except, in addition, in the western end a significant development for new moorings is proposed. If so, the policy could be much more clearly worded to express this.

BA summary of response:

Policy needs to be clearer in some parts as to what is acceptable and what is not acceptable.

BA comment:

Comments noted. We have reviewed the policy in light of these comments against the most recent legal and Inspector judgements and are content with the wording in the policy.

Chamberlain, E

TSA2

With regard to your letter earlier this month which brought to my attention various proposals concerning Thorpe Island. I purchased my house some ten years ago being majorly attracted to my outlook of the river and the boats moored there. I live near the eastern part of the Island which faces many of the permanent moorings on the Island and continue to enjoy my view! Some years back, the Broads Authority made an attempt to alter the aesthetics by suggesting that the Island should not be cultivated etc. I wrote a lengthy letter to both you and the Broadlands Council at the time which strongly suggested that you should leave well alone! The residents of the Island have formed a wonderful community and I have found them both obliging and reactive to any comments I have made regarding the appearances there. I am fully aware of ongoing works to further improve parts which are on view to the mainland and am perfectly satisfied with their intentions. As far as adequate parking is concerned, the problems in this direct area are caused mainly from residents of Chapel Lane who have no parking area by their homes. Only a handful of Island residents own vehicles. I also believe that whilst giving the residents of Yarmouth Road the opportunity to comment on this subject, no direct contact was made to any resident of the Island. I fail to understand this and hope it is something that will be immediately rectified. In conclusion, I feel that before the Broads Authority become further involved with the Eastern part of the Island, a clear and detailed list of the required improvements should be issued to a representative of the residents with a reasonable time to implement those considered necessary. Until then, I strongly believe that you should concentrate on other parts.

BA summary of response:

I live near the eastern part of the Island which faces many of the permanent moorings on the Island and continue to enjoy my view! As far as adequate parking is concerned, the problems in this direct area are caused mainly from residents of Chapel Lane who have no parking area by their homes. Only a handful of Island residents own vehicles. No direct contact was made to any resident of the Island. Before the Broads Authority becomes further involved with the Eastern part of the Island, a clear and detailed list of the required improvements should be issued to a representative of the residents with a reasonable time to implement those considered necessary.

BA comment:

Noted. Notices were subsequently placed on the Green and by the bus stop for people to see.

Clarke, J

TSA2

Further to your letter dated 2nd June in regards to the draft policy for the entire island, we have no comments at this stage. We understand that the Local Plan is at the Preferred Options stage and that a further consultation period will take place once the Council has considered any responses.

BA summary of response:

we have no comments at this stage

BA comment:

Noted

Cooper, N

TSA2

As owner of land, boathouse and slipway in the central part of the island, I have no comment or objection to policy PUBTSA 2 Appendix G.

BA summary of response:

I have no comment or objection

BA comment:

Noted

Cranmer, V

TSA2

As per my phone call I have read the policy and am pleased it does tidy and secure the island. A proposal some time ago was for the bridge to be opened to cars going to the island and driving from there to the boat sheds with our ok, but having not been given any security in writing into the proposal it all died. We/I have to admit were pleased as this kept our and other properties safe. Leaving it to return to nature so your proposal as stated at the end of the document is in line with my thinking. The natural appearance which much of the Island provides is an important backdrop to views from Thorpe Green and its environs, and more generally to the character and appearance of the Conservation Area. It also provides a semi-natural view from the riverside path in Whitlingham Country Park, screening the traffic and urban development of Thorpe St Andrew and helping provide a more tranquil and semi-rural character to the Whitlingham Country Park. One other detailed in the document is of importance. The eastern and central parts of the island, there is no pedestrian or vehicular access from Land; access is to be retained as only by boat. Almost the whole of Thorpe Island is within the Thorpe St Andrew with Thorpe Island Conservation Area. (Only the railway line along the southern edge of the Island is excluded. Thus keeping the wildlife also safe from disturbance. The natural appearance which much of the Island provides is an important backdrop to views from Thorpe Green and its environs,

and more generally to the character and appearance of the Conservation Area. It also provides a semi-natural view from the riverside path in Whitlingham Country Park, screening the traffic and urban development of Thorpe St. Andrew and helping provide a more tranquil and semi-rural character to the Whitlingham Country Park. I am therefore pleased with the document if these highlighted parts are kept to the front as keeping the security of such a tranquil spot so near the city of Norwich and Thorpe St Andrew where We/I reside and have and will always be appreciate as I am sure all do.

BA summary of response:

Leaving it to return to nature so your proposal as stated at the end of the document is in line with my thinking. I am therefore pleased with the document if these highlighted parts are kept to the front as keeping the security of such a tranquil spot so near the city of Norwich and Thorpe St Andrew where We/I reside and have and will always be appreciate as I am sure all do.

BA comment:

Support for policy noted.

Dale, J

TSA2

Firstly I'd like to say that it's an absolute pleasure to work opposite the island – the section directly opposite the Buck is well kept and the boats and gardens are clean and tidy. I understand that the buildings further down, opposite the Rush Cutters pub have already been painted by the residents of the island and that improvement works are ongoing in that section. I see no need for any dramatic improvements, as the charm lies in the variety and diversity of boats and residents. I do not believe that business would be as good were the island to look like a Wroxham boatyard. Many customers (both local and visitors) comment on the surroundings and they love the island and its individuality. My main concern regarding local planning is Thorpe St Andrew Town Council's desire to turn half of River Green into permanent moorings. The Buck thrives on its open view to the river and recently we have had a huge number of Pub & Paddle customers and other leisure boaters, all of whom use the western end of River Green to moor their boats. I would like to request that I am kept up to date on planning matters regarding River Green as this will severely affect my business. Concerns raised in Town Council meetings by myself and dozens of local residents have fallen on deaf ears and we require more transparency from all involved. I employ staff members who live on the island, none of whom have received a copy of the letter you sent regarding the draft policy. I think that they should also be involved in discussions – indeed they are already making the improvements you seek and I am sure they would be responsive. In regards to parking concerns; we have allocated spaces in our car park for most of the islanders who have cars. This does not impact our trade and it ensures the road is kept as clear as possible.

BA summary of response:

It's an absolute pleasure to work opposite the island. I see no need for any dramatic improvements, as the charm lies in the variety and diversity of boats and residents. My main concern regarding local planning is Thorpe St Andrew Town Council's desire to turn half of River Green into permanent moorings. In regards to parking concerns; we have allocated spaces in our car park for most of the islanders who have cars. This does not impact our trade and it ensures the road is kept as clear as possible.

BA comment:

Noted. Comment passed on to Thorpe St Andrew Town Council.

Knight, J (BA Navigation Committee Member)

TSA2

I would first of all like to address the issue of visual amenity (para 1 (ii)). Whilst it is accepted that visual amenity can be given more weight in a conservation area, there is no "right to a view" in planning terms for neighbouring occupiers - not in the Broads, not in Thorpe St. Andrew, and not anywhere else.

I am pleased to see the presumption in favour of the retention and improvement of the existing facilities in the eastern and central parts of the island, though I can't see how planning policy can be used to improve the appearance of the moorings - which by inference must mean the boats themselves. Residential paraphernalia on land can - in principle - be controlled by a planning condition requiring a management plan, but trying to control the type of boats moored is close to impossible and does not fall within the ambit of planning. You might just as well try to control the types of car parked in a car park or street - it's not feasible, and also gives rise to accusations of gentrification. I appreciate that the BA is under pressure from objectors, and trying to create a policy which satisfies them, but planning policy must stick to matters which fall within the scope of planning control and have a realistic prospect of implementation. Land can be used for mooring boats, or not. The BA can't control the type of boats using those moorings, which have been established for over a century and are therefore immune from planning control unless there is a material change of use. In respect of the western end, although I'm glad that the Authority is supporting at least some mooring in the marina, the wording suggests that the only safe policy is one which precisely accords with the appeal inspector's decision. Clearly the second appeal decision is a material consideration, but that doesn't mean that the inspector's comments have to be followed to the letter. I realise that the objectors at Thorpe Old Hall Close and Thorpe St Andrew Town Council have insisted that this be the case; however, they are not planners, are not employed by the Broads Authority and are serving their own interests. The Broads Authority, by contrast, must serve both the wider public interest and, in particular, navigation interests - if for no other reason than because there simply is nobody else to protect those interests on the Broads. The Authority could - and should - create an imaginative policy which makes the best use of the marina, the bridge and its proximity to the facilities of Thorpe and Norwich. There is no logical reason to exclude residential moorings from the basin, which complies with all of the requirements of PODM35, and would make an exceptionally well located base for residential boats. The only real constraint is the s52 agreement which restricts the use of the marina to private moorings only. There is still no clear definition of what the BA regards as a residential mooring, and there are significant grey areas. The 1999 appeal decision at Hoveton (amongst others), however, makes clear that there is no material difference between a boat used as a primary residence and one which is not - "the lawful use of the appeal site is the mooring of boats." In fact, most appeal inspectors (including the 2014 inspector) simply regard the word 'residential' as meaning 'sleeping aboard', and any differentiation made is between transient and non-transient moorings - because the intensity of the use of the land is what makes a difference in planning terms. Planning only relates to the use of land, and the use of the land is mooring a boat. What someone does on that boat is beyond the scope of planning control. In respect of the constraints, although the bridge is single track, I do not agree that the bridge is especially narrow and it is very short - I have traversed it myself and it is perfectly usable for any conceivable vehicular use which could be associated with the island. It was, after all, designed for the purposes of accessing a boatyard with a clubhouse and other facilities. Having regard for the BA's general presumption against the use of cars and encouragement of sustainable transport, it's somewhat surprising to find that supposedly constrained vehicular access and lack of sufficient parking should suddenly become an issue in one of the few locations on the broads which is within easy cycling and walking distance of Norwich. Moving on to the riverbank, I am extremely disappointed to see the proposals to remove the historic mooring rights, for which there appears to be no reasoned justification. Vessels have been moored along this stretch of riverbank for longer than anyone can remember, and there is plenty of photographic evidence to support this. It is therefore a matter of considerable regret that two senior planning officers told members at the 26th May planning committee meeting that there had been no boats moored at the western end, or near the basin, when they know this to be factually incorrect. At this same meeting, members were informed that the first planning inspector had indicated that there should be no moorings on the river, for reasons of river width and amenity. The planning inspector said no such thing in his decision, and had he done so then it would have been outside the scope of the appeal - which related only to the basin. Furthermore, the decision was in any event quashed and it is quite wrong for quashed decisions to be cited in support of planning policies. Both planning inspectors commented that any reasonable person would expect boats to be moored along the riverbank, and this is the complete opposite of what was reported to members of the planning committee. I would urge you and your colleagues to have another look at this, with a view to producing a policy which reflects the cultural history of Thorpe Island, protects the interests of the many rather than the few, makes best use of the natural and man-made features and protects and enhances mooring facilities - in line with the Authority's statutory responsibilities.

