

Planning Committee

24 June 2022

Agenda item number 14

Local Plan Issues and Options Bite Size Pieces- June

Report by Planning Policy Officer

Summary

The review of the Local Plan for the Broads is underway. This report introduces some sections of the emerging draft Issues and Options stage of the Local Plan. These sections cover the topics of Housing Needs Study, housing section, Gypsy and Traveller and Residential Caravans Needs Study, gypsy and traveller section, residential caravans' section, call for sites and design sections.

Recommendation

Members' thoughts and comments on the draft sections are requested.

1. Introduction

- 1.1. The review of the Local Plan for the Broads is underway. The first document produced as part of the review of the Local Plan will be an Issues and Options consultation. As well as advertising that we are reviewing the Local Plan, this stage identifies some issues and related options and seeks comments. Responses will inform the subsequent stages of the Local Plan.
- 1.2. This report introduces bite size pieces of the Issues and Options. Members will of course be presented with the final draft version of the Issues and Options to endorse it for consultation at a later Planning Committee.
- 1.3. The bite size pieces are attached as appendices to this report. Members' views on these reports/draft sections of the Issues and Options are welcomed.

Author: Natalie Beal

Date of report: 06 June 2022

Appendix 1 – Housing needs study

Appendix 2 - Housing needs section

Appendix 3 - Gypsy and traveller and residential caravans needs study

Appendix 4 - Gypsy, traveller and travelling show people needs section

Appendix 5 - Residential caravans needs section

Appendix 6 - Call for sites for residential dwellings and moorings (Broads-wide) plus residential caravans and gypsy and traveller sites (Great Yarmouth Borough)

Appendix 7 - Design section



**Local Plan for the Broads - Review
Issues and options bitesize pieces
June 2022**

Housing needs study

The following introduces a piece of evidence base for Planning Committee to endorse.

Working with Great Yarmouth Borough Council, who were commissioning work on their housing need at the same time as us, we commissioned ORS Consultants to calculate the housing need for the entire Broads area. The [study](#) was completed in May 2022 and identifies a housing need for the Broads from 2021 to 2041 as follows:

Projected Dwellings needed for the Broads by Local Authority

Broadland	North Norfolk	Norwich	South Norfolk	Great Yarmouth	East Suffolk
105	97	6	68	59	23

Overall housing need for 2021-41 of 358 dwellings, or 17.9 dwellings per annum.

It is recommended that Members endorse the study and it becomes part of the evidence base for the new Local Plan for the Broads.



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Housing need

The following is one of the draft sections of the Issues and Options. It relates to Housing Need. Members' thoughts are welcomed as we finalise this section of the Issues and Options.

Please note that in section 6 below, there is reference to a form to be used for the 'call for sites' process; this form can be found in Appendix 6 of the Issues and Options Bite Size report. The Housing Needs Study referred to below can be found at Appendix 1.

1. Housing need

As we start to review and produce a new, updated Local Plan, it is necessary to assess the housing need figure again.

The NPPF says at paragraph 8 'that a sufficient number and range of homes can be provided to meet the needs of present and future generations.'

The NPPF goes on to say, at paragraphs 60 and 61 'to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay' and 'to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signal'.

2. Current housing need

The 2019 Local Plan was the first Local Plan for the Broads to include a housing need figure. The need figure was 286 dwellings or 11.43 dwellings a year.

According to annual monitoring, we have delivered the following number of net new dwellings:

- 2019/20: 21 dwellings
- 2020/21: 7 dwellings
- 2021/22: 17 dwellings

3. Calculating housing need for the new Local Plan

Most Local Planning Authorities now have their housing need calculated using the Standard Methodology. The NPPG says that the 'standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply'.

