

Planning Committee

Agenda 18 June 2021

10.00am

Conference Room 1, The King's Centre, 63-75 King Street,
Norwich, NR1 1PH

Introduction

1. To receive apologies for absence
2. To receive declarations of interest
3. **To receive and confirm the minutes of the Planning Committee meeting held on 21 May 2021** (Pages 3-11)
4. To note whether any items have been proposed as matters of urgent business

Matters for decision

5. 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](#)
6. Request to defer applications include in this agenda and/or vary the order of the agenda
7. **To consider an application for planning permission:**
 - 7.1. BA/2021/0067/FUL – The Old Bridge Hotel site, Bridge Road, Potter Heigham (Pages 12-21)

Enforcement

8. **Enforcement update** (Pages 22-26)
Report by Head of Planning

Policy

9. **Sustainability Scoping report – for technical consultation** (Pages 27-137)
Report by Planning Policy Officer
10. **Beccles Neighbourhood Plan – proceeding to referendum** (Pages 138-140)
Report by Planning Policy Officer

11. **Consultation documents - update and proposed response** (Pages 141-148)
Report by Planning Policy Officer

Matters for information

12. **Appeals to the Secretary of State update** (Pages 149-151)
Report by Senior Planning Officer
13. **Decisions made by Officers under delegated powers** (Pages 152-155)
Report by Senior Planning Officer
14. **To note the date of the next meeting – Friday 16 July 2021 at 10.00am**

Planning Committee

Minutes of the meeting held on 21 May 2021

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Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Stephen Bolt, Bill Dickson, Andrée Gee, Gail Harris, Tim Jickells and James Knight

In attendance

Natalie Beal – Planning Policy Officer (items 9-11), Kayleigh Judson – Heritage Planning Officer, Cheryl Peel – Senior Planning Officer, Calum Pollock – Planning Assistant, Cally Smith – Head of Planning, Sara Utting – Governance Officer

1. Apologies and welcome

The Chair welcomed everyone to the meeting.

Apologies were received from Lana Hempsall, Bruce Keith, Leslie Mogford, Vic Thomson and Fran Whymark.

Openness of Local Government Bodies Regulations 2014

The Chair explained that the meeting was being audio-recorded. All recordings remain the copyright of the Broads Authority and anyone wishing to receive a copy of the recording should contact the Governance team. The minutes remained the record of the meeting

2. Declarations of interest and introductions

Members introduced themselves and, where applicable, provided their declarations of interest as set out in Appendix 1 to these minutes and in addition to those already registered.

3. Minutes of last meeting

The minutes of the meeting held on 23 April 2021 were approved as a correct record and would be signed by the Chairman.

4. Matters of urgent business

There were no items of urgent business.

5. Chair's announcements and introduction to public speaking

Public Speaking: The Chair stated that public speaking was in operation in accordance with the Authority's Code of Conduct for Planning Committee.

6. Requests to defer applications and/or vary agenda order

No requests to defer or vary the order of the agenda had been received.

7. Applications for planning permission

The Committee considered the following applications submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decisions set out

below. Acting under its delegated powers, the Committee authorised the immediate implementation of the decisions.

The following minutes relate to additional matters of information or detailed matters of policy not already covered in the officer's report, which were given additional attention.

James Knight left the meeting at this point (10.09am).

(1) BA/2021/ 0128/FUL – Norfolk Broads Direct, Wroxham

Replacement quay heading

Applicant: Mr James Knight, Norfolk Broads Direct

The Senior Planning Officer (SPO) provided a detailed presentation on the retrospective application for the replacement of 95m of dilapidated quay heading with new sheet steel piling and associated timber capping and waling at Norfolk Broads Direct, Wroxham. The SPO reported an additional letter of objection which had been received, expressing concerns at the raising of the quay heading in order to raise the level of the car park to prevent additional flooding on Norwich Road. The Highways Engineer had advised that prior to the works on the quay heading commencing, the applicant had contacted them for their highway survey drainage plans in the area. He acknowledged that there had been flooding in that area, including before the recent works, and the system did, on occasion, backup onto the carriageway, but there were no easy or cheap ways to fix this problem and so a feasibility study was currently being undertaken by Norfolk County Council to look at all of the available options and costs. In conclusion, no new material issues had been raised by this additional objection and there remained no objection from Norfolk County Council Highways.

In assessing the application, the SPO addressed the key issues of: the principle of development; design of the proposal and the impacts on the character of the area, flood risk and highways.

In response to a request for an explanation on why the application was retrospective and how the Authority had become aware, the SPO stated that the applicant had advised he believed a previous planning permission applied to this part of the basin when he purchased the site last year. However, as this only included a 20m length into the basin, permission was required for the additional works. The Parish Council had made the planning department aware of the works and contact had been made with the applicant. The works continued while the planning application was submitted and processed.

A member commented that the works were a logical piece of maintenance, as the ground was sinking, and had improved the area. However, he expressed concern at the retrospective nature of the application, particularly as the applicant was an experienced member of the Planning Committee. A number of members expressed similar concerns and it was suggested that guidance should be issued to all members. In response, the HoP advised that very little weight could be afforded to the fact that the application was retrospective and the main concern was the acceptability of the proposal. She advised that, previously, applicants had sometimes been written to advising of the Committee's disappointment in the case of

retrospective applications. A member commented that, whilst he supported the application, he considered that the applicant should be advised of the Committee's concerns and disappointment at the retrospective nature of the application, taking into account his position as a member of the Authority and furthermore, the Planning Committee. Another member commented that it was embarrassing and could be awkward if publicised.

In conclusion, members considered the replacement quay heading was acceptable in this location and accorded with the relevant policies of the Local Plan for the Broads 2019.

Tim Jickells proposed, seconded by Harry Blathwayt and

It was resolved unanimously

To approve the application but to advise the applicant of the Committee's concerns and disappointment that the application had been submitted retrospectively.

James Knight re-joined the meeting at this point (10.26am).

(2) BA/2021/0084/FUL – 123 Bridge Road, Oulton Broad

Sub-divide shop into two units; new shop fronts and one flat to the rear

Applicant: Mr Graham Hawkins

The Planning Assistant (PA) provided a detailed presentation of the application for the sub-division of the shop into two units, new shop front and provision of a one bed residential flat to the rear, at 123 Bridge Road in Oulton Broad.

In assessing the application, the PA addressed the key issues of: the principle of development; design of the alterations to the building; the impact on the Conservation Area, amenity and highways, and other considerations relating to water quality and drainage, and employment.

In response to a question on whether the loss of some retail space and conversion to residential unit had been necessary for the sustainability of the retail units, the PA stated that this had not been made clear in the application but viability could possibly have been a consideration.

A member commented that the unit had been empty for some time since the former supermarket had closed (and prior to the pandemic) and it was important to protect the retail use within the high street, which he considered to be the purpose of the policy. He felt that two smaller retail units would be more viable than one larger unit and, in his opinion, the application complied with the spirit of the policy. Another member supported this view, stating that shops were a valued part of the tourism industry within Oulton Broad and this property had been advertised for a considerable number of months but remained empty. Furthermore, there had previously been a flat in the building, accessed via the side from Everitt Road, albeit a number of years ago.

In conclusion, members considered that the design of the proposed alterations was appropriate and the provision of a residential dwelling acceptable, with the development of the two shops supporting the viability of the district centre.

James Knight proposed, seconded by Andrée Gee and

It was resolved unanimously

To approve the application subject to conditions on time limit; in accordance with approved plans; material samples; biodiversity conditions including enhancements; parking areas to be provided before use commences; refuse and recycling bins to be provided before use commences and no external lighting.

(3) BA/2021/0131/LBC – How Hill House

Internal works to create ensuite bedrooms

Applicant: How Hill Trust

The Heritage Planning Officer (HPO) provided a detailed presentation of the application for the removal and addition of internal stud walls and doors on the first and second floors to create 12 separate ensuite bedrooms at How Hill House, How Hill Road in Ludham. She referred to a minor amendment to paragraph 6.5 of the report so it read “As only modern partitions and only minimum historic walls are proposed to be altered” In addition, the HPO reported that the Parish Council supported the application and, as the required details had been submitted and considered appropriate, conditions (4) and (5) of the recommendation could now be deleted.

In assessing the application, the HPO addressed the key issues of: the impact on the character and integrity of the Listed Building; impact on an existing community and visitor facility and impact on neighbouring amenity.

Tim Jickells left the meeting at this point (10.56am).

In response to a question on whether there would be any external signs of the development, the HPO advised that any small sections of the internal walls which were currently bi-sected by the windows and visible from the outside would no longer be visible.

Members concluded that the proposals would not cause any harm to the significance of the Listed Building and would actually rectify some previous damage, whilst securing the ongoing viability of an existing educational centre.

Andrée Gee proposed, seconded by Harry Blathwayt and

It was resolved unanimously

To approve the application subject to conditions relating to: standard time limit; in accordance with plans and any damage to be made good.

Tim Jickells re-joined the meeting at this point (11.05am).

8. Enforcement update

Members received an update report from the Head of Planning on enforcement matters previously referred to the Committee. Further updates were provided at the meeting as follows:

former Marina Keys, Great Yarmouth: only a very minor amount of material remained onsite. A minor amendment to the approved scheme had been requested which required a Section 106 Agreement and the permission would be granted as soon as the s106 had been signed. Works should then commence on the development.

land at the Beauchamp Arms PH, Carleton St Peter: the landowner had requested a deferral of the Court hearing scheduled for 12 May but this had been refused by the Court. His Barrister subsequently attended the Hearing at Norwich Magistrates' Court and pleaded for an adjournment to enable his client to seek detailed legal advice. This was finally agreed by the Magistrates, following discussion, with a new date of 9 June. However, it was made clear to the landowner that he must appear in person in Court and enter a Plea.

land to east of North End, Thorpe next Haddiscoe: site remained uncleared when visited by officers yesterday. Contact would be made with the landowner to pursue compliance and, if necessary, Committee authorisation sought to take more formal action as appropriate. One option was to take direct action, which might be a more cost effective and simpler approach than a prosecution.

In response to a question on whether this information was all enforcement cases or just those which had been authorised by Committee, the HoP advised that these were just Committee cases and there were approximately 40 cases currently being processed by officers at any one time. Most were confidential and most resolved through negotiation.

9. Residential Moorings Guide – adoption

The Planning Policy Officer (PPO) introduced the report, which proposed the adoption of the Residential Moorings Guide by the Authority. The Guide had previously been considered by the Committee in early 2020 and again in February 2021 when it had been recommended for endorsement by the Authority but the Environment Agency (EA) had subsequently proposed a change to section 3 relating to houseboats. This was a technical change and, as such, officers had decided to present the Guide to committee again for further consideration.

In response to a member query on whether the proposed change by the EA meant that permanent residential houseboats would not be permitted, another member subsequently asked if houseboats could only be used for occasional use and whether this included as tourist accommodation. The PPO drew members' attention to the EA's classification of a body of water as Flood Zone 3b and therefore permanent residential accommodation would be incompatible. Tourist accommodation was also classed as more vulnerable and therefore also incompatible with Flood Zone 3b and should not be permitted. The PPO emphasised that this did not affect residential moorings. However, this did not prevent applications being submitted for houseboats if the applicant disagreed with the assessment, but they would

need to be assessed against the guidance and national policy. One Member asked if there was a role for the Broads Authority in liaising with the Government about such uses being classed as Water Compatible. The PPO said that this could be something investigated through the work on the emerging Local Plan.

In response to a question, the PPO confirmed that this new guide would only relate to new planning applications only, and not existing properties. In addition, she emphasised that it was a guide and not a policy document. Any application would be assessed against the flood risk tables set out in national policy/guidance.

A member commented that as this was a change to the existing pattern of use, all Authority members needed to be clear on what defined a houseboat and the PPO agreed to include this in the report for consideration by the Authority in July.

Stephen Bolt proposed, seconded by Harry Blathwayt and

It was resolved unanimously to endorse the amended Residential Moorings Guide to the Broads Authority for adoption.

10. Marketing & Viability Guide – draft for approval for consultation

The Planning Policy Officer introduced the report, which proposed the endorsement of the Marketing and Viability Guide by the Authority for consultation purposes. The Guide would assist applicants and agents when they were required to carry out a robust marketing campaign and/or viability assessment for development proposals which were in contravention of the adopted policy position. Consultation had first been undertaken in September 2019 and then again in March/April 2020 on the amended version. However, due to the Covid restrictions and their effect on the public consultation process, it was considered beneficial to consult for a third time.

Bill Dickson proposed, seconded by Tim Jickells and

It was resolved unanimously to endorse the Marketing & Viability Guide and recommend it to the full Authority for consultation purposes.

