



Broads Authority Local Plan
Examination Hearings Opening Statement.

The Broads is a special place. Wildlife, people and businesses are all intrinsically linked. The Broads relies on the people to protect it, the people enjoy what the Broads has to offer and the offer of the Broads is often the reason why businesses operate here.

The Broads Authority Executive Area covers 6 district and two counties yet not one entire parish is within the Broads; all parishes are shared. Planning is complex as parishes are covered by two Local Plans with sometimes different approaches. That being said a parish needs to be considered as a whole; the part of a parish in the Broads Authority Executive Area is often the more rural part with numerous constraints, so it tends to be the case that development for that parish/settlement is better located in the district's part. The community therefore benefits from the development, regardless of whether it is in the Broads or not. We have worked closely with all of our districts and our county councils in preparing this Local Plan and their advice, assistance and approach to ensuring the Broads remains special has been greatly appreciated.

The Planning System and its requirements do not seem to have been produced with the Broads in mind. Indeed the Broads is often forgotten about. The 6-10 off site affordable housing contributions approach is a prime example as it does not apply to the Broads, but does apply to National Parks. Postcode and wards tend not to be entirely within the Broads' boundary making data that needs to be considered in producing a Local Plan for the Broads area uncommon. Some policies of the Local Plan are not addressed in national policy and are quite unique to this part of the country. Until recently, the Broads Authority did not need to address housing need; the RSS did not allocate a figure to us. So this will be the first Broads Local Plan with a housing target to meet.

At every step of the Local Plan development, the Authority has ensured that the Local Plan meets all the necessary requirements and includes what it needs to. There has been much engagement with members. The public have been engaged with in a way that exceeds the regulations and meets our Statement of Community Involvement. We have responded to each and every comment we have received and taken all comments into account when preparing the Local Plan. The housing need in the Broads is exceeded in two of our Housing Market Areas and in the third, in recognition of the constraints and settlements within Great Yarmouth Borough, a Duty to Cooperate agreement is in place.

We consider that the Local Plan does what it needs to do, has been produced how it needs to be produced and meets the needs of the wildlife, people and businesses that are in the Broads.