However, the standard method does not apply to the Broads. The NPPG says 'where strategic policy-making authorities do not align with local authority boundaries (either individually or in combination), or the data required for the model are not available such as in National Parks and the Broads Authority, where local authority boundaries have changed due to reorganisation within the last 5 years or local authority areas where the samples are too small, an alternative approach will have to be used. Such authorities may continue to identify a housing need figure using a method determined locally, but in doing so will need to consider the best available information on anticipated changes in households as well as local affordability levels.'

Working with Great Yarmouth Borough Council, who were commissioning work on their housing need at the same time as us, we commissioned ORS Consultants to calculate the housing need for the entire Broads area. The [study](#) was completed in May 2022 and identifies a housing need for the Broads from 2021 to 2041 as follows:

Projected Dwellings needed for the Broads by Local Authority

Broadland	North Norfolk	Norwich	South Norfolk	Great Yarmouth	East Suffolk
105	97	6	68	59	23

Overall housing need for 2021-41 of 358 dwellings, or 17.9 dwellings per annum.

It is important to note that the need for the Broads is part of the need of the districts and is not additional to the need of the districts.

Question x: do you have any thoughts or comments on the study and the housing need for the Broads?

4. Meeting the need

4.1 Permissions and completions

We will assess the permissions and completions since April 2021 as we produce the Local Plan for the Broads. At the time of writing, 17 net new dwellings had been permitted and 6 net new dwellings had been completed between April 2021 and end of March 2022. This leaves a need for 322 dwellings. As time goes by in producing the Local Plan, the number permitted or completed will change.

4.2 Sites currently allocated in the Local Plan

We also have some sites allocated in the current local plan for housing. Here are the sites and also the progress:

Site	Location	Number of dwellings	Progress to date
Policy HOV3: Brownfield land off Station Road, Hoveton	Hoveton	Estimated at 6 dwellings	Informal discussions with landowner.
Policy NOR1: Utilities Site	Norwich	Estimated at 120 dwellings	East Norwich Masterplan underway.
Policy OUL2: Oulton Broad - Former Pegasus/Hamptons Site	Oulton Broad	76 dwellings	Permitted, started, but no dwellings completed.
Policy STO1 Land adjacent to Tiedam, Stokesby	Stokesby	4 dwellings	Permitted, not started, no dwellings completed.
Policy THU1: Tourism development at Hedera House, Thurne	Thurne	16 dwellings	Permitted, not started, no dwellings completed.

It is likely that all the allocations will continue in the new Local Plan as the three permitted schemes are not completed yet and HOV3 and NOR1 have not been permitted. We will ensure to not double count permitted schemes and allocated schemes.

4.3 Duty to Cooperate

If a Local Planning Authority cannot meet their housing need, they can work with neighbouring Local Planning Authorities through the Duty to Cooperate. We used this approach to meet some of our need in the current Local Plan. Working with Great Yarmouth Borough Council, it was agreed that they would provide 40 dwellings. We may work with our districts in order to meet the need for housing in the Broads.

5. The Broads and development

As set out in Section 5 of the Local Plan, there are many constraints to development. For example, flood risk, rural nature of the area as well as landscape and biodiversity considerations. Indeed, the NPPF at paragraph 176 says *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'*.

6. Call for Sites

We are undertaking a call for sites for residential dwellings.

This will require the provision of information and a form is available. This needs to be completed in full and submitted to the Broads Authority for assessment by xxxx (the date the consultation on the Issues and Options ends).

We will work with stakeholders to assess any sites brought forward. We cannot guarantee that your site will be allocated as we may not deem it suitable for allocation in the Local Plan. We will set out our reasons for any decision we make. As set out in section 5, there are many constraints to development in the Broads.

If you wish to put a site forward for us to consider for housing, please fill out the form at Appendix x.



**Local Plan for the Broads - Review
Issues and options bitesize pieces
June 2022**

Gypsy and Travellers and Travelling Showpeople and residential caravans– need for Great Yarmouth study

The following introduces a piece of evidence base for Planning Committee to endorse.

The [Planning policy for traveller sites](#) says ‘local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities’.