11. Consultation documents – update and proposed responses

The Planning Policy Officer (PPO) introduced the report, which provided a proposed response to planning policy consultations recently received. She reminded members that, as previously notified by email, the item relating to Winterton Neighbourhood Plan would be deferred as Great Yarmouth Borough Council had very recently advised the Authority that it did not now intend to start the consultation until Friday 21 May. Officers had therefore rescheduled the response for consideration at the next meeting on 18 June as it was considered premature for the Authority to discuss the item today.

The consultation documents and additional comments were as follows:

Changes to permitted development rights for electronic communications infrastructure:
technical consultation by MHCLG:

A member questioned if consideration had been given to using watermills towers for electronic communications equipment, referring to churches which provided internet access under the WiSpire project. The Heritage Planning Officer responded that she was not aware of any projects but officers could certainly investigate. The PPO added that there might be a need for a power supply and highlighted the remoteness of some of the mills. However, there was benefit in utilising existing structures but it would be up to individual mill owners to agree. Another member commented that the low height of the mills probably meant they were unlikely to be suitable, unlike churches which were tall buildings and often built on an incline. The HoP advised that there was a requirement for telecommunications operators to share equipment where possible and demonstrate why where this was not possible. A similar requirement could be set, so they also had to demonstrate that they had looked at other alternatives in the area, such as tall buildings. The PPO agreed to amend the draft response by including additional wording in line with the HoP's comments.

Worlingham Neighbourhood Plan, Regulation 14 version by Worlingham Parish Council:

The PPO advised that the proposed comments were mainly seeking clarification.

It was resolved by consensus to note the report and endorse the proposed responses.

12. Circular 28/83 Publication by Local Authorities of information about the handling of planning applications – Q1 (1 January to 31 March 2021)

The Head of Planning (HoP) introduced the report, which provided the development control statistics for the quarter ending 31 March 2021. Key figures were in table 2, relating to speed of decision, which showed that just over 65% of applications had been determined within the statutory eight week period and just over 32% within an agreed extension. Just over 97% of applications had been determined either within the statutory period or agreed extension time. Table 4 showed the breakdown of the figures for each application category.

In response to a question on whether the figures for the 13 week period related to just major applications or included those within agreed extension, the HoP confirmed that major applications related to the statutory 13 week period identified in table 2 and table 4 showed that both major applications had an agreed extension of time.

The report was noted.

13. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State for May 2021. The Senior Planning Officer reported that a Hearing had been held remotely for the Coltishall appeal at the end of April and the appeal had been dismissed. Worth noting was that the Inspector was comfortable with the Authority's requirement for a marketing period of

12 months (which the appellant had not complied with). The next Hearing would be for Blackgate Farm in Cobholm, Gt Yarmouth.

14. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 12 April to 7 May 2021 and any Tree Preservation Orders confirmed within this period.

15. Customer Satisfaction Survey 2021

The Head of Planning introduced the report on the results of the annual customer satisfaction survey for the planning service.

Members were pleased to note the positive responses and commended the staff on providing a great service during a very difficult year.

16. Date of next meeting

The next meeting of the Planning Committee would be on Friday 18 June 2021 at 10.00am.

The meeting ended at 11.42am

Signed by

Chairman

Appendix 1 – Declaration of interests Planning Committee, 21 May 2021

Member	Agenda/minute	Nature of interest
Tim Jickells	7.3	Appointed by the Broads Authority to the How Hill Trust. Did not speak or vote on the item and left the room.
Andrée Gee	7.2	Ward Member for Oulton Broad
James Knight	7.1	Applicant. Disclosable pecuniary interest and so left the room for this item.

Planning Committee

18 June 2021

Agenda item number 7.1

BA 2021 0067 FUL The Old Bridge Hotel Site, Bridge Road, Potter Heigham Redevelopment of site to create 12 holiday units, restaurant and parking

Report by Planning Officer

Proposal

Erection of 8 X 1 bedroom and 4 X 2 bedroom flats for holiday use, restaurant at ground floor level and associated car parking.

Applicant

Mr Nicholas Mackmin

Recommendation

Refusal

Reason for referral to committee

Major application

Application target date

25 May 2021. Extension of time agreed 25 June 2021

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1. Description of site and proposals

- 1.1. The application site lies on the south side of the River Thurne at the southern entrance to the settlement surrounding Potter Heigham Staithe. The site is adjacent to Bridge Road and is situated between a grassed area on the bank of the river to the north and a building (chip shop) to the south. Potter Heigham bridge is a scheduled monument and is listed as Grade II*.
- 1.2. The site was formerly the location of the Bridge Hotel, but in recent years been used as a car parking area. The Bridge Hotel was for many years a prominent landmark building of the Broads providing accommodation and refreshments to visitors. In 1991 the building burnt down and in 1993 consent was granted for a replacement building, although no works have occurred and the site remains undeveloped.
- 1.3. In 1999 consent was granted for use of part of the site for car parking for a temporary period. Following a period of unauthorised use after this initial temporary consent expired, further temporary permissions were granted in 2011, 2014 and most recently 2019. The current permission expires on 28 May 2022.
- 1.4. The application seeks permission for redevelopment of the site for the erection of 8 X 1 bedroom and 4 X 2 bedroom flats for holiday use, a restaurant at ground floor level and associated car parking.
- 1.5. The development consists of two blocks (A & B). Block A measures 32m by 10m in floor area. The roof is designed with two monopitch roofs and the maximum height is 8.6m. On the ground floor is a restaurant seating 52 covers and a parking area, including cycle parking and bin storage. On the first floor are 8 X 1 bed flats accessed via external staircases. Block B measures 22m by 11m in floor area. It is similar in design to Block A with a maximum height of 8.6m. On the ground floor are car parking garages and on the first floor, 4 X 2 bed flats again accessed via external stairs. Both units will have a roof void with retractable staircases in order to offer a place of refuge during a time of flood.
- 1.6. The proposed materials are a mixture of black, timber boarding and white render with light grey aluminium windows and either slate or colour coated steel for the roofs.
- 1.7. Outside there is additional parking and landscaping of the open space, although no specific landscape scheme has been submitted. There is a total of 26 car parking spaces.

2. Site history

- 2.1. BA/2019/0111/FUL Extend temporary permission for car park use. APCON
- 2.2. BA/2014/0226/FUL Extend temporary 3 year permission for car parking. APCON

- 2.3. BA/2011/0147/CU Extend temporary 3 year permission for car parking APCON
- 2.4. BA/1999/0555/HISTAP continued use of site as car park for temporary period (3 years) and erection of reed panel fence. APCON
- 2.5. BA/1998/0476/HISTAP Renewal of planning permission no. 06/93/0081/BF for reinstatement of fire damaged building. APCON
- 2.6. BA/1995/0350/HISTAP Temporary car park and boat storage. APCON
- 2.7. BA/1993/0165/HISTAP Reinstatement of fire damaged building and provision of additional dining facilities, site and demolition work. APCON
- 2.8. BA/1992/0139/HISTAP Reinstatement of fire damaged building. Refused.

3. Consultations received

Potter Heigham Parish Council

- 3.1. Not against the development but have several concerns. The Heritage Statement is insufficient. Parking concerns. The design is out of keeping. The proposal is contrary to policy.

Repps with Bastwick Parish Council

- 3.2. Not against the redevelopment but have concerns. Drainage concerns. Inconsistencies with the drawings. Would like to see a restriction on no conversion of garages.

Environment Agency

- 3.2. Following our previous response, we have reviewed the updated information and are upgrading our holding objection to an objection in principle. This is because the proposed development falls into a flood risk vulnerability category that is inappropriate to the flood zone in which the site is located. We therefore recommend that the application is refused planning permission on this basis.

BA Historic Environment Manager

- 3.3. Response to additional Heritage information:

As far as I can see, the minor discrepancies between the plans and elevations have been corrected but no other alterations have been proposed. As such, my previous comments dated 1st April 2021 still stand.

An amended Heritage Statement has been provided. This focuses largely on views, rather than the wider definition of 'setting' (as set out in Historic England guidance) and as such is not considered sufficient for such a highly graded and significant heritage asset.

Original Comments:

The two proposed blocks do reflect the predominant form of buildings in the vicinity, in terms of their positioning, form and massing. However, there are some issues that need to be addressed or require further clarification.

The staggered roof form is uncharacteristic and in order to ensure that the buildings more fully reflect the local character it is considered that a simpler pitched roof would be more appropriate. I would also suggest that rooflights should be kept to a minimum and would prefer them to be removed from the front (south-west) roofslope to block A. I appreciate that they form a means of egress but are there other ways in which this could be achieved?

A palette of materials should be provided, including information on items such as the ground floor columns, external staircases and balustrades. More thought should also be given to the north-west elevation of block B, where there is a row of ground floor roller-shuttered garage doors. Perhaps a partially glazed bi-fold timber garage door, that mirrored the tripartite form of the doors above would be more appropriate?

Historic England

3.4. Response to additional Heritage information:

Historic England objects to the current planning application due to there being insufficient information about the impact of the proposed development on the historic environment. We consider that due to the insufficient information, the application does not currently meet the requirements of the NPPF, in particular paragraphs 189, 193 and 194.

As noted in our original response, we do not object in principle to the redevelopment of former Bridge Hotel site. However, we reiterate that appropriately detailed assessment of the impact of the proposed development on the setting of Potter Heigham Bridge scheduled monument is required.

Norfolk County Council (NCC) Highways

3.5. No objection subject to conditions regarding the access and disabled parking layout.

Norfolk County Council Archaeology

3.6. No objections

Broads Society

3.7 Supports the principle of redevelopment. Heritage statement insufficient – does not satisfy the requirements of para 189 of NPPF. A simpler building is preferred. Inconsistency with plans. Flood concerns.

CPRE

3.8 Object. Heritage statement insufficient - does not satisfy the requirements of para 189 of NPPF. Does not comply with POT1 in terms of assessment of the impact on the listed bridge.

BA Landscape

- 3.9. Object: The site is in a highly visible and sensitive location with a significant level of public access, public moorings, boatyards, river boat users, adjacent highway and footpaths. I have concerns about the scale/massing and design of the proposed buildings which do not respond sufficiently in terms of local character and distinctiveness for such a prominent site. The proposed elevations facing the river and historic bridge are of particular concern with the use of roller shutter doors and external staircases. External spaces have not been fully considered and would create a suburban feel. An Arboricultural Impact Assessment (AIA) is required along with a detailed landscape plan.

Broads Drainage Board

- 3.10. No objections- comments provided.

4. Representations

- 4.1. 5 representations have been made with the following comments:

- Drainage concerns- the pumping station will not cope.
- Concerns about competition from the restaurant.
- Support for the scheme in improving drainage.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).

- 5.2. The following policies were used in the determination of the application:

- DM5 – Development and flood risk
- DM11- Heritage Assets
- DM113 – Natural environment
- DM16 – Development and Landscape
- DM21 – Amenity
- DM23 – Transport, highways and access
- DM43 – Design
- POT1 – Bridge Area

6. Assessment

- 6.1. The main considerations in the determination of this application are the principle of development, flood risk, the design of the new buildings and the impacts on the historic environment, trees, biodiversity, amenity and highways.

Principle of development

- 6.2. The site is considered to be a brownfield site and the current use of it as a car park does not enhance the appearance of the area or the setting of the adjacent heritage

asset of Potter Heigham Bridge. Policy POT1 identifies the area around the bridge to be further developed and enhanced as a location for river related leisure and tourism subject to the relevant policies of the Local Plan. The application site also has the proviso that particular care will be taken to achieve improvements to the appearance and public realm of the area, development which supports recreation and tourism will be supported and that new holiday accommodation will only be permitted as part of a comprehensive scheme which should include appropriate recreation and tourism provisions. The principle of redevelopment to recreation and tourism uses is therefore supported.

Flood Risk

- 6.3. The application is submitted with a Flood Risk Assessment which demonstrates that the site is within Flood Zone 3b, the functional floodplain, as delineated by the 1 in 20 annual probability event outline and within the Broads Authority's Strategic Flood Risk Assessment. The Environment Agency have confirmed that residential accommodation and buildings used for restaurants are classed as 'more vulnerable' and 'less vulnerable' respectively and are not suitable land uses in Flood Zone 3b.
- 6.4. The agent argues that the site is 'allocated' for development of holiday accommodation, however Policy POT1 covers a larger area than just the application site and this whole policy area includes existing buildings (a take-away immediately behind the former hotel footprint, and some boat sheds) which could be converted or redeveloped into holiday accommodation. Existing buildings within Flood Zone 3b are treated as being within Flood Zone 3a because the presence of the building stops the land being able to function as floodplain, so development classed as appropriate in 3a could be acceptable. The application site, however, is not developed, so must be treated as floodplain in policy terms. The situation, therefore, is that the area covered by policy POT1 includes land which is within Flood Zone 3a and land in Flood Zone 3b. This explains why it is acceptable for POT1 to identify the site as suitable for holiday accommodation and is consistent with the conclusions of the sequential test which states that: *"Within the entire area, development could be located out of 3b"*
- 6.5. The only suitable development on this particular site would need to be 'Water Compatible' such as boat yards, water based recreation (excluding sleeping accommodation), amenity space, nature conservation, outdoor sports and recreation. As it stands, the proposal is contrary to both national and local plan policies (specifically DM5 of the Broads Local Plan) and cannot be supported.