BA summary of response:

- 1: Whilst it is accepted that visual amenity can be given more weight in a conservation area, there is no “right to a view” in planning terms for neighbouring occupiers .
- 2: I can’t see how planning policy can be used to improve the appearance of the moorings - which by inference must mean the boats themselves. The BA can’t control the type of boats using those moorings, which have been established for over a century and are therefore immune from planning control unless there is a material change of use.
- 3: The wording suggests that the only safe policy is one which precisely accords with the appeal inspector’s decision. Clearly the second appeal decision is a material consideration, but that doesn’t mean that the inspector’s comments have to be followed to the letter. The Authority could - and should - create an imaginative policy which makes the best use of the marina, the bridge and its proximity to the facilities of Thorpe and Norwich. There is no logical reason to exclude residential moorings from the basin, which complies with all of the requirements of PODM35, and would make an exceptionally well located base for residential boats. The only real constraint is the s52 agreement which restricts the use of the marina to private moorings only.
- 4: There is still no clear definition of what the BA regards as a residential mooring, and there are significant grey areas.
- 5: In respect of the constraints, although the bridge is single track, I do not agree that the bridge is especially narrow and it is very short.
- 6: I am extremely disappointed to see the proposals to remove the historic mooring rights, for which there appears to be no reasoned justification.
- 7: At this same meeting, members were informed that the first planning inspector had indicated that there should be no moorings on the river, for reasons of river width and amenity. The planning inspector said no such thing in his decision, and had he done so then it would have been outside the scope of the appeal - which related only to the basin. Furthermore, the decision was in any event quashed and it is quite wrong for quashed decisions to be cited in support of planning policies. Both planning inspectors commented that any reasonable person would expect boats to be moored along the riverbank, and this is the complete opposite of what was reported to members of the planning committee.
- 8: I would urge you and your colleagues to have another look at this, with a view to producing a policy which reflects the cultural history of Thorpe Island, protects the interests of the many rather than the few, makes best use of the natural and man-made features and protects and enhances mooring facilities - in line with the Authority’s statutory responsibilities.

BA comment:

- 1: No right to view, but visual amenity is an established planning consideration.
- 2: To use a condition, there first needs to be a planning permission. Agree cannot control types of boats. Eastern end supports boatyard usage.
- 3: Inspector’s decisions are significant material considerations and proposed policy reflects them. With regards to western end, aware of the plans of the landowners and any development here would have to have a realistic prospect of implementation.
- 4: Definition set out in reasoned justification to Residential Moorings Policy. The 1999 decision is an old decision and our definition been through an examination since (2011).
- 5: Bridge can only be used for access with landowner’s consent. Inspector decision refers to works to the bridge. Inspector’s decision refers to car parking on the island. There is no planning permission or established use for mooring on the riverbank in this location. The authority has taken legal advice on this matter. Existing TSA2 from 1997 Local Plan part b did not permit any such mooring and no change to the policy position since 1997.
- 7: Comments noted.
- 8: Noted.

Nice, S and S

TSA2

We have looked at the draft policy and agree with the principles highlighted. We are wondering how the policy can be enforced based on historical difficulties? Is there a role for the town council and local residents in this process?

BA summary of response:

We have looked at the draft policy and agree with the principles highlighted. We are wondering how the policy can be enforced based on historical difficulties? Is there a role for the town council and local residents in this process?

BA comment:

Support noted however it is recognised that the implementation of this policy is dependent on landowners' aspirations and cooperation.

Thorpe St Andrew Town Council**TSA2**

Thorpe St Andrew Town Council welcomes the draft Broads Local Plan Appendix G, which is a positive step towards preserving and enhancing the local conservation area. A number of features of Appendix G have raised some comments. The Town Council would suggest the use of 'River Green' within the draft, rather than 'Thorpe Green' which may be confused with a different location. There is also some question of the current use of the boatyard opposite River Green, with the draft mentioning the operation of boatyard moorings, which differ from the residential moorings which appear to be in place. Furthermore, when mentioning the retention of boat usage on Thorpe Island, it would be useful to define whether this relates to the historic boatyard usage or residential moorings. Clarification on the wording is required to ensure the terms of the draft are unequivocal. This draft will be considered alongside other Broads Authority policies, including the residential mooring policy which requires consideration of the visual and amenity impact of residential mooring, along with car parking, waste disposal and adequate site management. A greater depth of detail regarding this policy should be included within the draft to ensure it reflects both the historic and current usage of the island. This would also demonstrate a vision for the future of the area. The Town Council has received comments from residents regarding the enhancement and protection of the conservation area and would welcome reassurance that policies, both in draft and already confirmed, will be followed.

BA summary of response:

Thorpe St Andrew Town Council welcomes the draft Broads Local Plan Appendix G, which is a positive step towards preserving and enhancing the local conservation area. The Town Council would suggest the use of 'River Green' within the draft, rather than 'Thorpe Green' which may be confused with a different location. Clarification on the wording is required to ensure the terms of the draft are unequivocal.

BA comment:

Consider that the wording appropriate, given previous decisions and planning status. Noted.

Wilson, R**TSA2**

Due to the elevated nature of my residential dwelling, Jenner's Basin is directly in my line of vision. It looks a lot better in its natural state with most of the moored vessels having recently gone. However, there are still two vessels in the basin as well as the partly sunken vessels. The latter have been in the basin since the early 1990s and I would like to know whose responsibility it is to remove them if they have been abandoned by the owners. They have been an eyesore for more than two decades and now have weeds growing out from them as they rot and break up. So my preferred outcome would be to see the wrecks removed from the basin and to retain the visual amenity of the basin that excludes any mooring of vessels or other human activity. These activities are incompatible with a wetland landscape.

BA summary of response:

My preferred outcome would be to see the wrecks removed from the basin and to retain the visual amenity of the basin that excludes any mooring of vessels or other human activity

BA comment:

Support noted. Site recently purchased and owners are in the process of clearing it.

Anonymous (sent via Thorpe St Andrew Town Council)

TSA2

River Green (Thorpe Green) used to be a beauty spot but the ramshackle developments in recent years at the eastern end of the Island have made the view from River Green an eyesore. The Broads Authority are to be commended on their draft plan but it does not go far enough. The eastern end of the island was used as a thriving boatyard for holiday cruise boats with a few houseboats opposite the Green until comparatively recently and I do not understand why no action has been taken by the Broads Authority to stop the effective change of use of this part of the island since the Island was sold. Houseboats are crammed two and three abreast along the northern shore of the island, residential buildings have sprung up in and out of the water and the original boatyard seems to be dilapidated. The two large cabins (which appear to be permanent structures, not boats) opposite the Green in the water in front of the former boatyard surely do not meet any planning criteria. I would ask therefore that the Broads Authority include a commitment to enforcement action regarding the change of use at the eastern end of the island (including any unauthorized building in and out of the water and excessive numbers of houseboats) in their draft plan.

BA summary of response:

The eastern end of the island was used as a thriving boatyard for holiday cruise boats with a few houseboats opposite the Green until comparatively recently and I do not understand why no action has been taken by the Broads Authority to stop the effective change of use of this part of the island since the Island was sold. I would ask therefore that the Broads Authority include a commitment to enforcement action regarding the change of use at the eastern end of the island (including any unauthorized building in and out of the water and excessive numbers of houseboats) in their draft plan.

BA comment:

Noted. Comment passed on to Head of Planning to consider next steps. No change to the policy.

Anonymous (sent via Thorpe St Andrew Town Council)

TSA2

We were pleased to receive the letter dated 13 June from the Broads Authority advising about draft policy for the Island under the emerging Local Plan. We welcome this as positive step towards enhancing and maintaining the local area as a special amenity place for Norwich generally. We write however, to express our growing concerns about 'developments' on the eastern end of the island. We are greatly impressed with the efforts of the Town Council in protecting and preserving the lovely River Green amenity area for public use but in our opinion the Council is being thwarted in its efforts by the messy and apparently uncontrolled growth of activity across the river on the island. The River Green must be one of the most attractive areas of Norwich for locals and visitors alike. We have issues with: 1) Apparent uncontrolled increase in number of boats and tumbledown 'sheds' moored on the island. 2) Concerns about removal of waste and provision of services for the boats and old sheds. 3) Ongoing issues with parking arrangements for those living aboard the boats and sheds. Our understanding is that anyone authorised to live on the island is required to have parking provided although we believe currently only one unit has that 'residential' right. We believe the current level of liveaboards has considerably affected parking on the Yarmouth Road. South Avenue is also very much affected by long term parking which creates access problems for emergency services, delivery vehicles and refuse wagons. Long term parked vehicles are often left in such a way as to make it very difficult to see up and down the road in order to enter/exit driveways safely. 4) Disappearance of greenery on the island. Is this not part of the local conservation area? 5) An apparent lack of overall management of the island by the owner who seems little interested in the overall appearance of his property. Again we would mention that we understand the island is within the local conservation area. 6) Access to the island has to be by boat. There seems to be a plethora of small craft moored on the road side of the river whenever the users feel like leaving them. Our understanding is that steps are being taken by Thorpe Council to try to bring some order to this matter.

BA summary of response:

- 1) Apparent uncontrolled increase in number of boats and tumbledown 'sheds' moored on the island.
- 2) Concerns about removal of waste and provision of services for the boats and old sheds.
- 3) Ongoing issues with parking arrangements for those living aboard the boats and sheds.
- 4) Disappearance of greenery on the island. Is this not part of the local conservation area?
- 5) An apparent lack of overall management of the island by the owner who seems little interested in the overall appearance of his property.
- 6) Access to the island has to be by boat.

BA comment:

Noted. Comment passed on to Head of Planning to consider next steps. No change to the policy.

Anonymous (sent via Thorpe St Andrew Town Council)**TSA2**

Initial comments on text: Thorpe Green and River Green - are they the same place? Reasoned Justification: Last line of second paragraph - there is no operation of a boatyard only moorings for liveaboards which is a different function. 6th paragraph: 'retention of the boat useage' is misleading given the 'operation of a boatyard' words already used. It should be consistent in meaning.

