

Broads Authority Local Plan Regulation 19 version Representation Form

This is the form for making representations on the Broads-Authority Local Plan Publication version.

There is guidance about how to respond to this consultation and that can be found here: [Regulation 19 response guidance](#)

The various documents that are being consulted on can be found here: [Consultations](#)

The consultation ends 4pm on 26/09/2025. Responses received after this date may not be considered. Only representations received within this period have a statutory right to be considered by the Inspector at the subsequent examination.

Please note:

- **Separate forms should be completed for each representation.**
- All respondents must provide their personal details.
- Representations should be on the basis of the **soundness or legal compliance** of the Plan. (Please see guidance note for more details.)
- It is recommended that groups who share a common view submit a **single form rather than multiple copies** and provide a list of each person supporting the representation.
- By completing this form you agree to your details being shared. Your name, organisation and comments (but not your other personal details) will be made available for public viewing. **These representations cannot be treated as confidential.**

* 1. Your Contact Details:

Name: [Sarah Bowerman](#)

Organisation/Group: [Essex & Suffolk Water](#)

2. Agent Details (if applicable):

Name: [Mark Hodgson](#)

Organisation/Group: [Savills \(UK\) Ltd](#)

3. Group Representations:

If your representation is on behalf of a group, how many people support it? [N/A](#)

Please send a list of each person in your group that supports the representation to planningpolicy@broads-authority.gov.uk.

* 4. To which part of the Plan does your representation relate?

Paragraph Number:

Policy Number: [Policy PUBSP15: Natural Environment](#)

Map Reference:

Appendix:

Supporting Document:

*** 5. Do you consider that this part of the Plan meets the legal and procedural requirements?** (see guidance note for assistance with this question)

Yes

~~No~~

*** 6. Do you consider this part of the Plan has met the tests of soundness?** (see guidance note for assistance with this question)

~~Yes~~

No

*** 7. If you answered No, to Q6 - Do you consider this part of the Plan to be unsound because it is not:**

Positively Prepared:

Justified: The policy is not considered to be justified or effective in relation to the development of essential water infrastructure.

Effective: The policy is not considered to be justified or effective in relation to the development of essential water infrastructure.

Consistent with National Policy:

(Select this option if you did not answer no)

*** 8. Please give details of why you consider this part of the Plan is not legally compliant or sound. If you wish to support the legal compliance or soundness of the Plan please also use this box to set out your comments.**

Policy PUBDM15: Natural Environment refers to the protection of biodiversity and enhancement of natural habitats. As mentioned in response to Policy PUBSP5: Biodiversity and Policy PUBSP16: Biodiversity Net Gain, on Essex & Suffolk Water's capital projects, it is not always appropriate to provide Biodiversity Net Gain on site due to the nature of their projects. Flexibility within local policy is therefore required, and is not currently provided. Please see response to Policy PUBSP16 for more detailed comments.

Point 8 of Policy PUBDM15 also states that (underline added by Savills for emphasis):

"Development that would have an adverse impact on a Local Nature Reserve, County Wildlife Site, a section 41 priority habitat identified under the Natural Environment and Rural Communities (NERC) Act 2006, or a local site of geodiversity, including peat soils, will only be permitted in exceptional circumstances, having regard to the international, national, regional and local importance of the site in terms of its contribution to biodiversity, scientific and educational interest, geodiversity, visual amenity and recreational value."

It is unclear from the wording of Policy PUBDM15 how the Council defines 'exceptional circumstances'. Whilst Essex & Suffolk Water's capital projects will have regard to Local Nature Reserves, County Wildlife Sites, priority habitats or local sites of geology wherever possible, there may be situations whereby some impact is unavoidable due to the necessity of essential infrastructure delivery. Greater clarity is therefore sought regarding the definition of 'exceptional circumstances', and the delivery of essential infrastructure projects should be considered 'exceptional circumstances'.

*** 9. Have you raised this issue during previous consultations on the Local Plan?**

~~Yes~~

No

If you have answered 'No' could you please explain why this has not been raised before:

Savills (UK) Ltd was not acting on behalf of our client, Essex & Suffolk Water, during the previous consultations on the Local Plan. To provide comments during the Regulation 19 consultation, it is not required to have commented on previous versions of the Local Plan. Comments during the Regulation 19 consultation are focused on issues of legal compliance and soundness.

*** 10. Please set out what change(s) you consider necessary to make the Plan legally compliant or sound.** You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text and cover all the evidence and supporting information necessary to support/justify the representation. If you are not seeking changes then please write 'not seeking changes'.

Any policy wording relating to the delivery of Biodiversity Net Gain should be updated to provide greater flexibility to reflect that it is not always possible to achieve on-site Biodiversity Net Gain in every instance. Local policy should therefore state that on-site Biodiversity Net Gain should be provided wherever possible.

On behalf of Essex & Suffolk Water, Savills (UK) Ltd also encourages the Council to define 'exceptional circumstances'. The provision of essential infrastructure should be considered an 'exceptional circumstance'.

*** 11. If your representation is seeking a change, do you consider it necessary to participate in the public examination?** (Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the public examination, although all members of the public may observe the proceedings)

Yes

~~No~~

~~I am not seeking changes~~

*** 12. Would like to be notified of the following?**

- Submission of the Local Plan to the Secretary of State for Public Examination;
- The publication of the recommendations of any person appointed to carry out an the Examination of the Local Plan (the Inspector's Report); and
- The adoption of the Broads Local Plan.

Yes

~~No~~

*** 13. Please sign and date this form (writing your name and dating it is adequate):**

Signature:

Date: 25/9/25

The closing date for responses is 4pm, 26/09/2025