The Housing and Planning Act 2016 sets a requirement to consider the need of those living in caravans.

We worked with other Norfolk LPAs in 2017 to assess the [Gypsy, Traveller and Travelling Showpeople and residential caravans](#) need. This calculated the need as zero for Gypsy and Travellers, zero for Travelling Show People and zero for residential caravans.

Over the past two or three years, it has become apparent that there are and have been some unauthorised Gypsy and Traveller encampments/development in the Broads part of Great Yarmouth Borough, which would result in a need for pitches.

Recently, we worked with Great Yarmouth Borough Council to investigate the need for Gypsy and Traveller sites Borough-wide. RRR Consultants were commissioned to undertake the [Gypsy and Traveller and Residential Caravan need Study](#). They concluded the need as follows:

For Gypsy and Travellers:

Period	Number of pitches
2022-2027	7
2027-2032	1
2032-2037	1
2037-2041	1
Total 2022-2041	10

For Travelling shop people: zero

For residential caravans:

Summary of accommodation needs 2022-41 (residential caravan pitches)					
	2022-27	2027-32	2032-37	2037-41	2022-41
Broads Authority	12	0	0	0	12

At this Planning Committee, there are also the draft sections covering Gypsy and Traveller need (Appendix 4) and residential caravans (Appendix 5).

It is recommended that Members endorse the study and it becomes part of the evidence base for the new Local Plan for the Broads



**Local Plan for the Broads - Review
Issues and options bitesize pieces
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Gypsy and Traveller and Travelling Showpeople

The following is one of the draft sections of the Issues and Options. It relates to Gypsy and Travellers in the Great Yarmouth Borough area. Members' thoughts are welcomed as we finalise this section of the Issues and Options.

Please note that in section 3 below there is reference to a form to be used for the 'call for sites' process; this form can be found in Appendix 6 which covers this topic. The Gypsy and Traveller Needs study referred to in the text below is that found at Appendix 3.

1. Gypsy and Travellers

The [Planning policy for traveller sites](#) says 'local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities'.

We worked with other Norfolk LPAs in 2017 to assess the [Gypsy, Traveller and Travelling Showpeople](#) need. This calculated the need as zero for the Broads.

2. Gypsy and Traveller Need in Great Yarmouth

Over the past two or three years, it has become apparent that there are and have been some unauthorised Gypsy and Traveller encampments/development in the Broads part of Great Yarmouth Borough, which would result in a need for pitches.

Recently, we worked with Great Yarmouth Borough Council (GYBC) to investigate the need for Gypsy and Traveller sites Borough-wide. RRR Consultants were commissioned to undertake the Gypsy and Traveller Need Study which can be found [here](#). They concluded the need as follows:

Period	Number of pitches
2022-2027	7
2027-2032	1
2032-2037	1
2037-2041	1
Total 2022-2041	10

It should be noted that we intend to undertake an addendum to this study in the next year or two to update it to reflect any other unauthorised pitches in the Cobholm Island area of Great Yarmouth.

3. Gypsy and Travellers – call for sites in Great Yarmouth part of the Broads

We are undertaking a call for sites for Gypsy and Traveller pitches/sites in the Great Yarmouth part of the Broads.

Appendix x includes a form that needs to be completed in full and submitted to the Broads Authority for assessment by **xxxx** (the date the consultation on the Issues and Options ends).

We will work with stakeholders to assess any sites brought forward. We cannot guarantee that your site will be allocated as we may not deem it suitable for allocation in the Local Plan. We will set out our reasons for any decision we make. As set out in section 5, there are many constraints to development in the Broads.

If you wish to put a site forward for us to consider for Gypsy and Travellers, please fill out the form at Appendix x.

4. The Broads and development

As set out in Section 5 of the Local Plan, there are many constraints to development. For example, flood risk, rural nature of the area as well as landscape and biodiversity considerations. Indeed, the NPPF at paragraph 176 says *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'*.