Impact upon the historic environment

- 6.6. The proposed development site lies adjacent to Potter Heigham Bridge which is both a scheduled monument and a Grade II* listed building. Part of the application site lies within the boundary of the scheduled monument.
- 6.7. The National Planning Policy Framework (NPPF) defines the setting of a heritage asset as "The surroundings in which a heritage asset is experienced". The proposed

development site lies within the immediate setting of the Potter Heigham Bridge scheduled monument. The relationship between Potter Heigham Bridge, the River Thurne, and the adjacent riverbanks directly contributes to the setting of the scheduled monument and to its significance. The proximity of the application site to Potter Heigham Bridge means that the proposed development would be visible in key views of the scheduled monument. In particular, in views south and southwest from the north bank of the river between Bridge Road and the A149, from the A149 road bridge and from on the river itself.

- 6.8. The amended heritage statement states that analysis of setting, “is only needed where changes to the setting of the Heritage asset would affect the significance of it or how that significance is appreciated”. Historic England disagrees with this statement. The level of change that a development proposal would have on the significance of a designated heritage asset cannot be established without analysis of the asset’s setting. Further information about the setting of the Potter Heigham Bridge scheduled monument, comprising four views and a brief discussion, has been included in the amended heritage statement. However, no reference is made to *Historic Environment Good Practice Advice in Planning: 3. The Setting of Heritage Assets* and the submitted information appears to have been prepared without any reference to the guidance and the assessment processes that it advocates.
- 6.9. Of the four views submitted as part of the amended heritage statement, the last view looking southwards towards Potter Heigham Bridge from the north bank of the river is considered to be the most significant. The submitted view shows the northeast face of the bridge but includes only a small part of the application site. Crucially, the part of the application site that would include Blocks A and B of the proposed development, is not included within the submitted view. As already indicated, wider views of the whole of the application site alongside Potter Heigham Bridge would be possible from the north bank of the river. Consequently, the submitted view is insufficient to assess the relationship between the application site, the proposed development and the scheduled monument.
- 6.10. NPPF paragraph 189 states that, “local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting” at a level of detail proportionate to the assets’ importance and using appropriate expertise. NPPF Paragraph 194(b) establishes that scheduled monuments and grade II* listed buildings are designated heritage assets of the ‘highest significance’.
- 6.11. The level of information and assessment submitted in the amended heritage statement is considered to be insufficient to meet the requirements of NPPF paragraph 189. Inclusion and full assessment of the key views that include both the proposed development site and Potter Heigham Bridge are necessary for the impact of the proposals on the setting of the designated heritage asset, and any resulting harm to its significance, to be determined.

Design

- 6.20 Policy DM43 of the Local Plan for the Broads requires all development to be of high design quality which should integrate effectively with its surroundings, reinforce local distinctiveness, landscape character and preserve or enhance cultural heritage. The two proposed blocks do reflect the predominant form of buildings in the vicinity, in terms of their positioning, form and massing. However, there are some finer issues that raise concern.
- 6.21 Firstly, the staggered roof form is uncharacteristic and in order to ensure that the buildings more fully reflect the local character, it is considered that a simpler pitched roof would be more appropriate. Ideally, rooflights should be kept to a minimum and it would be preferred if they were removed from the front (south-west) roofslope to Block A. The use of roller shutter garage doors to the north-west elevation of Block B is also not considered to be appropriate.
- 6.21 The application does not include exact details on the proposed materials, which are required, particularly given the historic importance of the site. The application as it stands is therefore contrary to Policy DM43 of the Local Plan for the Broads.

Impact on the landscape

- 6.12. The proposed development will introduce a built form into an area that although used for car parking and therefore not particularly attractive, is devoid of development. The site is in a highly visible and sensitive location with a significant level of public access, public moorings, boatyards, river boat users, adjacent highway and footpaths. Weavers Way runs immediately adjacent to the site and the opposite river bank has publicly accessible open space.
- 6.13. Policy POT1: Bridge Area of the Local Plan for the Broads encourages public realm and landscaping improvements, and proposals that avoid contributions to light pollution and address existing sources of light pollution. No landscape scheme or strategy appears to have been submitted and there is no indication of proposals for lighting. These have been requested from the agent but have not been forthcoming. Furthermore, there are trees along the boundary of the site and so an Arboricultural Impact Assessment has also been requested but again, this has not been submitted.
- 6.14. Due to the lack of information submitted, the proposal is considered to be contrary to the following policies:

Policy POT1: Bridge Area – criterion (d) in that the application does not clearly demonstrate improvements to the appearance and public realm of the area;

Policy DM16: Development and landscape - the application does not clearly demonstrate that development proposals are informed by criteria (i) The Broads Landscape Character Assessment (2017) and (ii) Appropriate site-based investigations

Policy DM43: Design - particularly criterion (k) – the requirement for high quality landscaping.

Other issues

- 6.15. There is no objection from the Highways Authority subject to conditions and so the application is in compliance with Policy DM23 of the Local Plan for the Broads.
- 6.16. There are no immediate neighbouring residential properties and so no issues arising with regards to an adverse impact on amenity. Concerns about business competition are not a material planning consideration.

7. Conclusion

- 7.1. The application seeks permission for the erection of holiday accommodation in an area at a high level of flood risk, contrary to both national and local planning policies. Furthermore, the application fails to include sufficient information to be able to fully assess the impact on the historic environment, landscape and existing vegetation.

8. Recommendation

- 8.1. Refuse for the following reasons:
- The application seeks permission for 'more vulnerable' development in an area demonstrated to be Flood Zone 3b (the functional floodplain) which is not considered to be in accordance with Policy DM5 of the Local Plan for the Broads or the NPPF and NPPG guidance.
 - Due to there being insufficient information about the impact of the proposed development on the historic environment, in particular on Potter Heigham Bridge, both a scheduled monument and a Grade II* listed building, the application does not meet the requirements of the NPPF, in particular paragraphs 189, 193 and 194 and is contrary to Policy DM11 of the Local Plan for the Broads.
 - The application fails to include an Arboricultural Impact Assessment and Landscape Scheme contrary to Policies DM16, DM43 and POT1 of the Local Plan for the Broads.

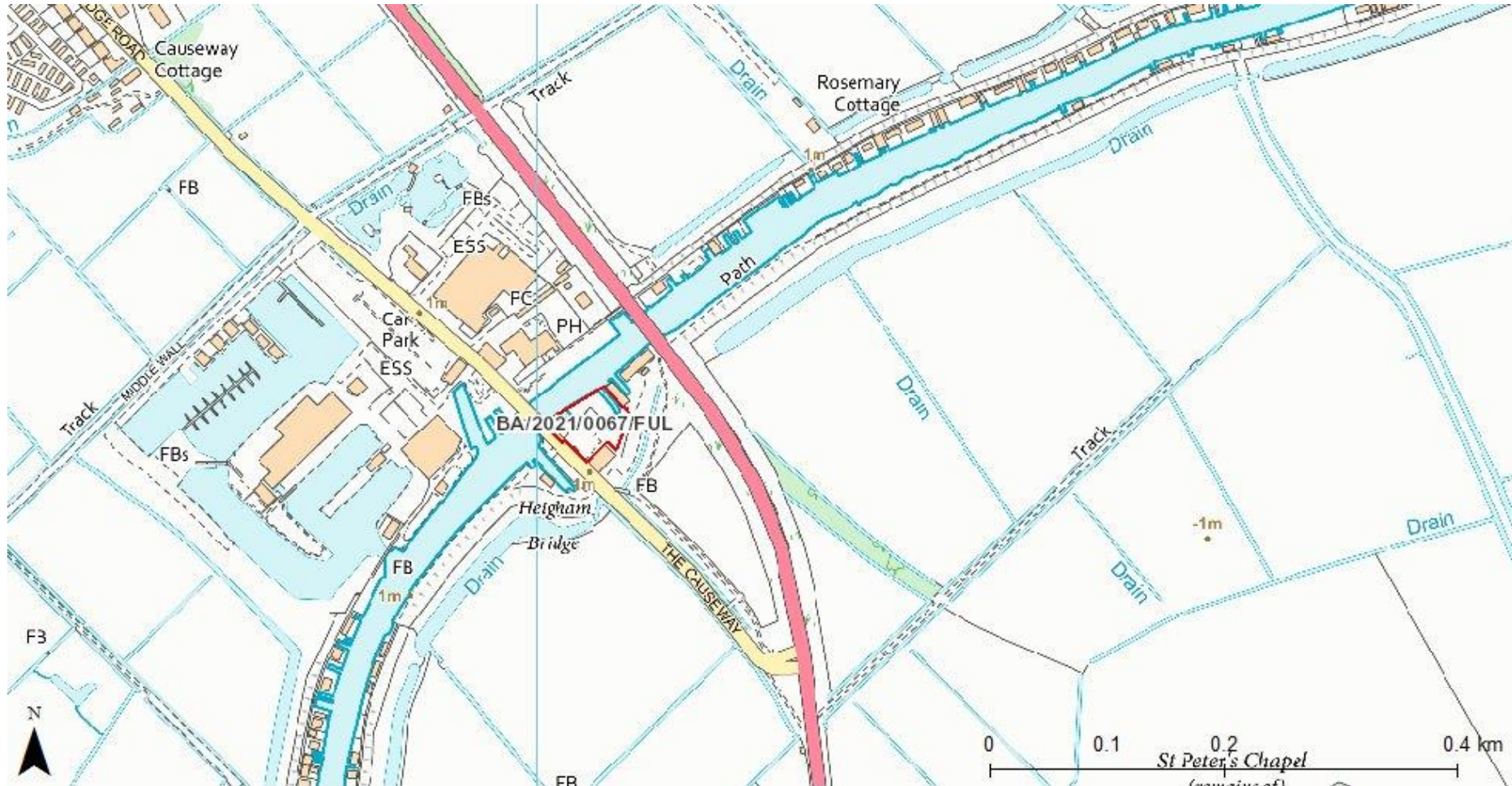
Author: Cheryl Peel

Date of report: 08 June 2021

Appendix 1 – Location map

Appendix 1 – Location map

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Planning Committee

18 June 2021

Agenda item number 8

Enforcement update- June 2021

Report by Head of Planning

Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site by site basis.

Recommendation

To note the report.

Committee date	Location	Infringement	Action taken and current situation
31 March 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.• 26 May 2017: Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued.• Monitoring 15 June 2017. Further vandalism and deterioration.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Site being monitored and discussions with landowner. • Landowner proposals unacceptable. Further deadline given. • Case under review. • Negotiations underway. • Planning Application under consideration December 2018. • Planning application withdrawn and negotiations underway regarding re-submission. • Works undertaken to improve appearance of building. • Revised planning application submitted 1 April 2019. • Planning Committee 19 July 2019: Resolution to grant planning permission. • Arson at building, with severe damage 18 August 2019. • Discussions around securing building and partial demolition 19 August 2019. • Pre-demolition surveys almost completed and works commence thereafter 24 October 2019. • Works underway to secure and commence agreed demolition. 16 December 2019. • Site now sold. New landowner intends to build out with some amendments to be agreed. • New owner asked to demolish building as does not propose conversion 12 February 2020. • Application received to demolish building (and other amendments to scheme) 20 February 2020.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Application approved and demolition almost complete. 24 September 2020. • Demolition completed and site almost cleared. November 2020 • Final inspection needed. • Final minor clearance required. Likely to coincide with implementation of redevelopment consent. May 2021
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so. • Site being monitored. • Planning Contravention Notices served 1 March 2019. • Site being monitored 14 August 2019. • Further caravan on-site 16 September 2019. • Site being monitored 3 July 2020. • Complaints received. Site to be visited on 29 October 2020. • Three static caravans located to rear of site appear to be in or in preparation for residential use. External works requiring planning permission (no application received) underway. Planning Contravention Notices served 13 November 2020. • Incomplete response to PCN received on 10 December. Landowner to be given additional response period.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Authority given to commence prosecution proceedings 5 February 2021 • Solicitor instructed 17 February 2021 • Hearing date in Norwich Magistrates Court 12 May 2021 • Summons issued 29 April 2021 • Adjournment requested by landowner on 4 May and refused by Court on 11 May • Adjournment granted at Hearing on 12 May. • Revised Hearing date of 9 June 2021
8 November 2019	Blackgate Farm, High Mill Road, Cobholm	Unauthorised operational development – surfacing of site, installation of services and standing and use of 5 static caravan units for residential use for purposes of a private travellers' site.	<ul style="list-style-type: none"> • Delegated Authority to Head of Planning to serve an Enforcement Notice, following liaison with the landowner at Blackgate Farm, to explain the situation and action. • Correspondence with solicitor on behalf of landowner 20 November 2019. • Correspondence with planning agent 3 December 2019. • Enforcement Notice served 16 December 2019, taking effect on 27 January 2020 and compliance dates from 27 July 2020. • Appeal against Enforcement Notice submitted 26 January 2020 with a request for a Hearing. Awaiting start date for the appeal. 3 July 2020. • Appeal start date 17 August 2020. • Hearing scheduled 9 February 2021. • Hearing cancelled. Rescheduled to 20 July 2021.