Thoughts overall: How does this document address the current situation. If no applications are made to observe items 1 and 2 of the paper what happens to the status quo which is totally at odds with the proposals. There is a serious lack of parking in the area and some of the 'cultivation' on the island has diminished it as a conservation area. Some of the boats now moored are in very poor condition and the two floating shacks 'moored' by the bungalow are an eyesore. Potentially could sink and cause pollution in the river. A new pontoon beside the large green vessel has emerged recently which must need some form of consent.

BA summary of response:

- 1: Thorpe Green and River Green - are they the same place?
- 2: There is no operation of a boatyard only moorings for liveaboards which is a different function.
- 3: 6th paragraph: 'retention of the boat useage' is misleading given the 'operation of a boatyard' words already used. It should be consistent in meaning.
- 4: Generally concern about the appearance of the island and parking issues.

BA comment:

- 1: Noted and will improve wording.
 - 2: A number of boatyard buildings and service remain, although increase in residential mooring noted
 - 3: Noted.
 - 4: Noted.
-

Anonymous (sent via Thorpe St Andrew Town Council)**TSA2**

I would like to raise some issues concerning Thorpe Island and the surrounding area. Over the last few years I have noticed an increase in parked vehicles on South Avenue and Yarmouth Road belonging to the boat owners and residents on Thorpe Island which have caused problems for the owners of properties trying to get in and out of their driveways. I am worried that fire and emergency vehicles may not be able to drive up <this road> with the excessive number of vehicles being left there (sometimes on both sides of the road) for considerable amounts of time and would urge you to look at this situation. I am also concerned about the number of boats mooring on the island and

the apparent lack of services and sewerage arrangements which may lead to river pollution and navigation difficulties especially when boats are doubled and occasionally treble moored up there. What planning enforcement and legal powers are in place to improve the visual appearance of the island and restrict unauthorised development for what is a pleasant amenity for Thorpe St Andrew residents and a gateway for tourists to Norwich.

BA summary of response:

Over the last few years I have noticed an increase in parked vehicles on South Avenue and Yarmouth Road belonging to the boat owners and residents on Thorpe Island which have caused problems for the owners of properties trying to get in and out of their driveways. I am also concerned about the number of boats mooring on the island and the apparent lack of services and sewerage arrangements which may lead to river pollution and navigation difficulties especially when boats are doubled and occasionally treble moored up there.

BA comment:

Noted. Comment passed on to Head of Planning to consider next steps. No change to the policy.

Anonymous (sent via Thorpe St Andrew Town Council)

TSA2

Please would you let me know who to contact for help to deal with the ever increasing problem of inconsiderate parking on South Avenue. On Sunday afternoon (July 9th) returning home I had great difficulty negotiating parked vehicles on the road and the opposite verge in my relatively narrow car - it was obvious that any emergency vehicles would not get past. Consideration must now be given to applying yellow lines at least as far as Stanmore Road, hence my request for a contact to discuss this problem and take it forward.

BA summary of response:

Ever increasing problem of inconsiderate parking on South Avenue.

BA comment:

Noted. Comment passed on to Head of Planning to consider next steps. No change to the policy.

Anonymous (sent via Thorpe St Andrew Town Council)

TSA2

Parked cars in South Avenue: I want to draw your attention to the continuous congestion of parked cars in South Avenue. The problem of parked cars in South Avenue has accelerated since the increased number of boat owners moored around the River Green stretch of the river. When are The Broads Authority, Broadland District Council going to stop this influx of boats? Apart from the moorings on the river there is no facilities for these water people. Daily the right hand side of South Avenue is a long line of parked cars. This makes driving along the road difficult and dangerous. Pulling out of the drive blind onto the clear side of the road is an accident waiting to happen. Perhaps a fatality will spark positive action. Today matters became worse as a car was parked on the opposite side of the road to the entrance of 2/4 South Avenue turning the road into a slalom. For the above reasons please accept this letter as a formal request for double yellow lines in South Avenue.

BA summary of response:

The problem of parked cars in South Avenue has accelerated since the increased number of boat owners moored around the River Green stretch of the river.

BA comment:

Noted. Comment passed on to Head of Planning to consider next steps. No change to the policy.



**Local Plan for the Broads
Pre-submission (publication) version
Equalities impact assessment
October 2017**

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1. Introduction

- 1.1 The Equality Act 2010¹ came into force in October 2010. The Act provides protection from unlawful discrimination in relation to 9 protected characteristics. Under equalities legislation as a public Authority, the Broads Authority has a duty to assess the expected impact of its functions, strategies, policies and services on particular groups of people and specifically those with protected characteristic status. This is done by carrying out an Equality Impact Assessment.
- 1.2 An Equality Impact Assessment anticipates and recommends ways to avoid any discriminatory or negative consequences for a particular group on the grounds of the 9 protected characteristics which are:
- Age
 - Disability,
 - Gender Re-assignment
 - Marriage and Civil Partnership
 - Pregnancy and Maternity
 - Race
 - Religion and belief
 - Sex
 - Sexual Orientation
- 1.3 This may be extended where relevant to include other potentially adverse or discriminatory factors such as socio-economic status or health. The assessment also helps to demonstrate the potential benefits for equality target groups, and ways these benefits might be improved. A definition of each of the protected characteristics is included in Appendix 1.

¹Equality Act 2010: guidance: <https://www.gov.uk/guidance/equality-act-2010-guidance>

2. What is being assessed?

- 2.1 An Equality Impact Assessment of the Local Plan has been undertaken to consider whether the Plan policies reflect the equality needs of the Broads' community and others potentially affected by the Plan.

Activity or project	Local Plan for the Broads
Aims	The Broads Local Plan contains policies and land allocations to help determine planning applications.
Who is affected	<p>All those with an interest or stake in the future enjoyment, development or management of the Broads, including local residents and businesses, landowners, Government organisations, trusts and charities, visitors and volunteers</p> <p>Demographic data relating to the Broads Executive Area is set out in the Sustainability Appraisal report that accompanies the Sites Specifics DPD. The report is available on the Authority's website at: www.broads-authority.gov.uk.</p>
Responsible body	Broads Authority

This assessment considers the impacts of the Local Plan policies and highlights their potential implications where these are known.

3. Gathering evidence

- 3.1 Information to support the Equality Impact Assessment comes from a number of sources. The assessment will help to identify gaps in information and the need for further consultation or research. Data sources include:
- Service monitoring: Profile data relating to age, disability, gender, and ethnicity is collected as part of the Authority's performance monitoring programme
 - Information from consultation exercises, including consultation on draft versions of the Plan and other consultations
 - Service user feedback
 - Staff feedback
 - Liaison with partners, community groups and forums
 - Census data and demographics
 - National Park data and audits
- 3.2 Equality policies and good practice already in place include the following:
- i. Corporate Equalities Policy: Sets out how the Equality Standard for Local Government will be achieved in respect to access to services and employment. Recently reviewed and adopted October 2017.
 - ii. Statement of Community Involvement (SCI)²: sets out how the Authority intends to involve local communities and other stakeholders in the production of its Local Plan (formerly Local Development Framework). The principles and practices of community involvement apply across the whole of the Authority's work. The SCI identifies existing and potential ways of involving under-represented groups in the Broads, including young people, people with disabilities, black and ethnic minority groups, and gypsies and travellers.
 - iii. Broads Authority Communication Strategy: The strategy states that *"Published information will be accessible to all, and available in formats which are suitable for people with disabilities in line with the Disability Discrimination Act 1995. All key publications can be produced in large print on request and Broadcaster is available on CD. The Authority will actively promote diversity in its communications"*. This will be reviewed late 2017/early 2018.
 - iv. Broads Authority website: The Broads Authority is committed to providing a web site that is accessible to the widest possible audience, regardless of ability or technology and including those who have visual, hearing, motor and cognitive impairments. The Authority is actively working to increase the accessibility and usability of its web site and meet its legal obligations under the UK Disability Discrimination Act (DDA). The website aims to achieve overall compliance with the Web Accessibility Initiative's (WAI) guidelines, which explain how to make web content accessible to people with disabilities.

² SCI: http://www.broads-authority.gov.uk/data/assets/pdf_file/0006/576609/Final-Adopted-Statement-of-Community-Involvement-November-2014.pdf

- v. Visitor information: A range of information on accessibility to the Broads is provided by a variety of information providers, including the Authority:
<http://www.visitthebroads.co.uk/discover-the-broads/about-the-broads/access-for-all>
- vi. Member for Equalities: Members have received specific Equalities Training to assist them in their role.

4. General equality issues

4.1 Disability

The Broads is a flat, low-lying landscape but its wetland nature means that some areas can be difficult to access. It is not possible in practice to provide the same level of access to all users, but the needs of people with disabilities need to be considered by the Authority and its partners in the provision of access, services and facilities and in the development of planning policies. While not all areas can be accessible to all user abilities, a 'least restrictive' approach that removes or minimises barriers to access where possible, with a range of graded routes for varying user abilities, ensures that people with disabilities can access and enjoy the Broads. Furthermore, the concept of 'miles without stiles' is something that the Broads Authority is looking into.

Negative impacts or barriers:

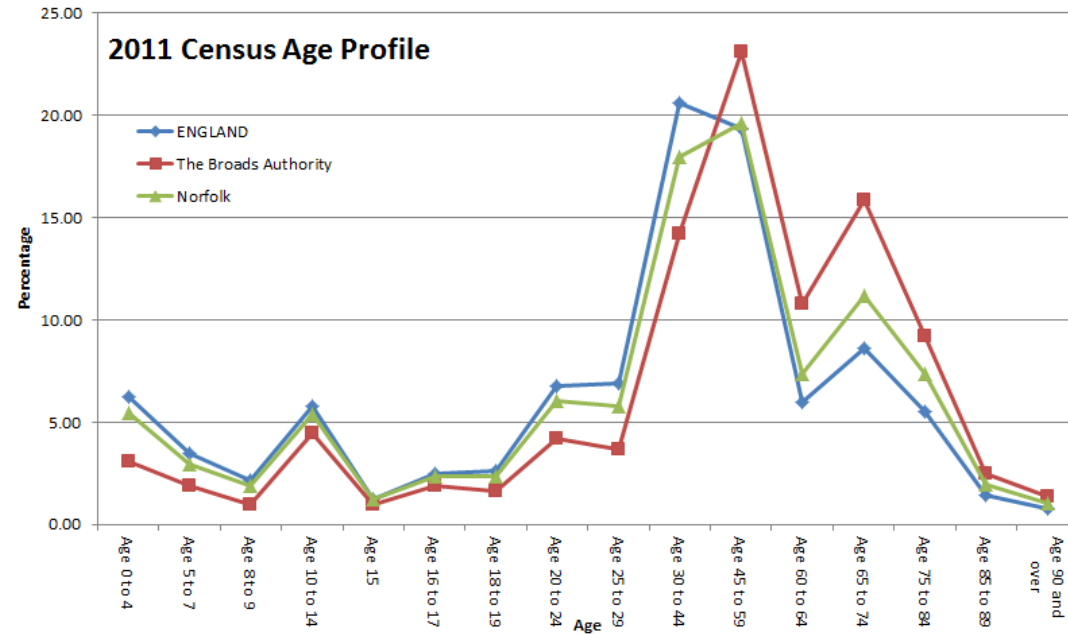
- There is no evidence to suggest that the Local Plan discriminates on the grounds of disability.