5. The Gypsy and Traveller need in other parts of the Broads

We know there is a need in GYBC area and that is partly because of some unauthorised encampments/developments in the Broads part of the Borough.

We are not aware of any unauthorised encampments/developments and there are no permitted Gypsy and Traveller sites or pitches elsewhere in the Broads.

We are aware that GNLP Commissioned an [addendum](#) to the 2017 needs study. This sought to update the figures as the Greater Norwich Local Plan was submitted for examination. This addendum did not identify any need for the Broads.

We will work with the other 5 district councils over the coming years regarding any updated work on the need for Gypsy and Travellers. But as things currently stand, there is a need in the GYBC area of the Broads and nowhere else in the Broads.

Question x: Do you have any thoughts on Gypsy and Travellers and the Local Plan?



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Residential caravans

The following is one of the draft sections of the Issues and Options. It relates to residential caravans in the Great Yarmouth Borough area. Members' thoughts are welcomed as we finalise this section of the Issues and Options.

Please note that in section 3 below there is reference to a form to be used for the 'call for sites' process; this form can be found in Appendix 6 which covers this topic. The Residential Caravans Needs Study referred to below can be found at Appendix 3.

1. Residential caravans

The [Housing and Planning Action 2016](#) requires the need of those residing in caravans to be considered. These are caravans that are used for residential – they are not holiday caravans or gypsy, traveller and travelling show people caravans.

We worked with other Norfolk LPAs in 2017 to assess the [residential caravan need](#). This calculated the need for the Broads as zero.

2. Residential Caravan Need in Great Yarmouth

Recently, we worked with Great Yarmouth Borough Council to investigate the need for residential caravans Borough-wide. RRR Consultants were commissioned to undertake the Gypsy and Traveller Need Study which can be found [here](#). They concluded the need as follows:

Summary of accommodation needs 2022-41 (residential caravan pitches)					
	2022-27	2027-32	2032-37	2037-41	2022-41
Broads Authority	12	0	0	0	12

It should be noted that we intend to undertake an addendum to this study in the next year or two to update it to reflect any other unauthorised pitches in the Cobholm Island area of Great Yarmouth.

3. Residential caravans – call for sites in Great Yarmouth part of the Broads

We are undertaking a call for sites for residential caravans in the Great Yarmouth part of the Broads.

Appendix **x** includes a form that needs to be completed in full and submitted to the Broads Authority for assessment by **xxxx** (the date the consultation on the Issues and Options ends).

We will work with stakeholders to assess any sites brought forward. We cannot guarantee that your site will be allocated as we may not deem it suitable for allocation in the Local Plan. We will set out our reasons for any decision we make. As set out in section 5, there are many constraints to development in the Broads.

If you wish to put a site forward for us to consider for residential caravans, please fill out the form at Appendix x.

4. The Broads and development

As set out in Section 5 of the Local Plan, there are many constraints to development. For example, flood risk, rural nature of the area as well as landscape and biodiversity considerations. Indeed, the NPPF at paragraph 176 says *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'*.

5. The residential caravan needs in other parts of the Broads

We know there is a need in GYBC area and that is partly because of some unauthorised encampments/developments in the Broads part of the Borough.

We will work with the other 5 district councils over the coming years regarding any updated work on the need for residential caravans. But as things currently stand, there is a need in the GYBC area of the Broads and nowhere else in the Broads.

Question x: Do you have any thoughts on residential caravans and the Local Plan?



**Local Plan for the Broads - Review
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Call for sites for residential dwellings (Broads-wide), residential moorings (Broads-wide), residential caravans (Great Yarmouth Borough only) and Gypsy and Traveller sites (Great Yarmouth Borough only).

1. Introduction for Members

The call for sites for residential dwellings (Broads-wide), residential moorings (Broads-wide), residential caravans (Great Yarmouth Borough only) and Gypsy and Traveller sites (Great Yarmouth Borough only) will take place at the same time as the Issues and Options. Site promoters will be asked to fill out the Call for Sites form. We will look at making it a word document as well as available on Survey Monkey.