Committee date	Location	Infringement	Action taken and current situation
4 December 2020	Land to east of North End, Thorpe next Haddiscoe	Unauthorised change of use to mixed use of a leisure plot and storage.	<ul style="list-style-type: none"> • Authority given for the service of Enforcement Notices. • Section 330 Notices served 8 December 2020. • Enforcement Notice served 12 January 2021 with compliance date 12 February 2021. • Some clearance commenced. Three month compliance period • Site to be checked for progress. • Progress being monitored. May 2021 • Site not cleared by deadline. Operator given a further period
8 January 2021	Land east of Brograve Mill, Coast Road, Waxham	Unauthorised excavation of scrape	<ul style="list-style-type: none"> • Authority given for the service of Enforcement Notices. • Enforcement Notice served 29 January 2021 • Appeal against Enforcement Notice received 18 February 2021

Author: Cally Smith

Date of report: 04 June 2021

Planning Committee

18 June 2021

Agenda item number 9

Sustainability Appraisal Scoping Report- for technical consultation

Report by Planning Policy Officer

Summary

One of the first tasks in producing the Local Plan for the Broads is to prepare a Sustainability Appraisal (SA) Scoping Report. This sets the framework for assessing policy approaches as the Local Plan progresses. The SA Scoping Report appended to this report will also set the framework for assessing the strategic objectives in the Broads Plan, which is under review in 2021/22. The SA Scoping Report must be sent to the Environment Bodies for technical consultation.

Recommendation

To endorse the SA Scoping Report and recommend that the Broads Authority approves the Report for technical consultation.

1. Introduction

- 1.1. The Local Plan for the Broads and the Broads Plan are under review. One of the first tasks in the review process for both plans is to produce a Sustainability Appraisal (SA) Scoping Report. This includes a literature review of relevant documents, sets out the baseline data, identifies sustainability issues and sets a framework for assessing policies of the Local Plan and the strategic objectives of the Broads Plan. A key aim of the scoping procedure is to help ensure the SA process is proportionate and relevant to the plans being assessed.
- 1.2. Regulations require the SA Scoping Report to be sent to the Environment Bodies (see para 3.1 below) for technical consultation. The Authority also consults a number of other organisations, as noted below.

2. About Sustainability Appraisal

- 2.1. The National Planning Policy Guidance (NPPG) says that Sustainability Appraisal¹ is ‘an opportunity to consider ways by which the plan can contribute to improvements in

¹ [Strategic environmental assessment and sustainability appraisal - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/strategic-environmental-assessment-and-sustainability-appraisal)

environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have.’

- 2.2. While the Broads Plan is not a planning policy document, it needs a SA because it is a ‘plan or programme’. The stages of reviewing the Broads Plan are not necessarily in line with those of the Local Plan, but the [required stages of the SA](#) will be met for both plans.
- 2.3. The NPPG says: ‘The scoping stage (Stage A) needs to identify the scope and level of detail of the information to be included in the sustainability appraisal report. It should set out the context, objectives and approach of the assessment; and identify relevant environmental, economic and social issues and objectives. Although the scoping stage is a key stage in the process, a formal scoping report is not required by law but is a useful way of presenting information at the scoping stage. A key aim of the scoping procedure is to help ensure the sustainability appraisal process is proportionate and relevant to the plan being assessed’.

3. Consultation

- 3.1. The consultation on the SA Scoping Report is a technical consultation. The Authority is required to consult the Environment Bodies: Natural England, Environment Agency and Historic England.
- 3.2. In the spirit of Duty to Cooperate, we will also consult our constituent district and county councils: Norfolk County Council, Suffolk County Council, North Norfolk District Council, East Suffolk Council, Great Yarmouth Borough Council, Norwich City Council, South Norfolk District Council and Broadland District Council.
- 3.3. We will also consult the RSPB, New Anglia LEP, Norfolk and Suffolk Nature Recovery Partnership and the Marine Management Organisation.
- 3.4. The consultation will run for 5 weeks, likely to be from 23 July to 27 August 2021.
- 3.5. All comments received will be considered in taking the SA processes forward for the Local Plan and the Broads Plan.

Author: Natalie Beal

Date of report: 07 June 2021

Appendix 1 – Sustainability Appraisal Scoping Report

Appendix 2 – SA Literature Review

Appendix 3a – SA Baseline data

Appendix 3b – SA Baseline data map bundle

Appendix 3c – SA Norfolk Geodiversity Audit database for the Broads

Sustainability appraisal scoping report

Broads Plan and Local Plan for the Broads

June 2021

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1. Executive Summary

The Norfolk and Suffolk Broads is Britain's largest protected wetland and third largest inland waterway, with the status of a national park. It is also home to some of the rarest plants and animals in the UK. The Broads is an internationally important wetland and a nationally designated protected landscape of the highest order, and is also part of the family of UK National Parks. The designated Broads executive area straddles parts of Norfolk and Suffolk, and is the geographical scope of the Broads Plan and the Local Plan for the Broads.

The Broads Plan is a high-level primary strategy and a key influence on other guiding-level strategic plans (e.g. specific topic strategies such as the Integrated Access Strategy, Biodiversity and Water Strategy, Sustainable Tourism Strategy). The Plan is reviewed at least every five years, and it is anticipated that the next version of the Broads Plan will be a light touch revision of the 2017 Plan, starting in 2021.

The Broads Authority is the Local Planning Authority for the Broads. The Local Plan for the Broads was adopted in 2019, and the Authority has started its review.

One of the first stages of producing the Plans is to prepare and consult on a Sustainability Appraisal Scoping Report. A key aim of the scoping procedure is to help ensure the SA process is proportionate and relevant to the plan being assessed.

A literature review has been undertaken. Documents reviewed range from national level to county level documents and Broads-specific publications. The documents are listed and covered in more detail in the Literature Review at [Appendix 2](#).

The existing environmental, economic and social characteristics of the area likely to be affected by the Broads Plan and Local Plan are set out at [Appendix 3a](#), [3b](#) and [3c](#).

[Section 6](#) identifies some of the principal sustainability challenges and opportunities in the area which are potentially relevant to the Broads Plan and Local Plan.

To help predict and evaluate effects, SA Objectives have been produced with associated decision-making criteria to assist in assessing each Broads Plan strategic action and each Local Plan policy. The proposed SA Objectives are set out in [section 7](#). More detail is provided at Appendices [4](#), [5](#) and [6](#).

The Authority is undertaking consultation of the statutory environmental bodies and other selected organisations on this draft SA Scoping Report during the **period xxxxx to 4pm on xxxxx**.

2. Introduction

2.1. The Broads Plan

The Act places a requirement on the Broads Authority to produce a Management Plan for the Broads and to review it at least once in every five years. The existing [Broads Plan](#) was adopted in 2017 and covers the period up to 2022. The plan may be viewed on the Authority's website at [Strategy \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/strategy).

It is anticipated that the next version of the Broads Plan will be a light touch revision of the 2017 Plan, starting in 2021.

The Broads Plan is a high-level primary strategy and a key influence on other guiding-level strategic plans (e.g. specific topic strategies such as the Integrated Access Strategy, Biodiversity and Water Strategy, Sustainable Tourism Strategy). While not a spatial development plan, the Broads Plan is likely to have significant effects on environmental topics such that it would require Strategic Environmental Assessment. The Authority will undertake the wider appraisal process of Sustainability Appraisal to investigate and inform the plan-making process.

2.2. The Local Plan for the Broads

The Broads Authority is the Local Planning Authority for the Broads. [The Local Plan for the Broads](#) was adopted in 2019. The Authority has started reviewing the Local Plan.

2.3. Review of the Broads Plan and the Local Plan for the Broads

The review process for both the Broads Plan and the Local Plan for the Broads will be informed by a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). Government guidance¹ recommends that SA incorporates the requirements for SEA and to the same level of detail.

One of the first stages of producing the Plans is to prepare and consult on a Sustainability Appraisal Scoping Report. A key aim of the scoping procedure is to help ensure the SA process is proportionate and relevant to the plan being assessed.

This SA Scoping Report sets the context and objectives, establishes the baseline and decides the scope. It:

- a) Identifies other relevant policies, plans and programmes and sustainability objectives;
- b) Collects baseline information;
- c) Identifies sustainability issues and problems;
- d) Develops the sustainability appraisal framework; and
- e) Consults the consultation bodies on the scope of the sustainability report.

¹ <https://www.gov.uk/government/collections/planning-practice-guidance>

This SA Scoping Report will apply to both the Broads Plan and the Local Plan for the Broads. The next steps of the SA process will be specific to each Plan.

The Broads Plan review process will review and update strategic actions from the Broads Plan adopted in 2017. It will also research the potential for a strategic response to some other local issues.

The Local Plan process will review, carry forward and update relevant policies from the Local Plan for the Broads, adopted in 2019. It will also research the potential for a policy response to some other local issues. The Authority will use the SA to help identify and choose between potential options for the policies and site allocations.

This SA Scoping Report is intended to form the basis of the SA for both plans. This report is being sent to the statutory environmental bodies Environment Agency, Natural England and English Heritage to obtain their views on it.

2.4. Consultation

The Authority is undertaking consultation of the statutory environmental bodies and other selected organisations on this draft SA Scoping Report during the period xxxxx to 4pm on xxxxx. The report will be sent to the following consultation bodies:

- English Heritage
- Natural England
- Environment Agency

In the spirit of Duty to Cooperate, the constituent District and County Councils will also be consulted:

- Norfolk County Council
- Suffolk County Council
- North Norfolk District Council
- East Suffolk Council
- Great Yarmouth Borough Council
- Norwich City Council
- South Norfolk District Council
- Broadland District Council

The Authority will also consult the RSPB, New Anglia LEP, Norfolk and Suffolk Nature Recovery Partnership, and the Marine Management Organisation.

All comments received will be considered in taking the SA processes forward.

The Authority is particularly seeking responses to the following key questions:

- a) Is the proposed SA framework appropriate?

Commented [N1]: 5 weeks

- b) Is the scoping and baseline information adequate?
- c) Have all relevant plans and programmes been identified?
- d) Is any significant environmental, social or economic baseline data missing or inaccurate?
- e) Are there any additional sustainability problems or opportunities in the Broads?
- f) Is the scope of the SA proportionate?

3. Background

3.1. The Broads and the Broads Authority

The Norfolk and Suffolk Broads is Britain's largest protected wetland and third largest inland waterway, with the status of a national park. It is also home to some of the rarest plants and animals in the UK. The Broads area is an internationally important wetland and a nationally designated protected landscape of the highest order, and part of the family of UK National Parks. The designated Broads executive area straddles parts of Norfolk and Suffolk, and is the geographical scope of the Broads Plan and the Local Plan for the Broads.

There is an interactive webpage about the Broads at [Journey \(broads-authority.gov.uk\)](https://broads-authority.gov.uk) and a map of the Broads with information on page 2 of [Broadcaster 2021 \(yudu.com\)](https://www.yudu.com/broadcaster/2021).

The Broads Authority has a statutory duty to manage the Broads for the following three purposes, none of which takes precedence:

- Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads;
- Promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and
- Protecting the interests of navigation.

Additionally, in discharging its functions, the Authority must have regard to:

- the national importance of the Broads as an area of natural beauty and one which affords opportunities for open-air recreation;
- the desirability of protecting the natural resources of the Broads from damage; and
- the needs of agriculture and forestry and the economic and social interests of those who live or work in the Broads.