Positive impacts:

- Rights of Way Improvement Plan/Broads Public Rights of Way and Open Access Improvement Plan: includes assessment of needs for all user groups
- Broads Local Access Forum: Semi-independent body, established under the Countryside and Rights of Way Act, to advise on the improvement of public access to land within the Broads. It promotes closer liaison and understanding between the various groups and organisations with interest in access to the Broads and the adjacent parts of Norfolk and Suffolk.
- Information provision: The 'Easier Access in the Broads' leaflet provides information on land and water access opportunities for boating and boat trips, cycling, fishing, walking, visitor attractions, public facilities and public transport. The Barton Access Pack contains large print and Braille brochures, CD and audio cassette for people with disabilities visiting the accessible boardwalk at Barton Broad. In addition to the provision of information in large print and audiotape, Braille guides and interpretation boards are also available at a number of locations in the Broads.
- The Integrated Access Strategy (IAS), adopted by the Authority in March 2013 was shaped by the Local Access Forum and provides the overarching strategy for increasing sustainable access within the Broads for all users.
- Disabled Persons Transport Advisory Committee and Norfolk Coalition of Disabled People (Equal Lives) have been consulted on the Sites Specifics DPD.
- The design policy in the Local Plan refers to providing buildings designed to accommodate wheel chair users. It also refers to making buildings easily adaptable.
- The elderly and specialist needs policy is a criteria based policy to help determine such accommodation.
- The venues chosen for drop in sessions during the consultation stages of the Local Plan production had ramps and hand rails to help people access them.

4.2 Age

According to the 2011 Census, the population of the Broads Executive Area is 6,300 which is 6.7% (400 people) greater than the 2001 Census. With an area of 290 km², the population density is 21.7 per km². The population is markedly elderly, as shown in the following graph.



Negative impacts or barriers:

- There is no evidence to suggest that the Local Plan discriminates on the grounds of age.

Positive impacts:

- Age UK has also been consulted during the production of the Local Plan.
- A group of Young People helped inform the vision and objectives of the Local Plan.
- The Design policy of the Local Plan refers to Building for Life and Lifetime Neighbourhoods as well as the needs of those with dementia.
- The Residential Ancillary Accommodation policy enables the provision of such accommodation for those who need assistance.
- The elderly and specialist needs policy is a criteria based policy to help determine such accommodation.
- There is a health and wellbeing policy in the Local Plan.
- The Clinical Commissioning Groups have been consulted throughout the production of the Local plan.
- The venues chosen for drop in sessions during the consultation stages of the Local Plan production had ramps and hand rails to help people access them.

4.3 Race

Approximately 97% of residents in the Broads Executive Area are White British in origin³. Although about 10% of the national population are of an ethnic minority background, only about 1% of visitors to the National Parks and the Broads are from ethnic minorities.

Negative impacts or barriers:

³ 2001 Census; ONS

- There is no evidence to suggest that the Local Plan discriminates on the grounds of race; however it is recognised that more could be done to encourage people from black and ethnic minorities to experience and enjoy the Broads more generally.

Positive impacts:

- MOSAIC is a partnership project led by the Campaign for National Parks to build links between black and ethnic minority (BME) groups and National Parks. MOSAIC is working with the Broads Authority to develop BME champions to promote understanding and enjoyment of the Broads
- The National Federation of Gypsy Liaison Groups and The Gypsy Council have been consulted throughout the production of the Local plan.

4.4 Other equality groups

There is no evidence to suggest that the Local Plan discriminates on the grounds of gender re-assignment, marriage and civil partnership, pregnancy and maternity, religion and belief, sex or sexual orientation. The Plan's overarching objectives make a positive contribution to local rural economic sustainability.

Groups and organisations with knowledge and working experience relevant to equality target groups are represented on the Authority's consultation database and informed about the development of the Local Plan. This includes community and social groups including police authorities, town and parish councils, volunteer associations, Health and Safety Executive, education bodies, charities and trusts.

5. Assessment of Policies and Conclusion

- 5.1 An assessment of each policy contained within the Local Plan against each of the protected characteristics has been carried out and is in Appendix 2 of this document.
- 5.2 There is no evidence to suggest that the Local Plan discriminates any of the protected characteristics. Wherever possible, the Local Plan has sought to positively benefit everyone in society.

Appendix 1 – Protected Characteristics – Definitions

Age: Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

Disability: A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Gender reassignment: The process of transitioning from one gender to another.

Marriage and civil partnership: Marriage is defined as a 'union between a man and a woman'. Same-sex couples can have their relationships legally recognised as 'civil partnerships'. Civil partners must be treated the same as married couples on a wide range of legal matters.

Pregnancy and maternity: Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.

Race: This refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

Religion and belief: Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

Sex: A man or a woman.

Sexual orientation: Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

Appendix 2 - Individual Policy Assessment.

+	Positive
=	Medium
-	Negative

Policy	Race	Sex	Disability	Age	Gender reassignment	Religion and belief	Sexual orientation	Pregnancy and maternity	Marriage & Civil partnership
PUBSP1: DCLG/PINS Model Policy	=	=	=	=	=	=	=	=	=
PUBDM1: Water Quality and Foul Drainage	=	=	=	=	=	=	=	=	=
PUBDM2: Boat wash down facilities	=	=	=	=	=	=	=	=	=
PUBDM3: Water Efficiency	=	=	=	=	=	=	=	=	=
PUBSP2: Strategic Flood Risk Policy	=	=	=	=	=	=	=	=	=
PUBDM4: Development and Flood Risk	=	=	=	=	=	=	=	=	=
PUBDM5: Surface water run-off	=	=	=	=	=	=	=	=	=
PUBDM6: Open Space on land	=	=	=	=	=	=	=	=	=
PUBDM7: Green Infrastructure	=	=	=	=	=	=	=	=	=
PUBSP3: Climate Change	=	=	=	=	=	=	=	=	=
PUBDM8: Climate Smart Checklist	=	=	=	=	=	=	=	=	=
PUBSP4: Soils	=	=	=	=	=	=	=	=	=
PUBDM9: Peat soils	=	=	=	=	=	=	=	=	=
PUBSP5: Historic Environment	=	=	=	=	=	=	=	=	=
PUBDM10: Heritage Assets	=	=	=	=	=	=	=	=	=
PUBDM11: Re-use of Historic Buildings	=	=	=	=	=	=	=	=	=
PUBSP6: Biodiversity	=	=	=	=	=	=	=	=	=
PUBDM12: Natural Environment	=	=	=	=	=	=	=	=	=
PUBDM13: Energy demand and performance	=	=	=	=	=	=	=	=	=
PUBDM14: Renewable Energy	=	=	=	=	=	=	=	=	=
PUBSP7: landscape Character	=	=	=	=	=	=	=	=	=
PUBDM15: Development and Landscape	=	=	=	=	=	=	=	=	=
PUBDM16: Land Raising	=	=	=	=	=	=	=	=	=
PUBDM17: Excavated material	=	=	=	=	=	=	=	=	=
PUBDM18: Utilities Infrastructure Development	=	=	=	=	=	=	=	=	=
PUBDM19: Settlement fringe	=	=	=	=	=	=	=	=	=
PUBDM20: Amenity	=	=	=	=	=	=	=	=	=
PUBDM21: Light pollution and dark skies	=	=	=	=	=	=	=	=	=
PUBSP8: Getting to the Broads	=	=	=	=	=	=	=	=	=
PUBSP9: Recreational Access around the Broads	=	=	+	=	=	=	=	=	=
PUBDM22: Transport, highways and access	=	=	=	=	=	=	=	=	=
PUBDM23: Recreation Facilities Parking Areas	=	=	=	=	=	=	=	=	=
PUBSP10: A prosperous local economy	=	=	=	=	=	=	=	=	=
PUBSP11: Waterside sites	=	=	=	=	=	=	=	=	=
PUBDM24: New Employment Development	=	=	=	=	=	=	=	=	=
PUBDM25: Protecting General Employment	=	=	=	=	=	=	=	=	=
PUBDM26: Business and Farm Diversification	=	=	=	=	=	=	=	=	=
PUBDM27: Development on Waterside Sites	=	=	=	=	=	=	=	=	=
PUBSP12: Sustainable Tourism	=	=	=	=	=	=	=	=	=
PUBDM28: Sustainable Tourism	=	=	=	=	=	=	=	=	=
PUBDM29: Holiday Accommodation	=	=	=	=	=	=	=	=	=
PUBSP13: Navigable Water Space	=	=	=	=	=	=	=	=	=
PUBSP14: Mooring Provision	=	=	=	=	=	=	=	=	=