Even if a site is currently allocated for development in the Local Plan, we will ask for this form to be filled out as it is prudent to continue to check the suitability and deliverability of sites.

The questions asked and the information requested are all important to understand the intentions of the promoter, the constraints of the site, how achievable, available and deliverable the site is and to provide information that will help us to conclude if the site is suitable for allocation.

Once a site is submitted, site visits will be held and we will ask stakeholders like Highways and the Parish/Town Council for comments. We will then collate all the information and assess if the site is suitable for allocation. We cannot guarantee that we will allocate all sites that come forward as our assessment may lead us to conclude it is not suitable. We will explain clearly reasons for allocating or not allocating. Allocations will form part of the Preferred Options version of the Local Plan.

Preferred sites will be allocated in the next version of the Local Plan.

2. Call for Sites section of the Issues and Options

At this Planning Committee, there are bite size pieces relating to residential dwellings, residential moorings, residential caravans and gypsy and traveller sites. In each of these sections, you will see a small section on the call for sites, directing the reader to the following form to fill in.

3. Proposed Call for Sites form

This is the proposed form. It is expected that all proposals fill out the entire form. There are some questions unique to certain land uses and these are specified towards the end of the form.

- 1 **Part 1 – to be filled out for all types of development**
- 2 **A. About you**
- 3 Name
- 4 Organisation
- 5 Are you land owner or agent or other?
- 6 If an agent, who is the client?
- 7 Email address:
- 8 Phone number:
- 9 **B. Site information**
- 10 Site address:
- 11 Grid reference:
- 12 Parish:
- 13 District:
- 14 Site size (Ha):
- 15 Greenfield or brownfield land?
- 16 Who owns the land?
- 17 If the site is in multiple landownerships do all landowners support your proposal for the
- 18 site?
- 19 What is the current land use?
- 20 Has the site been previously developed?
- 21 Describe any previous uses of the site. (please provide details of any relevant historic
- 22 planning applications, including application numbers if known)

23 **C. Proposed use of the site**

24 What do you propose to develop on the site?

- 25 • Residential dwellings – Broads area wide
26 • Residential moorings – Broads area wide
27 • Residential caravans (not holiday or Gypsy and Traveller) in Great Yarmouth Borough
28 area only
29 • Gypsy and Traveller sites in Great Yarmouth Borough area only – permanent site
30 • Gypsy and Traveller sites in Great Yarmouth Borough area only – transit site
31 • Gypsy and Traveller sites in Great Yarmouth Borough area only – temporary stopping
32 site

33 Please note that we have an identified need for residential caravans and gypsy and
34 travellers sites in the Borough of Great Yarmouth only.

35 Please provide a short description of the development or land use you proposed

36 How many dwellings?

37 What type of dwellings – affordable, market, older persons, holiday homes, second homes?

38 How many residential moorings are proposed?

39 How many mooring berths do you have in total on site?

40 How many Gypsy and Traveller pitches?

41 How many residential caravans?

42 Please describe any benefits to the Local Area that the development of the site could
43 provide.

44 **D. Site Features and Constraints**

45 Are there any features of the site or limitations that may constrain development on this site
46 (please give details)?

47 For residential dwellings, residential caravans and gypsy and travellers sites: Accessibility to
48 local services and facilities: How many, and what, key services are there within 800m/10
49 minutes walking distance of the site in town centres, 1,200m elsewhere and 2,000m for
50 school access and employment?

51 For residential moorings:

52 Is the proposed site in a mooring basin, marina or boatyard

53 Is the site within or adjacent to a defined development boundary or 800m/10 minutes
54 walking distance to three or more key services (see reasoned justification) and the walking
55 route is able to be used and likely to be used safely, all year round or is in Norwich City
56 Council's Administrative Area? Please provide details.