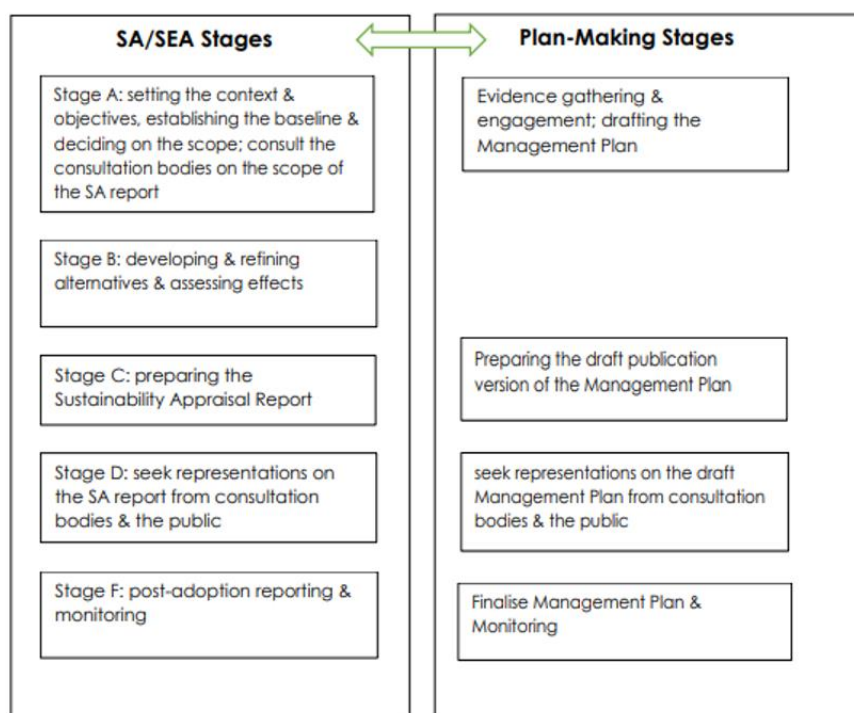
The Broads Authority is the local planning authority for the Broads, responsible for producing and updating the Local Plan that guides development in the area. The area includes parts of Broadland District, South Norfolk District, North Norfolk District, Great Yarmouth Borough, Norwich City and East Suffolk. The councils for those areas do not have planning powers in the Broads area, but retain all other local authority powers and responsibilities.

3.2. Sustainability Appraisal

The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) to be undertaken for plans such as the Broads Plan and Local Plans. The term ‘sustainability appraisal’ describes a form of assessment that considers the social, environmental and economic effects of implementing a particular plan or planning policy document. It is intended that the SA process helps plans meet the objective of contributing to the achievement of sustainable development. The results of the sustainability appraisal will inform the Authority’s decisions on the Broads Plan and the Local Plan, and the planning inspector’s judgement on the Local Plan’s legal compliance and soundness.

The keys stages and tasks (see Figure 1) for conducting the SA for Local Plans are set out in the National Planning Practice Guidance². These key stages and tasks are also applicable to the SA process for the Broads Plan. This Scoping Report is stage A of the process.

Figure 1: SA and plan-making stages



The SA will include the Strategic Environmental Assessment (SEA) required by European Directive and UK Regulations.

² NPPG: <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

3.3. The context of the Sustainability Appraisal

The Broads Plan and the Local Plan are the two important statutory documents that guide activity, decision-making and investment in the Broads. Both have the same overall objective to help deliver the purposes set out in the Broads Act. The Local Plan sets the policies that guide planning decisions about development and the use of the land. The Broads Plan is a broader strategic plan that sets out the long-term vision for the Broads and provides the framework for partnership working.

The next version of the Broads Plan will follow the same format as the 2017 Broads Plan, with a long-term vision and strategic actions under key themes. The next version will update the actions where relevant, and provide some information about the forces of change, including the Government's 25 Year Environment Plan³ (2018), nature recovery⁴ (2020), changes to the agri-environment payment scheme, and the Landscapes Review⁵ (2019) that recommends specific proposals to improve and strengthen management plans. The Broads Plan will be prepared in the spirit of these changes, but it is noted that its recommendations will require agreement by Government, legislative changes, and new funding. The Broads Plan also include links to other plans and strategies.

The Local Plan works within the context of broader strategies and policies, especially those of the Broads Plan and the National Planning Policy Framework. The Local Plan SA will examine whether the effects of the specific sites/areas allocations and policies therein, individually or collectively, give rise to sustainability benefits or dis-benefits.

The task of the SA is firstly to assess the short, medium and long-term social, environmental and economic effects of the individual policy options and then assess the combined effects, in these terms, of the policies of the whole area.

The stages of SA for the Local Plan process are shown in Fig. 1.

3.4. Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) involves the systematic identification and subsequent evaluation of the environmental impacts of a strategic action such as a plan or programme. The objective of the SEA process is to provide for a high level of protection of the environment, and to integrate environmental considerations into the preparation and adoption of plans. The relevant requirements and considerations are set out in the assessment of the effects of certain plans and programmes on the environment directive and national regulations.

SA incorporates the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004⁶, which implement the requirements of the European

³ [25 Year Environment Plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/25-year-environment-plan)

⁴ [Nature Recovery Network - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/nature-recovery-network)

⁵ [Landscapes review: National Parks and AONBs - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/landscapes-review-national-parks-and-aonbs)

⁶ The Environmental Assessment of Plans and Programmes Regulations 2004:
<http://www.legislation.gov.uk/ukxi/2004/1633/contents/made>

Directive 2001/42/EC⁷ on the assessment of the effects of certain plans and programmes on the environment. SA ensures that potential environmental effects are given full consideration alongside social and economic issues.

3.5. Habitats Regulation Assessment

Directive 92/43/EEC (the Habitats Directive) on the Conservation of Natural Habitats and of Wild Fauna and Flora, and the UK regulations that give effect to this, require an 'Appropriate Assessment' (AA) or habitats Regulations Assessment (HRA) of the potential impacts of land-use plans (this includes the Broads Plan and the Local Plan for the Broads) on European designated habitat sites to ascertain whether they would adversely affect the integrity of such sites. Where significant adverse effects are identified, alternative options must be examined to avoid any potential damaging effects.

While any effect of the strategic actions or policies of the Plans on European Designated habitats is obviously a component of the SA/SEA of the document, the specific requirements and process of an Appropriate Assessment differ, and so the Appropriate Assessment/Habitats Regulations Assessment will be carried out in parallel and reported separately.

3.6. Planning White Paper

We are aware of the Planning White Paper proposals to remove the need for sustainability appraisals. However, we have produced this SA Scoping Report to meet the regulatory requirements in place at the time of writing.

3.7. Brexit

The United Kingdom has left the EU, and SAs are linked to European Union Directives/Regulations. However, the requirement to undertake a SA is currently still in place and therefore this SA Scoping Report has been produced.

4. Other relevant policies, plans and programmes and sustainability objectives

4.1. Section introduction

The Environmental Assessment of Plans and Programmes Regulations 2004 says, at schedule 2, Information for Environmental Reports:

"5. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation."

⁷ Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment:
<http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32001L0042:EN:NOT>

A literature review has been undertaken. Documents reviewed range from National Level documents to County-level documents and Broads-specific publications.

With the area of the Broads covering many other Local Authorities, as well as numerous environmental designations, many different documents covering a plethora of topics have been reviewed. The documents are listed and covered in more detail in the Literature Review at [Appendix 2](#).

Question 1: Are there any other documents that you think are relevant? If so, please provide their titles and hyperlinks.

5. Baseline information

5.1. The Broads Authority Executive Area

The Broads covers nearly 303 square kilometres and has a resident population of nearly 6,300 people (2011 census). It is predominantly a rural area and includes parts of Norfolk and Suffolk counties, six districts and 93 parishes. The boundary of the Broads is very tightly drawn around the flood plains and lower reaches of the three main rivers – the Bure, Yare and Waveney. There are no major settlements wholly within the Broads, only a few hamlets and small villages, but the boundary does include parts of many villages, some towns (such as Great Yarmouth, Lowestoft, Beccles, and Bungay) and a city (Norwich). The baseline information at [Appendix 3a](#), [3b](#) and [3c](#) provide more detail of the current state of the Broads. For a map of the Broads visit page 2 of the [Broadcaster 2021 \(yudu.com\)](#).

5.2. The special qualities of the Broads

The special qualities of the Broads that the Broads Plan and Local Plan seek to protect or enhance (as appropriate) are well known. The following list is based on public consultation for the Broads Plan 2017, the Broads Climate Change Adaptation Plan and the Broads Landscape Character Assessment. Together, these special qualities help create the distinctiveness of the Broads' landscape.

- a) Rivers and open water bodies ('broads')
- b) Fens, reed beds and wet woodlands
- c) Grazing marshes and dyke networks
- d) Flood plains, estuary and coast
- e) Navigable, lock-free waterways
- f) Special wildlife
- g) Countryside access on land and water
- h) Views, remoteness, tranquillity, wildness and 'big skies'
- i) The people, the visitors, the activities
- j) History: Earth heritage, heritage assets, archaeology, historic structures

- k) Cultural assets, skills and traditions.
- l) People's interactions with the landscape
- m) The settlements
- n) Variety of patterns and textures of the landscape

Question 2: Do you think these are the special qualities of the Broads? Do you have any other suggestions?

5.3. The environmental, economic and social characteristics of the Broads

The existing environmental, economic and social characteristics of the area likely to be affected by the Broads Plan and Local Plan are set out at [Appendix 3a](#), [3b](#) and [3c](#).

Question 3: Do you have any comments on the baseline data? Are there any other documents that you think are relevant? If so, please provide their titles and hyperlinks.

6. Sustainability issues and problems

6.1. Introduction

The Strategic Environment Assessment (SEA) requires the assessment of: 'The environment characteristics of areas likely to be significantly affected and any existing environmental problems which are relevant to the plan or programme'.

This section identifies some of the principal sustainability challenges and opportunities in the area which are potentially relevant to the Broads Plan and Broads Local Plan.

6.2. Strengths

- a) Extensive, diverse and very highly valued landscape, habitats, flora, fauna and cultural and heritage assets.
- b) A unique wetland and low-lying area and status equivalent to a National Park.
- c) Formal nature conservation designations of the Broads and many areas within it provide relatively high levels of policy protection or conservation.
- d) Farmed and managed landscape, the majority being privately owned.
- e) A short undeveloped stretch of coastline.
- f) High levels of tranquillity through much of the Broads; in particular, a sense of remoteness in some parts despite these being located close to concentrations of housing and industry. Also, most of the area has intrinsic dark skies.
- g) Attractive environment, providing the basis for most of the Broads' economy and recreation for residents and visitors.
- h) Britain's largest protected wetland and third largest inland waterway.

- i) High level of interaction with the surrounding area, with complementary provision of facilities and opportunities. For example, employment and development opportunities and community facilities in surrounding districts, towns and in Norwich also serve Broads' residents, while the Broads provides recreational and business opportunities to those from the wider area.
- j) Thriving hire boat industry contributing to the local economy.
- k) Many organisations and individuals caring for or promoting the value of various aspects of the Broads.
- l) Importance of the Broads for the identity and recreation of a much wider area.
- m) The age profile of the area shows more older people than in the surrounding area. Older people are often motivated, educated and experienced and play an important role in the community.
- n) Substantial, engaged community of private boat owners.
- o) Local boating clubs and classes that enable local people (whether or not boat owners), including children, to acquire and hone the skills required to become good sailors.
- p) Many heritage assets, including conservation areas and drainage mills.
- q) The international significance of the paleo-archaeological remains within the Broads and the unusually well-preserved organic remains.
- r) A wealth of archaeological deposits that are not well represented elsewhere within the country.
- s) Good collaborative working with stakeholders and interest groups.
- t) An area providing many ecosystem services, as evidenced in the Norfolk and Suffolk natural capital assets compendium⁸.
- u) Peatland areas and opportunities for improved wetland areas.

6.3. Weaknesses

- a) Many of the protected habitats failing to meet target ecological conditions and/or vulnerable to change as a result of, for example, fragmentation, inappropriate water and land management and pressure from nearby development.
- b) Lowland grazing economics poor and may be at risk of farm subsidy changes.
- c) Some areas of fen and some lakes in decline and reliant on grants for Nature Recovery.