Policy	Race	Sex	Disability	Age	Gender reassignment	Religion and belief	Sexual orientation	Pregnancy and maternity	Marriage & Civil partnership
PUBDM30: Access to the Water	=	=	=	=	=	=	=	=	=
PUBDM31: Riverbank stabilisation	=	=	=	=	=	=	=	=	=
PUBDM32: Moorings, mooring basins and marinas.	=	=	=	=	=	=	=	=	=
PUBSP15: Residential development	=	=	+	+	=	=	=	=	=
PUBDM33: Affordable Housing	=	=	+	=	=	=	=	=	=
PUBDM34: Defined Development Boundaries	=	=	=	=	=	=	=	=	=
PUBDM35: Gypsy, Traveller and Travelling Show People	+	=	=	=	=	=	=	=	=
PUBDM36: New Residential Moorings	=	=	=	=	=	=	=	=	=
PUBDM37: Rural Enterprise Workers	=	=	=	=	=	=	=	=	=
PUBDM38: Residential Ancillary Accommodation	=	=	+	+	=	=	=	=	=
PUBDM39: Replacement Dwellings	=	=	=	=	=	=	=	=	=
PUBDM40: Elderly and Specialist Needs Housing	=	=	+	+	=	=	=	=	=
PUBDM41: Custom/self-build	=	=	=	=	=	=	=	=	=
PUBDM42: Design	=	=	+	+	=	=	=	=	=
PUBSP16: New Community Facilities	=	=	=	=	=	=	=	=	=
PUBDM43: Visitor and Community Facilities and Services	=	=	+	+	=	=	=	=	=
PUBDM44: Designing Places for Healthy Lives	=	=	+	+	=	=	=	=	=
PUBDM45: Safety by the Water	=	=	=	=	=	=	=	=	=
PUBDM46: Planning Obligations	=	=	=	=	=	=	=	=	=
PUBDM47: Conversion of Buildings	=	=	=	=	=	=	=	=	=
PUBDM48: Advertisements and Signs	=	=	=	=	=	=	=	=	=
PUBDM49: Leisure plots and mooring plots	=	=	=	=	=	=	=	=	=
PUBACL1: Acle Cemetery Extension	=	=	=	=	=	=	=	=	=
PUBACL2: Acle Playing Field Extension	=	=	=	=	=	=	=	=	=
PUBBEC1: Former Loaves and Fishes, Beccles	=	=	=	=	=	=	=	=	=
PUBBEC2: Beccles Residential Moorings	=	=	=	=	=	=	=	=	=
PUBBRU1: Riverside chalets and mooring plots	=	=	=	=	=	=	=	=	=
PUBBRU2: Riverside Estate Boatyards	=	=	=	=	=	=	=	=	=
PUBBRU3: Mooring Plots	=	=	=	=	=	=	=	=	=
PUBBRU4: Brundall Marina	=	=	=	=	=	=	=	=	=
PUBBRU5: Land east of the Yare public house	=	=	=	=	=	=	=	=	=
PUBBRU6: Brundall Gardens	=	=	=	=	=	=	=	=	=
PUBCAN1: Cantley Sugar Factory	=	=	=	=	=	=	=	=	=
PUBCHE1: Greenway Marine Residential Moorings	=	=	=	=	=	=	=	=	=
PUBDIL1: Dilham Marina (Tyler's Cut Moorings)	=	=	=	=	=	=	=	=	=
PUBDIT1: Maltings Meadow Sports Ground, Ditchingham	=	=	=	=	=	=	=	=	=
PUBDIT2: Ditchingham Maltings Open Space	=	=	=	=	=	=	=	=	=
PUBFLE1: Broadland Sports Club	=	=	=	=	=	=	=	=	=
PUBGTY1: Marina Quays (Port of Yarmouth Marina)	=	=	=	=	=	=	=	=	=
PUBHOR1: Car Parking	=	=	=	=	=	=	=	=	=
PUBHOR2: Horning Open Space (public and private)	=	=	=	=	=	=	=	=	=
PUBHOR3: Waterside plots	=	=	=	=	=	=	=	=	=
PUBHOR4: Horning Sailing Club	=	=	=	=	=	=	=	=	=
PUBHOR5: Crabbett's Marsh	=	=	=	=	=	=	=	=	=
PUBHOR6: Horning - Ferry Rd. & Ferry View Rd.	=	=	=	=	=	=	=	=	=
PUBHOR7: Woodbastwick Fen moorings	=	=	=	=	=	=	=	=	=
PUBHOR8: Land on the Corner of Ferry Road, Horning	=	=	=	=	=	=	=	=	=
PUBHOV1: Green Infrastructure	=	=	=	=	=	=	=	=	=
PUBHOV2: Station Road car park	=	=	=	=	=	=	=	=	=

Policy	Race	Sex	Disability	Age	Gender reassignment	Religion and belief	Sexual orientation	Pregnancy and maternity	Marriage & Civil partnership
PUBHOV3: Brownfield land off Station Road, Hoveton	=	=	=	=	=	=	=	=	=
PUBHOV4: BeWILDerwood Adventure Park	=	=	=	=	=	=	=	=	=
PUBHOV5: Hoveton Town Centre	=	=	=	=	=	=	=	=	=
PUBL0D1: Loddon Marina Residential Moorings.	=	=	=	=	=	=	=	=	=
PUBNOR1: Utilities Site	=	=	=	=	=	=	=	=	=
PUBNOR2: Riverside walk and cycle path	=	=	=	=	=	=	=	=	=
PUBORM1: Ormesby waterworks	=	=	=	=	=	=	=	=	=
PUBOUL1: Boathouse Lane Leisure Plots	=	=	=	=	=	=	=	=	=
PUBOUL2: Oulton Broad - Former Pegasus/Hamptons Site	=	=	=	=	=	=	=	=	=
PUBOUL3 - Oulton Broad District Shopping Centre	=	=	=	=	=	=	=	=	=
PUBPOT1: Bridge Area	=	=	=	=	=	=	=	=	=
PUBPOT2: Waterside plots	=	=	=	=	=	=	=	=	=
PUBPOT3: Green Bank Zones	=	=	=	=	=	=	=	=	=
PUBSOL1: Riverside area moorings	=	=	=	=	=	=	=	=	=
PUBSOL2: Land adjacent to A143 Beccles Road and New Cut	=	=	=	=	=	=	=	=	=
PUBSTA1: Land at Stalham Staithe (Richardson's Boatyard)	=	=	=	=	=	=	=	=	=
PUBSTO1 Land adjacent to Tiedam, Stokesby	=	=	=	=	=	=	=	=	=
PUBTSA1: Cary's Meadow	=	=	=	=	=	=	=	=	=
PUBTSA2: Thorpe Island	=	=	=	=	=	=	=	=	=
PUBTSA3: Griffin Lane – boatyards and industrial area	=	=	=	=	=	=	=	=	=
PUBTSA4: Bungalow Lane – mooring plots and boatyards	=	=	=	=	=	=	=	=	=
PUBTSA5: River Green Open Space	=	=	=	=	=	=	=	=	=
PUBTHU1: Tourism development at Hedera House, Thurne	=	=	=	=	=	=	=	=	=
PUBWHI1: Whitlingham Country Park	=	=	=	=	=	=	=	=	=
Policy PUBSSTRI: Trinity Broads	=	=	=	=	=	=	=	=	=
PUBSSUT: Upper Thurne	=	=	=	=	=	=	=	=	=
PUBSSCOAST: The Coast	=	=	=	=	=	=	=	=	=
PUBSSROADS: Main road network	=	=	=	=	=	=	=	=	=
PUBSSMILLS: Drainage Mills	=	=	=	=	=	=	=	=	=
PUBSSPUBS: Waterside Pubs Network	=	=	=	=	=	=	=	=	=
PUBSSSTATIONS: Railway stations/halts	=	=	=	=	=	=	=	=	=
PUBSSTRACKS: Former rail trackways	=	=	=	=	=	=	=	=	=
PUBSSLGS: Local Green Space	=	=	=	=	=	=	=	=	=
PUBSSSTAITHES: Staithes	=	=	=	=	=	=	=	=	=
PUBSSA47: Changes to the Acle Straight (A47T)	=	=	=	=	=	=	=	=	=

+ Positive
 = Medium
 - Negative

**Beccles Neighbourhood Plan
Designating Beccles as a Neighbourhood Area**
Report by Planning Policy Officer

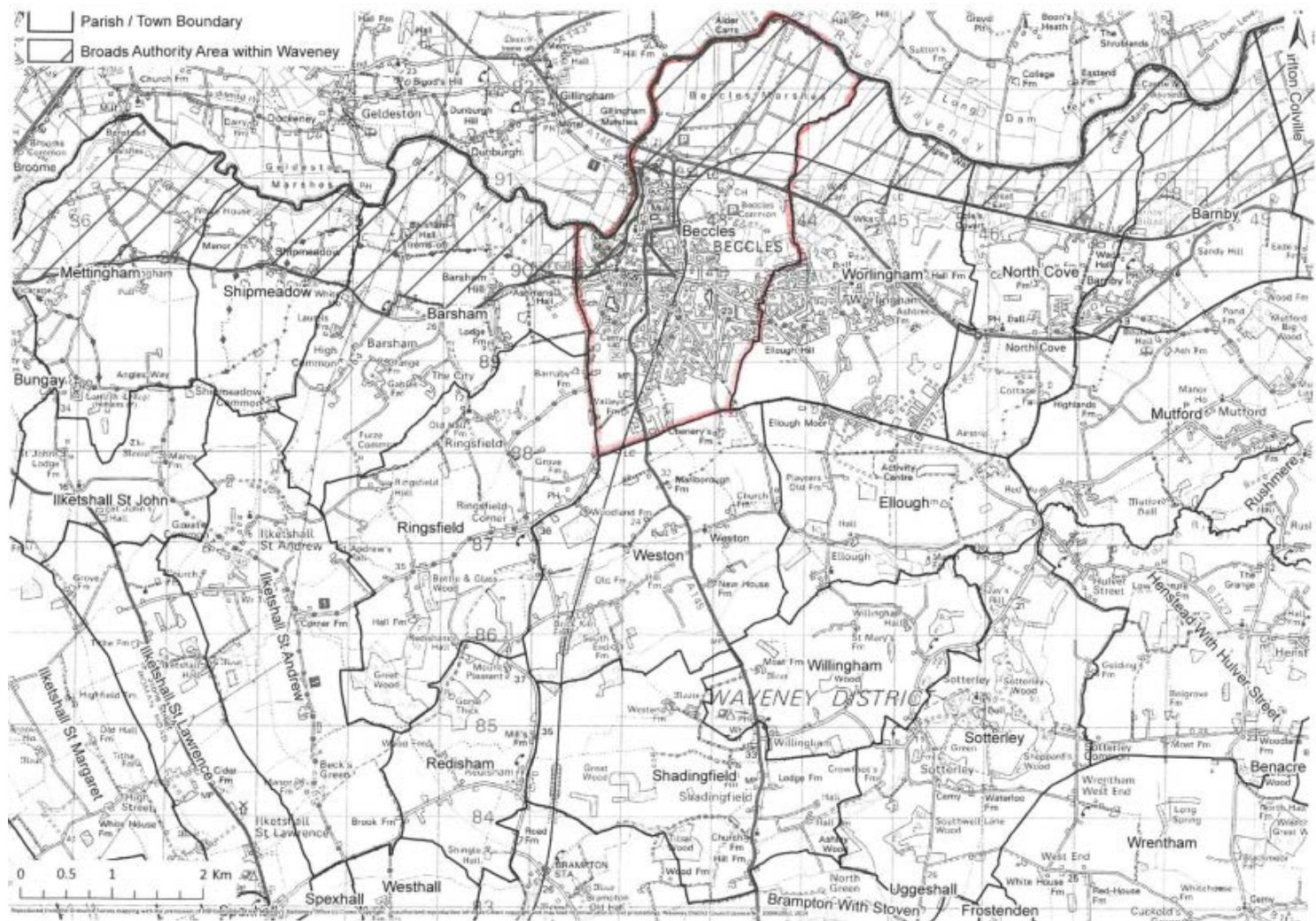
Summary:	The report briefly introduces the Beccles Neighbourhood Plan.
Recommendation:	That the Planning Committee agrees to Beccles becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