57 *Key services are:*

- 58 • *A primary school*
- 59 • *A secondary school*
- 60 • *A local healthcare service (doctors' surgery)*
- 61 • *Retail and service provision for day to day needs (district/local shopping centre, village*
62 *shop)*
- 63 • *Local employment opportunities which are defined as follows, which reflect areas with*
64 *potentially a*
- 65 • *number of and variety of job opportunities:*
- 66 • *Existing employment areas allocated/identified in our districts' Local Plans; or*
- 67 • *City, Town or District Centre as identified in the Local Plan for the Broads or our District's*
68 *Local Plan. We note that this means such centres count towards two of the three key*
69 *services test; or*
- 70 • *These sites that are allocated in the Local Plan for the Broads: BRU2, BRU4, CAN1, HOR6,*
71 *POT1, STA1, TSA3.*
- *A peak-time public transport service to and from a higher order settlement (peak time for*
the purposes of this criterion will be 7-9am and 4-6pm)

72 Site Access: Is there a current means of access to the site from the public highway, does this
73 access need to be improved before development can take place and are there any public
74 rights of way that cross or adjoin the site?

75 Topography: Are there any slopes or significant changes of in levels that could affect the
76 development of the site?

77 Ground Conditions: Are ground conditions on the site stable? Are there potential ground
78 contamination issues?

79 Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is
80 the nature, source and frequency of the flooding

81 Legal Issues: Is there land in third party ownership, or access rights, which must be acquired
82 to develop the site, do any restrictive covenants exist, are there any existing tenancies?

83 Environmental Issues: Is the site located next to a watercourse or mature woodland, are
84 there any significant trees or hedgerows crossing or bordering the site are there any known
85 features of ecological or geological importance on or adjacent to the site

86 Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or
87 Schedules Monuments on the site or nearby? If so, how might the site's development affect
88 them?

89 Neighbouring Uses: What are the neighbouring uses and will either the proposed use or
90 neighbouring uses have any implications?

91 Existing uses and Buildings: are there any existing buildings or uses that need to be
92 relocated before the site can be developed. Are there any utilities on or near or over the
93 site?

94 How will your proposal protect the dark skies in the area and not produce light pollution?

95 Other: (please specify):

96 **E. Utilities**

97 Which of the following are likely to be readily available to service the site and enable its
98 development? Please provide details where possible.

99 Mains water supply

100 Mains sewerage – to which Water Recycling Centre would this flow to?

101 Electricity supply

102 Gas supply

103 Public highway

104 Broadband internet

105 Other (please specify):

106 Please provide any further information on the utilities available on the site:

107 **F. Availability**

108 Please indicate when the site could be made available for the land use or development
109 proposed.

- 110 • Immediately (within the next year)
- 111 • Within 5 years
- 112 • 5-10 years
- 113 • 10-15 years
- 114 • 15-20 years

115 Please give reasons for the answer given above.

116 Is the site being marketed? Add any detail as necessary (e.g. where, by whom, how much for
117 etc.)

118 Please indicate what level of market interest there is/has been in the site. Please include
119 relevant dates in the comments section.

120 Comments

121 **G. Delivery**

122 Please indicate when you anticipate the proposed development could be begun.

- 123 • Immediately (within the next year)
- 124 • Within 5 years
- 125 • 5-10 years
- 126 • 10-15 years
- 127 • 15-20 years

128 Once started, how many years do you think it would take to complete the proposed
129 development (if known)?

130 Estimated annual build out rate (including justification):

131 What are the barriers to delivering the site?

132 **H. Achievability**

133 Explain how delivering what you propose on the site is achievable. A site will be considered
134 achievable where there is a reasonable prospect that development will occur on the site at a
135 particular point in time. A key determinant of this will be the economic viability of the site.
136 This will be influenced by the market attractiveness of a site, its location in respect of
137 property markets and any abnormal constraints on the site.