⁸ [Norfolk and Suffolk Natural Capital Assets Evidence Compendium | Norfolk Biodiversity Information Service \(nbis.org.uk\)](https://nbis.org.uk)

- d) Almost the whole of the Broads area subject to, or at risk of, flooding.
- e) Some listed buildings and other heritage assets at risk, and particular problems in finding compatible and beneficial uses that could help secure the restoration and maintenance of heritage assets such as wind pumps/drainage mills.
- f) Continuing (though declining) problems of water quality in the rivers; ground water quality problems.
- g) Difficulty of modernising and adapting existing buildings and uses, and accommodating new ones, due to flood prone nature of the area.
- h) Decline in traditional industries such as millwrights and reed and sedge cutters.
- i) High reliance on tourism, which can leave the economy vulnerable and mean a loss of resilience as a result of changes to the holiday/recreational patterns. Indeed, the access restrictions as a result of COVID19 has had a large impact on tourism (as well as many other sectors of the local and national economy).
- j) Car dependence of local communities and businesses and fragmentation of settlements.
- k) Depleted local community and/or visitor facilities, often through displacement by higher value activities (principally housing).
- l) Tensions and perceptions of incompatibility between interests of conservation, farming, development, recreation, tourism, navigation and local communities, and between local interests and the national value of the Broads.
- m) The ageing population could lead to imbalance in the community.
- n) Lack of housing that is affordable resulting in some people having to commute to places of work.
- o) Deficiencies of moorings in some places to meet the needs of various waterspace users.
- p) Some low bridges which prevent larger boats from passing, and some narrow waterways which could limit potential for navigation.
- q) Some boats unable to navigate as intended due to operational issues of some swing bridges, particular when the weather is hot.
- r) Increasing pressures for land use change around areas of settlement.
- s) Resourcing difficulties for organisations that help to manage the environmental assets.
- t) Lack of certainty of how the new framework for agricultural subsidies will support Nature Recovery.
- u) Lack of public transport in rural areas

- v) Rural connectivity – some areas not covered by broadband.
- w) Unsustainable wildfowling.
- x) Increased risk of salinisation of previously freshwater wetlands.

6.4. Opportunities

- a) Climate change:
 - i. Likely impacts that may create opportunities such as changes in flora, fauna and landscape, patterns of recreation and changes in agriculture and its practices.
 - ii. Adaption through erecting, raising and strengthening flood defenses, realignment in more flood prone locations to make more space for water and linking wildlife habitats to provide resilience.
 - iii. Evolving low carbon lifestyles, construction and patterns of land use and settlement.
- b) Maintaining the recovery and improvement of water quality achieved over the last few decades by long term and ongoing investment across a range of agencies, particularly water companies.
- c) Potential to put in place environmental and recreational management measures as part of the implementation of major housing and employment growth outside but close to the Broads area.
- d) Potential for restoration and enhancement zones towards nature recovery within and surrounding the Broads, including to connect up to coastal and other biodiversity rich wetland areas.
- e) Potential for revival in the use of the area's rivers and railways for freight and passenger traffic.
- f) Changes in patterns of recreation and expectations of visitors.
- g) Potential for complementary and mutually supportive actions and benefits across environmental, recreational, navigation, and local community issues.
- h) Provision of jobs, facilities, services and homes for local residents through the development plans of constituent Local Authorities.
- i) The status of the Broads as equivalent to a National Park – held in high regard with most stakeholders.
- j) Private investment opportunities for carbon, water quality and potentially Biodiversity Net Gain.
- k) Training opportunities for traditional skills and crafts.
- l) Encouraging sustainability through the design of buildings as well as innovative designs, new technologies and building in resilience.

- m) Opportunities to encourage both local residents and visitors to join one of the many boating clubs, take part in organised events, go on formal sailing courses and gain recognised Royal Yachting Association (RYA) qualifications.
- n) Opportunities to Improve awareness of general public and residents of the special qualities of the Broads (see section 5.2).
- o) Many train stations in/near to the Broads.
- p) Highway improvements and the benefits to the community and economy they could bring.
- q) Flat land favoring healthy travel modes and active travel opportunities.
- r) As a consequence of the COVID19 pandemic, more people will /may holiday in the UK and in the Broads and become aware of the special qualities of the Broads. Businesses could appropriately diversify and become more resilient.
- s) More home-based working lessening carbon impacts while retaining wealth in the locality.

6.5. Threats

- a) Climate change - likely impacts that may be threats:
 - i. Increased frequency and severity of all sources of flooding
 - ii. Increased risk of coastal inundation
 - iii. Increased frequency and severity of drought, with impact on water resources available to all sectors
 - iv. Severe drought would affect the ability to graze marshes with livestock
 - v. Changes in water quality and quantity
 - vi. Increased frequency and severity of saline incursion into fresh water systems
 - vii. Loss of freshwater dependant flora, fauna and landscape in some areas
 - viii. Changes in patterns of recreation
 - ix. Changes in agriculture and its practices
- b) Redundancy/degradation of infrastructure and material assets
- c) Erosion of the special character of the area's landscape and built heritage through:
 - i. Loss of archaeology built/landscape and cultural heritage assets.
 - ii. Saline intrusion.
 - iii. Coastal erosion.
 - iv. Incremental 'suburbanisation' and other changes, including through domestic and holiday home extensions/enlargements and paraphernalia:

1. Metalling of unmade tracks;
 2. 'Horsiculture' – proliferation of pony paddocks, stables, Manèges, etc.;
 3. Road, rail and navigation improvements/changes;
 4. Proliferation of advertisements.
- d) Potential landscape and economic effects of change, including that driven by market changes (e.g. food prices, bio-fuel).
 - e) Changes in patterns of recreation, including impacts of decline in hire boat fleet and growth of private boat ownership; higher expectation of facilities for leisure plots, holiday chalets and other accommodation.
 - f) Declining boatyard and boatbuilding industry.
 - g) Loss of swing bridges to fixed bridges.
 - h) Major housing and employment growth planned for nearby areas, and associated potential impacts such as:
 - i. Water quality and quantity loss arising from effluent input and water supply extraction.
 - ii. Increased recreational pressure, on both visitor 'honeypots' and remoter, more tranquil and sensitive localities.
 - iii. Traffic growth impacting on reduced safe cycling and horse riding routes.
 - i) Changes to economies, practices and ways of life that sustained local and traditional industries and skills (such as millwrights, reed and sedge cutters and boat builders) that generated and sustained the landscapes we see today.
 - j) Unsympathetic design, construction and alterations.
 - k) Loss of local community and/or visitor facilities, often through displacement by higher value activities (principally housing).
 - l) High house prices in the rural areas could affect the willingness of some to train in traditional skills such as reed and sedge cutting as they would need to commute.
 - m) Recent and likely future cuts in budgets and consequent challenges organisations face in light of reduced funds.
 - n) Palaeo-environmental and organic archaeological remains are especially vulnerable and significant in the Broads.
 - o) Potential damage to protected wildlife sites through activities in the Broads and more development in the wider area.
 - p) Major highway improvements and the threat to the special qualities of the Broads that could result.

- q) Further loss of moorings.
- r) Vulnerability of subsidised public transport services within the Broads Authority Executive Area (bus and rail).
- s) Drying out of wetland and oxidation of peat, leading to loss of finite environmental and archaeological archives as well as release of stored carbon.
- t) Coastal protection work, which may alter the dynamics of marine erosion and sediment transport.
- u) COVID19 impacts on health and the economy.

Question 4: Do you have any comments on this SWOT analysis?

7. Developing the sustainability appraisal framework

7.1. Sustainability Appraisal Objectives

The National Planning Policy Guidance says: The sustainability appraisal should predict and evaluate the effects of the preferred approach and reasonable alternatives and should clearly identify the significant positive and negative effects of each alternative.

To help predict and evaluate effects, SA Objectives have been produced with associated decision-making criteria to assist in assessing each Broads Plan strategic action and each Local Plan policy. The proposed SA Objectives are set out below. More detail is provided at Appendices [4](#), [5](#) and [6](#).

Environmental SA Objectives

ENV1: To reduce the adverse effects of traffic (on roads and water).

ENV2: To safeguard a sustainable supply of water, to improve water quality and to use water efficiently.

ENV3: To protect and enhance biodiversity and geodiversity.

ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.

ENV5: To adapt to and mitigate against the impacts of climate change.

ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and coastal change.

ENV7: To manage resources sustainably through the effective use of land, energy and materials.

ENV8: To minimise the production and impacts of waste through reducing what is wasted, and re-using and recycling what is left.

ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings.

ENV10: To achieve the highest quality of design that is innovative, imaginative, and sustainable and reflects local distinctiveness.

ENV11: To improve air quality and minimise noise, vibration and light pollution.

ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape.

Social SA Objectives

SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.

SCO2: To reduce poverty, inequality and social exclusion.

SOC3: To improve education and skills including those related to local traditional industries.

SOC4: To enable a suitable stock of housing meeting local needs, including affordability.

SOC5: To maximise opportunities for new/ additional employment.

SOC6: To improve the quality, range and accessibility of community services and facilities, and to ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.

SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.

Economic SA Objectives

ECO1: To support a flourishing and sustainable economy and improve economic performance in rural areas.

ECO2: To ensure the economy actively contributes to social and environmental well-being.

ECO3: To offer opportunities for tourism and recreation in a way that helps the economy, society and the environment.

Question 5: Do you have any comments on the proposed SA Objectives?

Question 6: Do you have any comments on the decision-making questions?

7.2. UN Sustainable Development Goals

As we develop the SA Framework, we have considered the UN Sustainable Development Goals. The [Sustainable Development Goals](#) (SDGs) are a call for action by all countries – poor, rich and middle-income – to promote prosperity while protecting the planet. They recognise that ending poverty must go hand-in-hand with strategies that build economic growth and address a range of social needs including education, health, social protection, and job opportunities, while tackling climate change and environmental protection. The SDGs, set in 2015 by the United Nations General Assembly, are intended to be achieved by the year 2030.

The SDGs are shown at [Appendix 4](#), together with the assessment of each of the proposed Sustainability Appraisal Objectives against each UN SDG.

8. Subsequent versions of the SA

8.1. Comments on Scoping Report

All comments received on the SA Scoping Report for the Broads Plan and the Local Plan will be considered and a table setting out how the comments have informed the Sustainability Appraisal approach will be included in subsequent SAs. Some comments will result in changes to the SA and others will not, and the reasons for these decisions will be set out clearly.

8.2. Compatibility of the SA Objectives and plan objectives

An assessment of the SA Objectives against the objectives of the Broads Plan and of the Local Plan will check compatibility.

8.3. Reasonable alternatives

If a strategy or policy area is identified, reasonable alternatives to addressing that issue need to be identified and assessed. This could include a 'do nothing' scenario. This process will assist in the identification of, and justify, the most appropriate policy response, if any.

8.4. Short, medium and long-term effects

Regulations require the assessment of the effects of a plan or programme over short, medium and long terms. The time periods for these are:

- Short term – 0-5 years
- Medium term – 5-10 years
- Long term – longer than 10 years

8.5. Permanent and temporary effects

The process will identify if the effect of the proposed strategic action or policy will be permanent or temporary.

8.6. Positive and negative effects

The SA process will assess the proposed strategy or policy approach, or site allocation, and identify any negative impacts of positive impacts relating to the SA Objectives. The process will seek to minimise any negative impacts and maximise any positive impacts.

8.7. Secondary effects

These effects arise not as a direct result of the strategy or policy, but away from the original effect or as a result of a complex pathway.

8.8. Cumulative effects

An assessment of the cumulative impacts of the strategic actions or policies is required. This matrix will identify the impacts of the Broads Plan or Local Plan on the various SA Objectives, taken as a whole.

8.9. Synergistic effects

These are effects that interact to produce a total effect greater than the sum of the individual effects.

8.10. Update to the literature review

During the production of the Plans new relevant documents and policies will emerge, as well as local documents being progressed to subsequent stages. New and updated documents will be reviewed at each stage for their relevance to the Broads Plan and Local Plan for the Broads and their relevant Sustainability Appraisals.

8.11. Broads Plan production

Sustainability Appraisals will be produced to assess and inform the Broads Plan throughout its production:

- First Draft – to accompany the First Draft of the Broads Plan
- Final Draft – to accompany the Final Draft of the Broads Plan

8.12. Production of the Local Plan for the Broads

Sustainability Appraisals will be produced to assess and inform the Local Plan throughout its production:

- Interim SA – to accompany the Issues and Options version of the Local Plan.
- Preferred Options SA – to accompany the Preferred Options of the Local Plan.
- Publication SA – to accompany the Publication version of the Local Plan.

Appendix 1: Compliance with the SEA Directive and NPPG

The National Planning Policy Guidance says:

What is required at the scoping stage?

The scoping stage (Stage A) must identify the scope and level of detail of the information to be included in the sustainability appraisal report. It should set out the context, objectives and approach of the assessment; and identify relevant environmental, economic and social issues and objectives.

Although the scoping stage is a requirement of the process, a formal scoping report is not required by law but is a useful way of presenting information at the scoping stage. A key aim of the scoping procedure is to help ensure the sustainability appraisal process is proportionate and relevant to the Local Plan being assessed.

When deciding on the scope and level of detail of the information that must be included in the report, the plan-maker must consult the consultation bodies. Where a consultation body decides to respond, it should do so within five weeks of receipt of the request.

(See regulation 12(5) and 12(6) of the Environmental Assessment of Plans and Programmes Regulations 2004.)