1 Neighbourhood Planning

- 1.1 Neighbourhood planning was introduced through the Localism Act 2011. Neighbourhood Planning legislation came into effect in April 2012 and gives communities the power to agree a Neighbourhood Development Plan, make a Neighbourhood Development Order and make a Community Right to Build Order.
- 1.2 A Neighbourhood Development Plan can establish general planning policies for the development and use of land in a neighbourhood, for example:
 - where new homes and offices should be built
 - what they should look like
- 1.3 Under the Neighbourhood Planning (General) Regulations 2012, parish or town councils within the Broads Authority's Executive area undertaking Neighbourhood Plans are required to apply to the Broads Authority and the relevant District Council to designate the Neighbourhood Area that their proposed plan will cover.
- 1.4 Whilst the requirement to consult on a Neighbourhood Plan Area was removed from the Neighbourhood Plan process, The Beccles Neighbourhood Plan area has been consulted on. The Planning Committee previously approved a Neighbourhood Plan Area covering Beccles, Barsham, Shipmeadow, Ringsfield, Weston, Shadingfield, Sotterley, Willingham and Ellough. These Parishes have now agreed to go their separate ways and now Shadingfield, Sotterley, Willingham and Ellough are preparing their own Neighbourhood Plan, and so are Beccles. Shadingfield, Sotterley, Willingham and Ellough are outside the Broads executive area, so the process of developing their Neighbourhood Plan will not involve the Broads Authority.

2 Beccles Neighbourhood Area

2.1 Beccles Town Council has submitted the application for their entire Parish. Source: Waveney District council.



3 Comments received

- 3.1 Two statutory consultees have responded to the application and their comments are summarized as follows:
- **Historic England:** no objection. Some background advice provided on heritage matters and neighbourhood planning.
 - **Natural England:** no objection. Background advice for neighbourhood planning provided.
- 3.2 **Gladman Developments Ltd** made representations and stated they wished to participate in the Neighbourhood Plan's preparation. They provided comments on legislation; high court judgements; national and local planning policy; and Strategic Environmental Assessment and Sustainability Appraisal.

4 Links of relevance:

- 4.1 The Broads Authority Neighbourhood Planning webpage:
<http://www.broads-authority.gov.uk/planning/future-planning-and-policies/neighbourhood-planning.html>
- 4.2 Waveney Council's Neighbourhood Planning webpage:
<http://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/>
- 4.3 Some guidance/information on Neighbourhood Planning:
<http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/>

5 Financial Implications

- 5.1 Occasional Officer time in supporting the process (as required by regulations).
- 5.2 There will be no cost to the Broads Authority for the referendum at the end of the process as Waveney District Council have agreed to take on this task and cost.

6 Conclusion and recommendation

- 6.1 It is recommended that the Planning Committee agrees to Beccles becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

Background papers:	None
Author:	Natalie Beal
Date of report:	25 September 2017
Appendices:	None

Consultation Documents Update and Proposed Responses
Report by Planning Policy Officer

Summary:	This report informs the Committee of the Officers' proposed response to planning policy consultations recently received, and invites any comments or guidance the Committee may have.
Recommendation:	That the report be noted and the nature of proposed response be endorsed.

1 Introduction

- 1.1 Appendix 1 shows selected planning policy consultation documents received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2 The Committee's endorsement, comments or guidance are invited.

2 Financial Implications

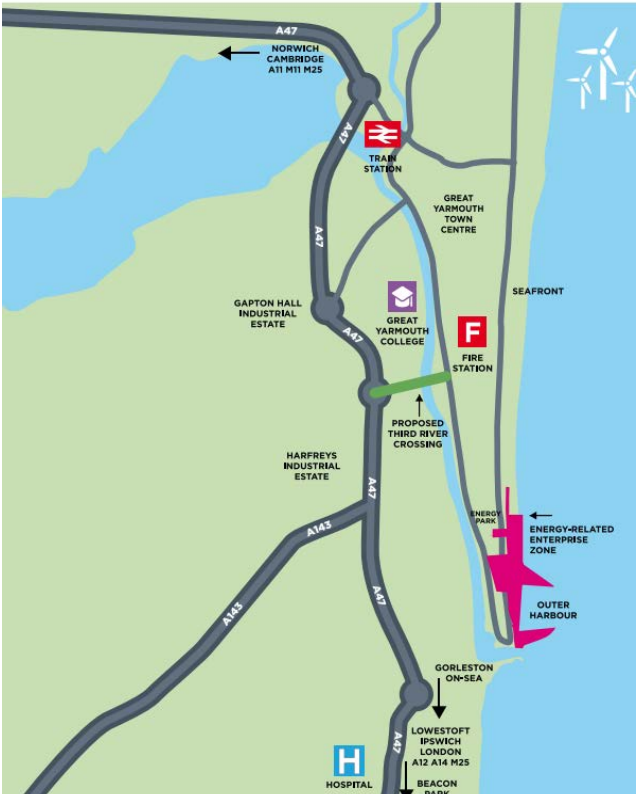
- 2.1 There are no financial implications.

Background papers: None

Author: Natalie Beal
Date of report: 28 September 2017

Appendices: APPENDIX 1 – Schedule of Planning Policy Consultations received

Planning Policy Consultations Received

ORGANISATION:	Norfolk County Council
DOCUMENT:	Great Yarmouth Third River Crossing
LINK	https://www.norfolk.gov.uk/roads-and-transport/major-projects-and-improvement-plans/great-yarmouth/third-river-crossing
DUE DATE:	6 October 2017 (extension requested)
STATUS:	Stage 2.
PROPOSED LEVEL:	Planning Committee endorsed.
NOTES:	<p>Earlier in 2017 we asked for views on congestion in Great Yarmouth and whether people supported proposals for a Third River Crossing. The key findings were:</p> <ul style="list-style-type: none"> • Congestion in Great Yarmouth is a serious issue • The Third River Crossing would make journeys faster • Congestion would be reduced by the new crossing • The proposed bridge would link the newly-renumbered A47 (formerly A12) at the Harfreys roundabout in the Southtown area of Yarmouth to the port and the Enterprise Zones on the other side of the river. <p>The purpose of this Stage 2 consultation is to:</p> <ul style="list-style-type: none"> • Provide an update on progress • Explain the current position and what happens next • Obtain a greater understanding of what is important to you and needs to be considered in the design. <p>The crossing links the A47 at Harfreys Roundabout with South Denes Road.</p> 

Benefits of the scheme include:

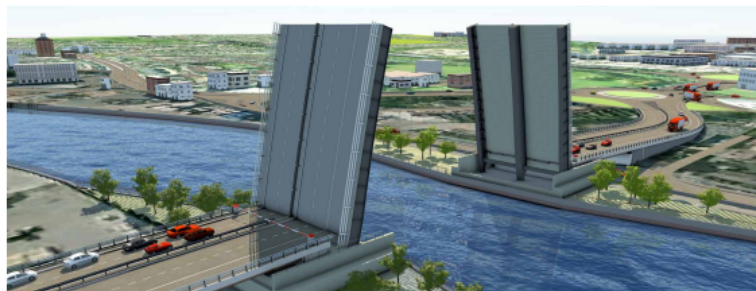
- Providing traffic relief to Breydon Bridge and Haven Bridge
- Reducing congestion and delay in the town centre
- Improving journey time reliability
- Improving access to the Great Yarmouth peninsula
- Improving traffic safety
- Enhancing access for walking, cycling and public transport
- Improving the resilience of the local road network.

We have used computer software to assess the potential impacts of the new crossing on traffic. The results forecast that in the evening peak period of the opening year (2023) there would be:

- 55% fewer vehicles on Haven Bridge
- 46% fewer vehicles on Pasteur Road
- 23% fewer vehicles on the A47 between Harfreys and Gapton
- 39% fewer vehicles on South Quay.

The new bridge also provides a significant benefit for pedestrians and cyclists by increasing access to and from the peninsula.

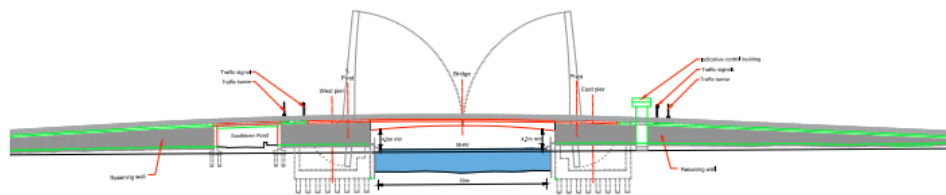
The new bridge needs to open and allow the passage of boats and large vessels along the river. Having considered the various options we think the best solution is to provide a bascule bridge with a clearance of 4.5m over the water at high tide.



Key Facts

Estimated number of openings on a typical day (in 2023)	15 (based upon our assessment of predicted river traffic).
Combined length of time the bridge is closed to traffic on a typical day	75 minutes (approx average of 5 minutes per opening).
Total time each day the bridge is open to traffic/pedestrians/cyclists	22 hours 45 minutes.
Facilities for pedestrians and cycle users	Max gradient of 5% (1 in 20) in accordance with design standards.
Cost (excluding historic costs)	Approximately £121m.
Scheme footprint	The Suffolk Road roundabout and traffic signal junction on South Denes Road will be built at existing ground levels.
Frontage	Scheme junctions will be at existing ground levels, minimising the impact on frontages of any adjacent buildings.
Marine operations	The bridge will need to be opened for most vessels.