138 You acknowledge that there are likely to be policy requirements which will be in addition to
139 the other development costs of the site (depending on the type and scale of land use
140 proposed). These requirements are likely to include but are not limited to: Affordable
141 Housing; Sports Pitches & Children's Play Space and Recreational impact avoidance tariff.

142 Do you know if there are there any abnormal costs that could affect the viability of the site
143 e.g. infrastructure, demolition or ground conditions?

144 If there are abnormal costs associated with the site please provide details:

145 Do you consider that the site is currently viable for its proposed use taking into account any
146 and all current planning policy considerations and other abnormal development costs
147 associated with the site?

148 Please attach any viability assessment or development appraisal you have undertaken for
149 the site, or any other evidence you consider helps demonstrate the viability of the site.

150 **I. Additional information**

151 Have you discussed your intentions for this site with your neighbours and the local
152 parish/town council? Please provide details.

153 Have you put this site forward for development before? Please provide details.

154 [Biodiversity Net Gain](#) is due to come into effect from 2023. How will you address the
155 requirements?

156 Please use the space below to for additional information or further explanations on any of
157 the topics covered in this form.

158 Please upload a map of the site, showing the context and the area for consideration
159 outlined in red.

160 I acknowledge that this submission will be made public as part of the local plan preparation
161 and any related consultations.

162 **J. Important considerations**

163 • **Nutrient Neutrality**

164 Please be aware that if your site is within the [Broads SAC catchment](#), if your site is taken
165 forward and allocated in the Local Plan, it is very likely that on applying for planning
166 permission, you will need to mitigate for [Nutrient Neutrality](#). At the time of writing, the
167 exact form of mitigation and the cost was being calculated and produced. But using
168 examples of mitigation from elsewhere, the cost per dwelling or residential mooring is
169 around £2,000 to £3,000 per dwelling. Please tick to say that you have read and understood
170 this **xxxx**.

171 • **Norfolk and Suffolk Coast Recreation Avoidance Mitigation Strategies (RAMS)**

172 Please also be aware that dwellings, caravans, gypsy and traveller pitches and residential
173 moorings in Norfolk and part of Suffolk will be required to mitigate their impact on
174 protected wildlife sites. There is a [scheme](#) in place whereby at the planning application

175 stage, a payment of around £190 in Norfolk and around £320 in Suffolk is made to act as
176 mitigation. Please tick to say that you have read and understood this **xxxx**.

177 **Part 2 - Specific questions for residential moorings only**

178 How will the proposed site provide an adequate and appropriate range of ancillary facilities
179 on site to meet the needs of the occupier of the residential moorings (for example potable
180 water, wastewater pump out, and electricity) or provides adequate access to these ancillary
181 facilities in the vicinity of the residential mooring?

182 Will the proposal result in the loss of moorings available to visitors/short stay use? Please
183 provide details.

184 Will the proposed location of the moorings impede the use of the waterway? Please provide
185 details.

186 How do you think the proposed scheme will impact the following?

- 187 a) the character and appearance of the site or the surrounding area arising from the
188 moorings and the use of adjacent land incidental to the mooring;
189 b) protected species, priority habitats and designated wildlife sites;
190 c) the amenities of neighbouring occupiers; or
191 d) bank erosion.

192 Explain how your proposal provides safe access between vessels and the land without
193 interfering with or endangering those using walkways.

194 Explain how the proposal will provide adequate car/cycle parking.

195 Explain how the proposal will make provision for safe access for service and emergency
196 vehicles and pedestrians.

197 How will the proposal not prejudice the current or future use of adjoining land or buildings?

198 How will the proposal make adequate provision for waste, sewage disposal and the
199 prevention of pollution?

200 Explain how the proposal will make adequate provision for the installation of pump-out
201 facilities (where on mains sewer)? If there are adequate facilities in the vicinity, please
202 explain.