Content requirements for Strategic Environmental Assessment	Where covered in this Sustainability Appraisal Scoping Report
Context of the assessment	Section 5 and Appendix 3a , 3b and 3c , Baseline Data Section 6 , Sustainability Issues
Objectives and Approach of the Assessment	The proposed SA Objectives are set out in section 7 . More detail is provided at Appendices 4 , 5 and 6 .
Identify relevant environmental, economic and social issues	Appendix 2 : Literature Review
Consult consultation bodies	Section 2.4 of the main report

Appendix 2: Literature review

See separate document <for the purposes of Planning Committee and Broads Authority, see report; a link will be added to this section when consulted on>

Appendix 3a: Baseline data

See separate document <for the purposes of Planning Committee and Broads Authority, see report; a link will be added to this section when consulted on>

Appendix 3b: Baseline data map bundle

See separate document <for the purposes of Planning Committee and Broads Authority, see report; a link will be added to this section when consulted on>

Appendix 3c Norfolk geodiversity audit database for Broads

See separate document <for the purposes of Planning Committee and Broads Authority, see report; a link will be added to this section when consulted on>

Appendix 4: Sustainable Development Goals

UN Sustainable Development Goals



More detail on the SDGs is shown below.

No poverty

End poverty in all its forms everywhere

<https://sdgs.un.org/goals/goal1>

Zero hunger

End hunger, achieve food security and improved nutrition and promote sustainable agriculture

<https://sdgs.un.org/goals/goal2>

Good health and well-being

Ensure healthy lives and promote well-being for all at all ages

<https://sdgs.un.org/goals/goal3>

Quality education

Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all

<https://sdgs.un.org/goals/goal4>

Gender equality

Achieve gender equality and empower all women and girls

<https://sdgs.un.org/goals/goal5>

Clean water and sanitation

Ensure availability and sustainable management of water and sanitation for all

<https://sdgs.un.org/goals/goal6>

Affordable and clean energy

Ensure access to affordable, reliable, sustainable and modern energy for all

<https://sdgs.un.org/goals/goal7>

Decent work and economic growth

Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all

<https://sdgs.un.org/goals/goal8>

Industry, innovation and infrastructure

Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation

<https://sdgs.un.org/goals/goal9>

Reduced inequalities

Reduce inequality within and among countries

<https://sdgs.un.org/goals/goal10>

Sustainable cities and communities

Make cities and human settlements inclusive, safe, resilient and sustainable

<https://sdgs.un.org/goals/goal11>

Responsible consumption and production

Ensure sustainable consumption and production patterns

<https://sdgs.un.org/goals/goal12>

Climate action

Take urgent action to combat climate change and its impacts.

<https://sdgs.un.org/goals/goal13>

Life below water

Conserve and sustainably use the oceans, seas and marine resources for sustainable development

<https://sdgs.un.org/goals/goal14>

Life on land

Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss

<https://sdgs.un.org/goals/goal15>

Peace, justice and strong institutions

Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels

<https://sdgs.un.org/goals/goal16>

Partnerships for the goals

Strengthen the means of implementation and revitalize the global partnership for sustainable development

<https://sdgs.un.org/goals/goal17>

SA Objectives and the UN Sustainable Development Goals

Objectives	No poverty	Zero hunger	Good health and well-being	Quality education	Gender equality	Clean water and sanitation	Affordable and clean energy	Decent work and economic growth	Industry, innovation and infrastructure	Reduced inequalities	Sustainable cities and communities	Responsible consumption and production	Climate action	Life below water	Life on land	Peace, justice and strong institutions	Partnerships for the goals
ENV1: To reduce the adverse effects of traffic (on roads and water).			X					X	X		X		X	X	X		
ENV2: To safeguard a sustainable supply of water, to improve water quality and to use water efficiently.						X					X	X		x			
ENV3: To protect and enhance biodiversity and geodiversity.			X			X					X		X	X	X		
ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.			X								X						
ENV5: To adapt to and mitigate against the impacts of climate change.			X				X				X	X	X				
ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and coastal change.			X								X		X				

Objectives	No poverty	Zero hunger	Good health and well-being	Quality education	Gender equality	Clean water and sanitation	Affordable and clean energy	Decent work and economic growth	Industry, innovation and infrastructure	Reduced inequalities	Sustainable cities and communities	Responsible consumption and production	Climate action	Life below water	Life on land	Peace, justice and strong institutions	Partnerships for the goals
ENV7: To manage resources sustainably through the effective use of land, energy and materials.			X								X	X			X		
ENV8: To minimise the production and impacts of waste through reducing what is wasted, and re-using and recycling what is left.											X	X					
ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings											X				X		
ENV10: To achieve the highest quality of design that is innovative, imaginative, and sustainable and reflects local distinctiveness.			X								X				x		
ENV11: To improve air quality and minimise noise, vibration and light pollution.			X								X	X					

Objectives	No poverty	Zero hunger	Good health and well-being	Quality education	Gender equality	Clean water and sanitation	Affordable and clean energy	Decent work and economic growth	Industry, innovation and infrastructure	Reduced inequalities	Sustainable cities and communities	Responsible consumption and production	Climate action	Life below water	Life on land	Peace, justice and strong institutions	Partnerships for the goals
ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape							X		X		X	X	X				
SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.	X	X	X								X						
SCO2: To reduce poverty, inequality and social exclusion.	X	X	X		X					X	X						
SOC3: To improve education and skills including those related to local traditional industries.				X				X	X	X	x						
SOC4: To enable suitable stock of housing meeting local needs including affordability.	X		X								X						
SOC5: To maximise opportunities for								X	X		x						

Objectives	No poverty	Zero hunger	Good health and well-being	Quality education	Gender equality	Clean water and sanitation	Affordable and clean energy	Decent work and economic growth	Industry, innovation and infrastructure	Reduced inequalities	Sustainable cities and communities	Responsible consumption and production	Climate action	Life below water	Life on land	Peace, justice and strong institutions	Partnerships for the goals
new/ additional employment																	
SOC6: To improve the quality, range and accessibility of community services and facilities and to ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.			X						X		X		x				
SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.			X							X	X					x	
ECO1 To support a flourishing and sustainable economy and improve economic performance in rural areas.								X	X		X						
ECO2: To ensure the economy actively contributes to social and								X	X		X						

Objectives	No poverty	Zero hunger	Good health and well-being	Quality education	Gender equality	Clean water and sanitation	Affordable and clean energy	Decent work and economic growth	Industry, innovation and infrastructure	Reduced inequalities	Sustainable cities and communities	Responsible consumption and production	Climate action	Life below water	Life on land	Peace, justice and strong institutions	Partnerships for the goals
environmental well-being.																	
ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.								X			X						
Total	3	2	13	1	1	2	2	6	7	3	22	6	6	3	5	1	0

It should be noted that no SA Objectives relate to partnerships for the Goals. This may not be relevant to the Sustainability Appraisal per se, but there are many partners involved in managing and protecting the Broads.

Some of the UN Sustainable Development Goals may only relate to 1 or 2 SA Objectives. It is considered that this is acceptable as that particular Goal is relevant to at least one SA Objective.

Appendix 5: Sustainability Appraisal Framework

When answering the questions in assessing policies, these responses will be used:

Positive impact: + or ++

Not appropriate: N/A

Neutral: 0

Negative impact: - or –

Uncertain/depends on implementation: ?

Please note that where this table refers to key services, these are what is considered key services. This reflects the [HEELA methodology](#), combined with DM37 of the 2019 Local Plan.

- A primary school
- A secondary school
- A local healthcare service (doctors' surgery)
- Retail and service provision for day to day needs (district/local shopping centre, village shop)
- Local employment opportunities which are defined as follows, which reflect areas with potentially a number of and variety of job opportunities:
 - o Existing employment areas allocated/identified in our districts' Local Plans; or
 - o City, Town or District Centre as identified in the Local Plan for the Broads or our District's Local Plan. We note that this means such centres count towards two of the three key services test; or
 - o These sites that are allocated in the Local Plan for the Broads: BRU2, BRU4, CAN1, HOR6, 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)

SA Objective	SEA General Theme	Reason	Decision making criteria/prompting questions
ENV1: To reduce the adverse effects of traffic (on roads and water).	Climate change, air and pollution.	Modes of transport can impact local air quality, heritage, health and carbon emissions.	<ul style="list-style-type: none"> How does the policy/allocation/strategic action affect: <ul style="list-style-type: none"> Walking, cycling, public transport? Air quality? Amenity? Single occupancy car use? Use of waterways? Access to special qualities of the Broads by sustainable transport modes? The net impact of transport infrastructure such as road signage, lighting, conspicuous structures and parking? What is the resulting impact of traffic on <ul style="list-style-type: none"> Heritage? Landscape? People? Water? Is the allocation within walking distance⁹ of key services¹⁰? Will routes be <ul style="list-style-type: none"> functional and accessible for all? safe and attractive public spaces? Does it consider the needs of the most vulnerable users first: pedestrians, then cyclists, then public transport users, specialist vehicles like ambulances and finally other motor vehicles?
ENV2: To safeguard a sustainable supply of water, to improve water quality and to use water efficiently.	Land, water and soil resources.	Water quality in the Broads is critical to the area's value for wildlife, and to its appeal for recreation providing a higher value tourism economy. Anglia Water Services estimate that the Norwich and the Broads (Norwich) resource zone will be in deficit by 2045.	<ul style="list-style-type: none"> How does the policy/allocation/strategic action affect <ul style="list-style-type: none"> Water quality? Water quantity? Surface water run off? Does it reduce run-off rates? Does it increase water absorption / management? Wastewater? Drainage? Pathways for pollutants?
ENV3: To protect and enhance biodiversity and geodiversity.	Biodiversity.	One of the statutory purposes of the Broads Authority is to Conserve and enhance the natural beauty and wildlife of the Broads. It is one of the most important freshwater wetlands in Europe and over 25% of the 300km of the nationally protected landscape has a European designation for its nature conservation interest, including three Special Areas of Conservation and two Special Protection Areas; large parts are designated as an internationally important wetland under the Ramsar convention. Soils in the Broads contain and	<ul style="list-style-type: none"> How does the policy/allocation/strategic action affect: <ul style="list-style-type: none"> The ability to retain and maintain soil carbon? Geological interests? The potential for managed accessible geological feature exposures? County Wildlife Sites? Local and National Nature Reserves? Ramsar Sites? SPAs, SACs? SSSIs?

⁹ Manual for Streets says this is 10 minutes/800m

SA Objective	SEA General Theme	Reason	Decision making criteria/prompting questions
		continue to store large amounts of carbon and archaeological remains.	<ul style="list-style-type: none"> ○ BAP Priority Species and habitats? ○ Habitat connectivity and Ecological Networks? ○ Trees and hedgerows? ○ Waterbodies? ○ Green Infrastructure?
ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.	Cultural heritage, landscape and townscape.	It is the tranquil character or the characteristic of the Broads together with its expansive character of open undeveloped skylines, which are among the primary special qualities underpinning the national designation of the Broads. The open distinctive landscape comprises a complex and interlinked mosaic of wetland habitats including open water, reedbeds, carr woodland, grazing marsh and fen meadow. Human interaction has helped shape the Broads.	<ul style="list-style-type: none"> • How does the allocation/policy/strategic action affect: <ul style="list-style-type: none"> ○ The setting of the Broads? ○ The perception of the Broads? ○ The Landscape Character? ○ Cultural heritage and heritage assets? ○ Dark skies and tranquillity? ○ The special qualities of the Broads¹¹? ○ Landscape features? ○ Peat? ○ Conservation Areas? ○ Designated and undesignated heritage assets? ○ The quality and local distinctiveness of the Broads towns/villages/buildings? ○ Open Space? ○ Green Infrastructure? ○ Harmful incremental change?
ENV5: To adapt to and mitigate against the impacts of climate change.	Climate change, air and pollution.	The Broads is an ever changing, living landscape, shaped over centuries by the interaction between people, the environment and the climate. While these dynamic processes will continue, sea level rise and the predicted more rapid changes to the climate pose considerable challenges and opportunities to this easterly, low-lying wetland.	<ul style="list-style-type: none"> • How does the allocation/policy/strategic action affect: <ul style="list-style-type: none"> ○ Emissions of greenhouse gases? ○ Sequestering carbon dioxide? ○ Single occupancy car use? ○ HGV/delivery movements? ○ Public transport? ○ Cycling/walking? ○ Boat emissions? ○ The ability of communities to adapt? ○ The ability of habitats and species to adapt? ○ Peat? ○ Energy use? ○ Open Space? ○ Green Infrastructure?
ENV6: To avoid, reduce and manage flood risk and to become more resilient	Land, water and soil resources. Climate change, air and pollution.	80% of the Broads Executive Area is at risk of flooding. There are well-known impacts of flooding to people, the environment and the economy. The coastal area of the Broads is at risk of saline incursion	<ul style="list-style-type: none"> • Is flood risk avoided? • Is flood risk managed/mitigated? • How does the allocation/policy/strategic action affect flooding:

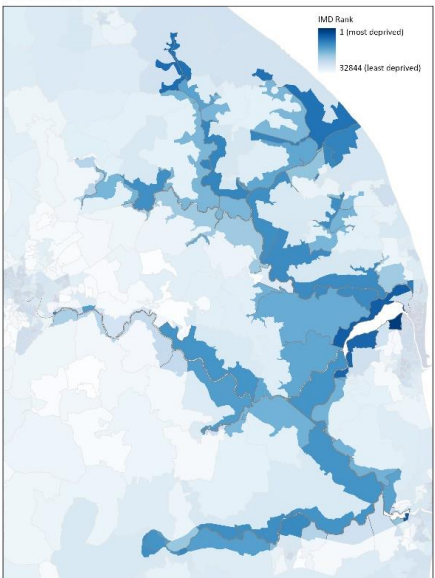
¹¹ Taken from the Climate Change Adaptation Plan: Open water in lakes and rivers, Breydon Water (estuary), Fens / reed beds, Grazing marshes and ditches, Wet woodlands, Historic buildings, especially mills, Boating and the riverside economy, Farmland (including rights of way), Open landscapes, big skies and tranquillity and the coast.