The drawing below shows the side profile of a 4.5m bascule bridge.



Next steps:

2017 to 2019

- Further design
- Environmental assessment
- Stage 3 statutory pre-application consultation
- Preparation and submission of planning application / statutory orders

2019 to 2020

- Planning / statutory orders approval

2020 to 2023

- Further development and final funding approvals
- Construction
- Open to traffic in 2023...

**PROPOSED
RESPONSE:**


The Broads Authority supports the scheme.

We do have some comments that we would like you to consider.

From a navigation point of view there needs to be a safe waiting point, particularly for small vessels (motor cruisers, rather than the Ports shipping vessels), while waiting to cross under the proposed new bridge. Current provision is very poor at Haven Bridge with a climb up a long slippery ladder to tie up vessels. This provision could take the form of pontoons (particularly downstream of the proposed new bridge) to allow safe mooring of vessels while waiting.

The Lake Lothing equivalent consultation included much information about the environmental considerations of the bridge when in place and during construction. It is not obvious where this information is for the Great Yarmouth scheme. Please find some general biodiversity related comments below. In addition, we request that the Senior Ecologist at the Broads Authority is contacted to discuss the project. A similar meeting was held with Suffolk County Council regarding the Lake Lothing crossing and this was very productive.

- What surveys have been undertaken relating to biodiversity, for example in relation to bats?
- What is the timeframe for the Environment Statement to be completed please?
- This development is next to the Broads and within some of the UK's most important biodiversity habitats that people cherish. Within the Environment Statement we would request the scheme to be very positive and explicit about bat and nesting bird enhancement and recommend that something similar to the habisabi is installed to ensure that this scheme is evidencing meeting its mitigation and enhancement targets. (see example designs *to be sent as part of response*).

	<p>Access and waterways comments:</p> <ul style="list-style-type: none"> With regards to the bridge structure, a 4.5m air draft when closed (infinite when opened) would be acceptable in principle to the Broads Authority as Navigation Authority. This is also true of the span of the bridge between the supporting pylons. As this is shown as 50m, this is well outside the minimum width requirement. With regards to the access, no Public Rights of Way are affected by these proposals. The bridge is stated to not exceed a max gradient of 5% (1:20) which is in accordance with the design standard. There is a cycle route crossing the development area but this has been incorporated into the landscaping design and poses no problems with regards to access issues.
ORGANISATION:	Suffolk County Council
DOCUMENT:	Lake Lothing third crossing – Lowestoft.
LINK	https://www.suffolk.gov.uk/roads-and-transport/transport-planning/lake-lothing-3rd-crossing/
DUE DATE:	16 October 2017
STATUS:	Proposed designs.
PROPOSED LEVEL:	Planning Committee endorsed.
NOTES:	<p>The Lake Lothing Third Crossing would link from Waveney Drive on the south side, to Denmark Road and Peto Way on the north side of Lake Lothing.</p> <p>It would be a lifting bridge to enable tall vessels to pass through. However, it would also be higher than the existing bascule bridge so a large number of boats would be able to pass underneath without the need to lift.</p> <p>Here is a virtual fly through: https://youtu.be/kWb9L0XW0fs</p> <p>Time line:</p>  <p>The bridge could look like this:</p>



Suffolk County Council is seeking your views on our proposals for a new crossing over Lake Lothing in Lowestoft.

The existing bridges over the lake at Mutford Lock and the A47 Bascule Bridge are inadequate to meet current and future traffic demand. Delays and congestion are a common occurrence for drivers, particularly during peak hours, and pedestrians and cyclists often have long and difficult journeys as they travel across the town.

A crossing will open up opportunities for regeneration and create a new link between north and south Lowestoft.

This new crossing presents an opportunity to introduce a focal point for the town, enhancing its identity. This will help to regenerate the area and attract new investment in the local economy.

This is a significant project for Lowestoft and it is important residents, businesses, landowners and all those affected by, or interested in, the project have their say.

The objectives of the project are to:

- Reduce congestion and delay on the existing bridges over Lake Lothing
- Reduce congestion in the town centre and improve accessibility
- Reduce community severance between north and south Lowestoft
- Encourage people to walk and cycle, and reduce conflict between cyclists, pedestrians
- and other traffic
- Improve bus journey times and reliability
- Reduce accidents
- Open up opportunities for regeneration and development in Lowestoft
- Provide the capacity needed to accommodate planned growth.

Our proposals for the Lake Lothing Third Crossing aim to improve journeys and connectivity help meet the aspirations for economic prosperity and provide a new feature in the town for all users to enjoy for years to come.

	<p>The project will include a new multi-span bridge from Waveney Drive to Peto Way. The bridge will be a single carriageway road with facilities for pedestrians and cyclists.</p> <p>On the northern side the crossing will cross over the existing railway line and drop to connect to Peto Way between Rotterdam Road and Barnards Way. There is an opportunity to incorporate some public space in this area including planting enhancing habitats for wildlife already present in the area. The details of this landscaping are still to be decided.</p> <p>The proposed design includes new roundabouts to the north and south to help connect the traffic smoothly into the existing road network.</p> <p>Changes to the road layout include a new access from Waveney Drive to Riverside Business Park and closure of Durban Road at its junction with Waveney Drive.</p> <p>Key findings from the modelling:</p> <ul style="list-style-type: none"> • Traffic flows drop significantly on the two existing bridges (by at least a third) compared to the current situation • Traffic journey times and network efficiency across the town improve considerably • Traffic from the two existing bridges re-route to use the new bridge, for journeys where a central crossing of the lake is more convenient and quicker for their journey • There are increases in traffic flows on routes to the new bridge notably on Peto Way, Rotterdam Road, Waveney Drive and Tom Crisp Way. <p>From a navigation view point:</p> <ul style="list-style-type: none"> • It is not clear from the various plans and pictures where vessels can wait for the bridge to open. Can this be clarified please? • How much notice will be required for the bridge to operate to allow passage of larger vessels? Is this being discussed with the other bridges that need to open in the area to make sure there is coordination to allow access to and from the Broads?
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ILLUSTRATIVE MASTER PLAN OF LAKE LOTHING THIRD CROSSING



PROPOSED RESPONSE:

The Broads Authority supports the scheme.

We do have some comments that we would like you to consider.

Ecology related comments from the Senior Ecologist:

- Please can the further surveys undertaken during 2017 to obtain more information on the use of the habitats, for example the Nathusius' pipistrelle, be sent to us?
- What is the timeframe for the Environment Statement to be completed please?
- This development is next to the Broads and within some of the UK's most important biodiversity habitats that people cherish. Within the Environment Statement we would request the scheme to be very positive and explicit about bat and nesting bird enhancement and recommend that something similar to the habi-sabi is installed to ensure that this scheme is evidencing meeting its mitigation and enhancement targets. (see example designs *to be sent as part of response*).

Access and waterways comments:

- With regards to the bridge structure, a 12m air draft when closed (infinite when opened) would be acceptable in principle to the Broads Authority as Navigation

	<p>Authority. This is also true of the span of the bridge between the supporting pylons. As this is shown as 32m, this is well outside the minimum width requirement.</p> <ul style="list-style-type: none"> • We would ask that details will need to be provided of the proposed management regime for the opening of the bridge – how will this work both in engineering terms and what arrangements will be in place for boats requesting an opening? • With regards to the access, no Public Rights of Way are affected by these proposals. There is a National Cycle route crossing the development area but this has been incorporated into the landscaping design and poses no problems with regards to access issues.
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**Heritage Asset Review Working Group
Review of Role and Membership**
Report by Historic Environment Manager

Summary:	This report outlines the role of the Heritage Asset Review Group (HARG) and invites appointments to HARG from Planning Committee.
Recommendation:	Members are invited to consider the appointment of members on to the Working Group.

1 Introduction and Background

- 1.1 One of the three main purposes of the Broads Authority is to conserve and enhance the natural beauty, wildlife and cultural heritage of the Broads and this is referred to in Section D of the current Broads Plan 2017. The Broads Authority Strategic Priorities includes the successful delivery of the Landscape Partnership Scheme: Water Mills and Marshes, a wide ranging project covering all the Authority's objectives but in particular conserving landscape character and enhancement of the area's cultural landscape.
- 1.2 In March 2010, The Planning Committee agreed to set up the Heritage Asset Review Member Working Group (HARG) to guide officers in the protection of Heritage Assets in particular the high number of Buildings at Risk identified in a recent survey. HARG had its first meeting on 26 March 2010 and has subsequently met 20 times.
- 1.3 HARG is a very useful for informal and collaborative working between officer and members on all aspects of the Historic Environment. Reporting back to the Planning Committee provides a formal and appropriate level of scrutiny for the work of the group.
- 1.4 The Group is useful in addressing specific and detailed issues relating to the cultural heritage of the Broads and potentially will also be useful with the progress and implementation of the Landscape Partnership Scheme, subject to a positive decision by the Heritage Lottery Fund.
- 1.5 HARG's Membership comprises Members of the Planning Committee including the Chair and Vice Chair, and three other Members. The current Membership is as follows:

Mike Barnard
Jacquie Burgess
Peter Dixon
Paul Rice
Hadyn Thirtle
Bill Dickson

Chairman of Planning Committee
Vice-Chairman of Planning Committee
Heritage Champion

1.6 HARG meets 4 monthly but this depends on business required. It meets immediately after Planning Committee. The terms of reference are attached at Appendix 1.

1.7 The Group is an advisory group.

2 Role of the Group

2.1 The purpose of the group is to provide guidance and direction in respect of specific heritage issues. It can be proactive and develop strategies in respect of for example a building at risk.

2.2 The Group can also advise where Enforcement action might be appropriate for example where unauthorised work to a listed building has taken place.

2.3 The Group monitors the local list to ensure consistency and inclusion justified. This is prior to adoption by Planning Committee and is a continuing process.

2.4 The Group is particularly useful in planning and prioritising the review of appraisals and management plans for existing and new Conservation Areas.

2.5 The Group also helps to explore and advise appropriate partnership working and external funding opportunities in order to maximise positive impact on the Historic Environment.

2.6 It also provides guidance on communicating advice to owners in order to achieve the maximum impact and benefit to the Historic Environment.

2.7 In the future it is anticipated the Group will also advise in the development and progress of the Mills and Marshes partnership project.