203 How will the scale of your proposal be commensurate with the scale of development
204 proposed for that settlement (as a whole)?

205 How will provisions be made for facilities associated with residential uses (such as rubbish,
206 amenity space, external storage and clothes drying for example)?

207 **Part 3 - Specific questions for Gypsy and Traveller pitches**

208 How does your proposal avoid sites being over-concentrated in any one location or
209 disproportionate in size to nearby communities?

210 How is there adequate provision for parking, turning and safe manoeuvring of vehicles
211 within the site?

212 If for a transit site, how is your site in close proximity to the main established travelling
213 routes in the area?

214 How does the site have clearly defined physical boundaries and will be appropriately
215 screened and landscaped and be capable of visual privacy?

216 How will permanent built structures in rural locations or on settlement fringes be restricted
217 to essential facilities?

218 How is there is sufficient amenity space for occupiers?

219 How are the sites or pitches capable of being provided with adequate infrastructure such as
220 power, water supply, foul water drainage and recycling/waste management?

221 How do proposals not cause unacceptable harm to the amenity of neighbouring uses and
222 occupiers and the tranquillity of the area?



**Local Plan for the Broads - Review
Issues and options bitesize pieces
June 2022**

Design

The following is one of the draft sections of the Issues and Options. It relates to Design. Members' thoughts are welcomed as we finalise this section of the Issues and Options.

It should be noted that there is another, separate report being presented to this Planning Committee on work underway towards the preparation of a design code/guide.

1. About design and the Broads

The Broads Authority has the equivalent status to a National Park, recognised for its high landscape and built qualities. National policies are clear in outlining that proposals should preserve and enhance the special qualities of the area, with the scale and extent of development being limited and any development being sensitively located and designed to avoid and minimise adverse impact on the area.

We must seek to ensure that new development is of the highest standard of design and reflects the sensitive context in which it sits. As well as the external appearance of new buildings, they must relate well to their surroundings, including the wider landscape, enhance biodiversity and seek to tackle climate change, be safe and secure, enable good access for all, be sustainable and flood resilient.

2. Government and national policy and design

The [Planning White Paper of 2020](#) identified design of new build as a particular focus of the proposed planning reforms, proposing 'to bring a new focus on design and sustainability'.

In 2021, the updated NPPF required all Local Planning Authorities to prepare design guides or codes, reflecting local character and design preferences. They are intended to provide a 'local framework for creating beautiful and distinctive places'.

The Government published the [National design guide - GOV.UK \(www.gov.uk\)](#) also in 2021. The National Design Guide 'illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice'.

At the same time, the [National Model Design Code - GOV.UK \(www.gov.uk\)](#) was published which 'provides detailed guidance on the production of design codes, guides and policies to promote successful design'.

3. What our policy says now

Policy DM43 of the adopted Local Plan says ‘all development will be expected to be of a high design quality. Development should integrate effectively with its surroundings, reinforce local distinctiveness and landscape character and preserve or enhance cultural heritage’. It then goes on to discuss various aspects of design such as mix of uses, crime prevention, accessibility and landscaping.

4. Planning guides

We already have some design guides in place. These relate to the design of riverbank stabilisation and moorings, as well as Waterside Bungalows and Chalets. We have some other guides on landscaping/landscape as well as biodiversity enhancements. You can see our planning guides here: [Broads planning guides \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/broads-planning-guides).

5. Design work underway

We will be updating the Local Plan policy relating to design. It is not envisaged that this will be significantly different to the existing policy, although we will need to ensure it is in accordance with the National Design Guide and National Model Design Code.

In order to meet the requirements of the NPPF, we have also started work on preparation of a Design Guide for the Broads. Early stage public consultation has helped to establish what the public value about their built environment and this is helping to inform the development of the Design Guide. The draft Design Guide for the Broads is out for consultation at the same time as the Issues and Options.

Question xx: Do you have any thoughts on how the Local Plan can ensure good design in the Broads?