3 Financial implications

3.1 There are potential financial implications associated with the use of statutory notices to protect historic assets. Similarly there are financial implications to taking enforcement action, preparing of a List of Locally important Heritage Assets and the preparation and publication of guidance for owners. These are reported on a case by case basis.

4 Conclusions

- 4.1 The HARG group addresses specific and detailed issues relating to the Historic Environment in the Broads reporting back to Planning Committee as required. In order to continue to address and progress these issues, the input and approval of Members will continue to be required on appropriate action in individual circumstances.

Background papers: None

Author: Ben Hogg/Sandra Beckett
Date of report: September 2017

Appendices: APPENDIX 1 – Role of the Working Group

Role of the Working Group

The role of the Working Group is to advise officers on these issues which could include Authorisation of the serving of Urgent works and Repairs notices, Building Preservation notices, Enforcement notices. In the case of designation of new Conservation Areas and adoption of re-appraisals and management plans for existing Conservation Areas, these will continue to be reported to the Planning Committee for decision.

These matters are delegated to Officers specifically in the case of urgency when they might be exercised after consultation with the Chair or Vice-Chair of Planning Committee. It is not proposed to alter this arrangement.

Working Group Terms of Reference

The group is asked to look at the issue of Cultural Heritage with a view to:

- Protecting heritage assets identified as being “at risk “and prioritising and taking appropriate action to achieve their protection. Developing and adopting a strategy for their long/medium/short term future. This includes heritage assets at risk from Climate Change and developing and approving the publication of advice to owners of heritage assets.
- Developing and adopting criteria for the preparation of a list of locally important heritage assets and developing and adopting a strategy for their long/medium/short term future – identifying where and what changes of use might be appropriate in order to secure the future of the asset.
- Considering where necessary, appropriate enforcement action against unauthorised works to protected structures.
- Considering appropriate methodology for the preservation and enhancement of designated conservation areas in the Broads Authority Executive Area. Considering re-appraisals and boundary changes to existing Conservation Areas and the designation of new Conservation Areas in the Broads Authority executive area, including Landscape character assessment work.
- Exploring opportunities for partnership working with other organisations and agencies (English Heritage other parks etc) involved in the Historic Environment and also opportunities for external funding.

Reporting Mechanism and meeting frequency.

The working group meets quarterly or three times a year as business requires and reports to the Broads Authority Planning Committee.

Appeals to the Secretary of State: Update
Report by Administrative Officer

Summary: This report sets out the position regarding appeals against the Authority since May 2017.

Recommendation: That the report be noted.

1 Introduction

- 1.1 The attached table at Appendix 1 shows an update of the position on appeals to the Secretary of State against the Authority since May 2017.

2 Financial Implications

- 2.1 There are no financial implications.

Background papers: BA appeal and application files

Author: Sandra A Beckett
Date of report: 21 September 2017

Appendices: APPENDIX 1 – Schedule of Outstanding Appeals to the Secretary of State since May 2017

Schedule of Outstanding Appeals to the Secretary of State since May 2017

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
22 May 2017	APP/E9505/C/17/3173753 APP/E9505/C/17/3173754 BA/2015/0026/UNAUP2 Burghwood Barnes Burghwood Road, Ormesby St Michael Mr D Tucker Miss S Burton	Appeal against Enforcement Unauthorised development of agricultural land as residential curtilage	Committee Decision 3 March 2017 Notification Letters and Questionnaire by 5 June 2017 Statement of Case sent by 3 July 2017
17 August 2017	APP/E9505/W/17/3174937 BA/2016/0356/COND Waveney Inn and River Centre, Staithe Road Burgh St Peter Waveney River Centre	Appeal against conditions 1 and 6 (Temporary approval and passing bay signs) of permission BA/2016/0064/CON D <i>(condition re passing bay signs removed under this application.)</i>	Committee Decision 9 December 2016 Notification Letters and Questionnaire by 24 August 2017 Statement of Case to be sent by 21 September 2017
19 July 2017	App/E9505/W/17/3176423 BA/2017/0060/CU Eagles Nest, Ferry Road, Horning Mr Robert King	Appeal against refusal Change of use of first floor of boathouse to residential managers accommodation (Class C3) associated with the adjacent King Line Cottages	Committee Decision 28 April 2017 Questionnaire and Notification Letters 26 July 2017 Statement of Case sent by 23 August 2017

Decisions made by Officers under Delegated Powers
Report by Head of Planning

**Broads Authority
Planning Committee**
13 October 2017
Agenda Item No 16

Summary: This report sets out the delegated decisions made by officers on planning applications from 22 August 2017 to 02 October 2017
Recommendation: That the report be noted.

Application	Site	Applicant	Proposal	Decision
Acle Parish Council				
BA/2017/0256/ADV	Former Little Chef At Acle Service Station New Road Acle Norwich Norfolk NR13 3BE	Euro Garages Ltd	1 internally illuminated totem sign; 2no. LED individual letter signs; 2no. internally illuminated siren signs.	Approve Subject to Conditions
Beccles Town Council				
BA/2017/0135/HOUSEH	49 Northgate Beccles NR34 9AU	David and Mary White	first floor extension, roof terrace and single storey front extension.	Approve Subject to Conditions
Bramerton Parish Council				
BA/2017/0261/NONMAT	Chestnut House Hill House Road Bramerton Norfolk NR14 7EE	Mr And Mrs P Staniforth	Change the size and position of windows, non- material amendment to previous permission BA/2015/0388/HOUSEH.	Approve
Coltishall Parish Council				
BA/2017/0230/HOUSEH	Wherry Quayside 38 Anchor Street Coltishall Norwich Norfolk NR12 7AQ	Mr David Nash	Extension.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Ditchingham Parish Council				
BA/2017/0221/HOUSEH	12 Waterside Drive Ditchingham Norfolk NR35 2SH	Mrs Penelope Smith	Proposed Shed	Approve Subject to Conditions
Filby Parish Council				
BA/2017/0257/FUL	Shoot Cottage Filby Broad NR29 3LP	Mr E Wharton	Replacement dwelling.	Approve Subject to Conditions
Fleggburgh Parish Council				
BA/2017/0292/NONMAT	Thatch Barn Hall Farm Barns Hall Road Clippesby Fleggburgh Norfolk NR29 3BL	Mr David Bojan	Alterations to roof lights and glazing, non- material amendment to BA/2017/0176/HOUSEH.	Approve
BA/2017/0273/FUL	Electrical Testing Main Road A1064 Acle Bridge Fleggburgh NR13 3AT	Mr Alan Hobbs	Temporary consent for the retention of two single portacabins used in association with Electrical Testing.	Approve Subject to Conditions
Geldeston Parish Council				
BA/2017/0278/COND	Dunburgh Meadow Dunburgh Road Geldeston NR34 0LL	Mr And Mrs Meadowcroft	Reduction in the size of extension, variation of Condition 2 and removal of Condition 4 of permission BA/2016/0238/HOUSEH.	Approve Subject to Conditions
Halvergate Parish Council				
BA/2017/0302/AGR	Manor House Tunstall Road Halvergate Great Yarmouth Norfolk NR13 3FD	Mr Will Moore	Proposed winter storage reservoir	Prior Approval not Required
Horning Parish Council				
BA/2017/0295/NONMAT	Anchor Lodge 38 Lower Street Horning Norfolk NR12 8AA	Ms Kirsten And Silke Brix	Replacement of proposed glass panels with vertical metal railings and metal handrails, non- material amendment to previous permission BA/2016/0450/HOUSEH.	Approve

Application	Site	Applicant	Proposal	Decision
BA/2017/0171/FUL	Grebe Island Lower Street Horning NR12 8PF	Mr Nigel Foster	Replacement Commercial Boat Hire Offices & Boat Workshop	Approve Subject to Conditions
BA/2017/0226/FUL	South Quays Marina Horning Reach Horning Norfolk	Mr Roger Tomkins	Basin extension with 3 additional moorings	Approve Subject to Conditions
Hoveton Parish Council				
BA/2017/0243/HOUSEH	The Haven Marsh Road Hoveton NR12 8UH	Mr Raymond Bullock	Replace handrails.	Approve Subject to Conditions
Ludham Parish Council				
BA/2017/0269/HOUSEH	Cedar Lodge 3B North West Riverbank Potter Heigham Norfolk NR29 5ND	Mr Brian Avis	Enlargement of existing timber quay headed mooring cut	Approve Subject to Conditions
Neatishead Parish Council				
BA/2017/0233/COND	Nancy Oldfield Trust Irstead Road Neatishead Norfolk NR12 8BJ	Mr Stephen Bradnock	Variation of Condition 2: Approved Plans, of permission BA/2016/0409/FUL.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Oulton Broad				
BA/2017/0211/FUL	113-115 Bridge Road Lowestoft Suffolk NR33 9JU	Mr Sinan Erdogan	External staircase	Approve Subject to Conditions
Postwick With Witton Parish Council				
BA/2017/0191/FUL	The Old Stables Hall Farm Hall Lane Postwick NR13 5HQ	Mr And Ms C & E Langridge And Fairbanks	The conversion of a redundant agricultural building to a single dwelling, including associated building and landscaping works and the change of use of an existing dwelling to provide a dedicated tourism use.	Approve Subject to Conditions
Thurne Parish Council				
BA/2017/0254/COND	The Cottage The Street Thurne Norfolk NR29 3AP	Mr Sayce	Variation of condition 2: approved plans of BA/2015/0088/HOUSEH	Approve Subject to Conditions
Woodbastwick Parish Council				
BA/2017/0169/CU	Broad House Broad Road Ranworth Norwich Norfolk NR13 6HS	Mrs Jane Wilson	Part change of use to holiday accomodation.	Approve Subject to Conditions
BA/2017/0170/HOUSEH	The Pyghtle Broad Road Ranworth Norwich Norfolk NR13 6HS	Mr John Kemp And Mrs Zoe Abbitt	Conversion of garage to annexe.	Approve Subject to Conditions
Wroxham Parish Council				
BA/2017/0235/APPCON	The Bridge Restaurant Norwich Road Wroxham Norwich Norfolk NR12 8RX	Mr Mark Eames	Details of condition 12: Flood Response Plan of BA/2016/0354/COND.	Approve
BA/2017/0263/LBC	Rivercroft Cottage Beech Road Wroxham Norwich Norfolk NR12 8TP	Mrs Monk	Replace first floor bedroom window.	Approve Subject to Conditions