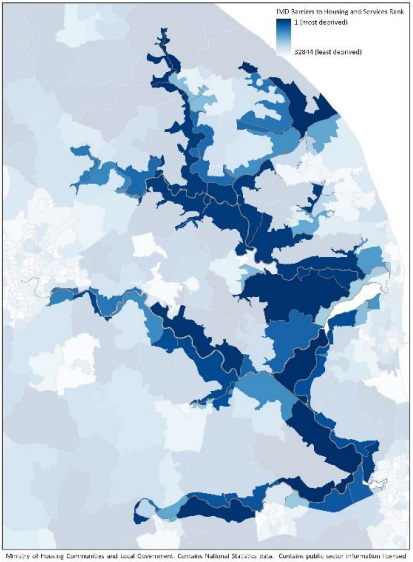
SA Objective	SEA General Theme	Reason	Decision making criteria/prompting questions
to flood risk and coastal change.		further up the rivers during spring tides and storm surges, drought and flooding events as well as erosion or breach of the sea defences.	<ul style="list-style-type: none"> ○ On site? ○ In the vicinity? ○ Elsewhere? • Is the allocation in the area of highest risk of flooding? • Is the allocation appropriate to the flood risk on site? • Does the policy consider different sources of flooding¹²? • What is the impact of climate change on flood risk? • Can flood risk be reduced? • How vulnerable is the proposed land use¹³? • Does it reduce run-off rates? • Does it increase water absorption / management? • Does the allocation/policy/strategic action affect risk to people or property? • Does the policy affect opportunities for future coastal management? • Does the allocation/policy/strategic action restrict choice for managing the coast in the future? • Does the allocation/policy/strategic action consider the effect of or potential for damage (e.g. to a structure)?
ENV7: To manage resources sustainably through the effective use of land, energy and materials.	Land, water and soil resources.	The efficient and effective use of resources is a key consideration in plan making, especially with regards to not sterilising mineral resources, the re-use of Brownfield land appropriately and reducing energy consumption.	<ul style="list-style-type: none"> • Is the allocation on: <ul style="list-style-type: none"> ○ Brownfield Land? ○ Greenfield Land? • Does the allocation use land effectively? • Does the allocation/policy/strategic action affect energy efficiency? • Are there any safeguarded mineral sites? • Will it prevent the sterilisation of known or suspected mineral resources by development? • Does the policy consider origin of resource/where resource derived from?
ENV8: To minimise the production and impacts of waste through reducing what is wasted, and re-using and recycling what is left.	Population and human health. Climate change, air and pollution.	National and local policy aims to reduce the amount of waste produced and to reduce the amount and proportion of waste disposed of to landfill, in accordance with the waste hierarchy, to meet the Landfill Directive targets.	<ul style="list-style-type: none"> • Does the policy help reduce waste, reuse waste or recycle/compost?
ENV9: To conserve and where appropriate enhance the cultural heritage and archaeological importance of the area.	Cultural heritage, landscape and townscape.	The cultural heritage includes the landscape and built environment, archaeology, conservation areas, and local skills, crafts and traditions. The Broads is of significant cultural value. Its landscape reflects historic patterns of human activity over thousands of years, and contains features particular to the area.	<ul style="list-style-type: none"> • Does the allocation/policy/strategic action affect: <ul style="list-style-type: none"> ○ The quality and local distinctiveness of the Broads towns/villages/buildings? ○ Designated and undesignated heritage assets? ○ Conservation Areas? ○ Archaeology? ○ Local culture and traditions? ○ The wider cultural heritage of the broads?

¹² Including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

¹³ <http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-2-flood-risk-vulnerability-classification/>

SA Objective	SEA General Theme	Reason	Decision making criteria/prompting questions
			<ul style="list-style-type: none"> ○ The history, traditions, customs and the spaces and places these rely upon or relate to?
ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and reflects local distinctiveness.	Cultural heritage, landscape and townscape.	Design is crucial in a protected landscape like the Broads. Development needs to take account of the characteristics of the site as well as what is distinctive in the wider Broads setting.	<ul style="list-style-type: none"> • Does the allocation/policy/strategic action <ul style="list-style-type: none"> ○ Appreciate what is special about the site? ○ Relate to the site's setting in the landscape/townscape? ○ Appreciate the rich cultural heritage of the area? • Are these issues considered? <ul style="list-style-type: none"> ○ local character (including landscape setting) ○ safe, connected and efficient streets ○ a network of greenspaces (including parks) and public places ○ crime prevention ○ security and lighting measures in the context of dark skies ○ access and inclusion ○ efficient use of natural resources ○ cohesive & vibrant neighbourhoods ○ layout – the way in which buildings and spaces relate to each other ○ form – the shape of buildings ○ scale – the size of buildings ○ detailing – the important smaller elements of building and spaces ○ materials – what a building is made from ○ sensitive design of road infrastructure? (E.g. reduced signage road markings, use of local materials and alternative traffic calming methods).
ENV11: To improve air quality and minimise noise, vibration and light pollution.	Population and human health. Climate change, air and pollution.	Air quality, noise and light can affect health, well-being and biodiversity.	<ul style="list-style-type: none"> • Does the allocation/policy/strategic action affect: <ul style="list-style-type: none"> ○ Air quality? ○ Noise production? ○ Vibration? ○ Light pollution/dark skies? • How does the allocation/policy/strategic action relate to Air Quality Management Areas? • Would the allocation make additional noise or be sensitive to the prevailing acoustic environment? • Have cumulative impacts of development/change been considered? • Does the allocation/policy/strategic action affect the tranquillity of the Broads?
ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape	Climate change, air and pollution. Cultural heritage, landscape and townscape.	National policy seeks renewable energy generation to reduce carbon emissions and potentially have economic benefits, but generating equipment and supporting infrastructure can affect landscape character	<ul style="list-style-type: none"> • Does the allocation/policy/strategic action affect <ul style="list-style-type: none"> ○ Renewable/low carbon energy generation? ○ Renewable/low carbon energy transmission? ○ The setting of the Broads? ○ The perception of the Broads? ○ The Landscape Character? ○ The special qualities of the Broads?

SA Objective	SEA General Theme	Reason	Decision making criteria/prompting questions
			<ul style="list-style-type: none"> Have Cumulative impacts of renewable/low carbon energy generation been considered?
SOC1: To improve the health of the population and promote a healthy lifestyle.	Population and human health.	Mental health, healthy life styles, wellbeing and reducing health inequalities.	<ul style="list-style-type: none"> Does the allocation/policy/strategic action: <ul style="list-style-type: none"> Affect physical and/or mental health? Affect wellbeing? Promote active lifestyles? Promote active travel? Does the allocation/policy/strategic action include: <ul style="list-style-type: none"> Publicly accessible open space? Sports facilities? Health infrastructure? Does the policy enable active use of water space?
SOC2: To reduce poverty, inequality and social exclusion.	Population and human health. Inclusive communities.	 <p>The darker the blue, the more deprived.</p>	<ul style="list-style-type: none"> Does the allocation/policy/strategic action affect any of these domains? <ul style="list-style-type: none"> Income Employment Health and Disability Education, Skills and Training Barriers to Housing and Services Crime Living Environment Does the allocation/policy/strategic action affect inclusive communities? Does it affect community cohesion? Does it affect quality of life? Does the policy avoid potential for inequality or serve to positively address existing identified inequalities through its implementation?
SOC3: To improve education and skills including those related to local traditional industries.	Population and human health. Economic Activity.	Children and young people in Norfolk schools achieve less well than in other parts of England. Suffolk is still performing poorly in comparison with national averages and its statistical neighbours. 'Special qualities' of the Broads include cultural heritage, wetland landscape, biodiversity, navigable waterways. National policy supports heritage and cultural skills training and employment in traditional Broads industries.	<ul style="list-style-type: none"> Is the allocation/policy/strategic action for an education/skills establishment? Does the policy/allocation/strategic action enable improved understanding of the special qualities, pressures and management of the Broads to all? Does it relate to Traditional Broads industries? Will it facilitate improved access to vocational training, education and skills for all, including young people? Will it facilitate opportunity for delivery and uptake of traditional skills training which may benefit wider Broads purposes?
SOC4: To enable suitable stock of housing meeting	Population and human health. Inclusive communities.	The BA will have a housing need figure for the Local Plan to address. With constraints on new development, meeting the residential	<ul style="list-style-type: none"> Does the policy/allocation/strategic action affect: <ul style="list-style-type: none"> Housing? Affordable Housing?

SA Objective	SEA General Theme	Reason	Decision making criteria/prompting questions
local needs including affordability.		needs of the local community for affordable housing is a key challenge.	<ul style="list-style-type: none"> ○ Gypsy and Traveller accommodation? ○ Residential moorings/boats used as residences?
SOC5: To maximise opportunities for new/ additional employment	Economic activity.	Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area. Sustainable economic development.	<ul style="list-style-type: none"> • Does the policy/allocation/strategic action affect: <ul style="list-style-type: none"> ○ Employment land uses? ○ Numbers of jobs? ○ Tourism? ○ Does it relate to Traditional Broads industries?
SOC6: To improve the quality, range and accessibility of community services and facilities and to ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.	Population and human health. Inclusive communities.	 <p>The darker the blue, the more deprived. With a sparse population, it can be difficult to maintain essential rural services such as shops, post offices and public transport.</p>	<ul style="list-style-type: none"> • Is the allocation/policy/strategic action within walking distance (800m) from Key Services? • Is the allocation within a settlement boundary? • Is the allocation/policy/strategic action for a key service? • Will the allocation/policy/strategic action affect public transport, walking and cycling? • Does the policy/allocation/strategic action relate to Local Green Space? • Will routes be functional and accessible for all? • Will routes be safe and attractive public spaces? • Does it consider the needs of the most vulnerable users first: pedestrians, then cyclists, then public transport users, specialist vehicles like ambulances and finally other motor vehicles? • Will it support the retention of key facilities and services ensuring that local needs are met locally wherever possible or alternative sustainable access is provided?
SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.	Population and human health. Inclusive communities.	The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.	<ul style="list-style-type: none"> • Does the policy/allocation/strategic action relate to: <ul style="list-style-type: none"> ○ Designing out crime? ○ Designing in community safety? ○ An inclusive environment? ○ Robust structure and identity? ○ Interaction with other uses positively? ○ Avoiding opportunities for conflict?
ECO1: To support a flourishing and sustainable economy and improve economic performance in rural areas.	Economic activity.	Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area. Sustainable economic development. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.	<ul style="list-style-type: none"> • Will it provide the spaces and infrastructure to support self-employment opportunities and business start-up? • Will it support existing business viability and local employment growth? • Does it contribute to a thriving rural community? • Does it contribute to a prosperous rural community?

SA Objective	SEA General Theme	Reason	Decision making criteria/prompting questions
ECO2: To ensure the economy actively contributes to social and environmental well-being.	Economic activity. Population and human health. Inclusive communities	Local plans need to positively and proactively encourage sustainable economic growth.	<ul style="list-style-type: none"> • How does the policy/allocation/strategic action affect ‘Social Capital’? <ul style="list-style-type: none"> ○ Skills development ○ Community cohesion ○ Amenity ○ Job provision ○ Quality of life • How does it affect ‘Low Carbon’? <ul style="list-style-type: none"> ○ Innovation ○ Resource efficiency • How does it affect ‘Natural Capital’? <ul style="list-style-type: none"> ○ Landscape ○ Biodiversity
ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.	Economic activity. Population and human health. Inclusive communities.	Tourism is important to the Broads economy and promoting the area for enjoyment and recreation is a statutory purpose of the Broads Authority. The Broads is one of the most extensive and varied inland waterway systems in the UK, offering 190km of boating on lock-free tidal navigable rivers, including navigation to the sea. Wetland and coastal habitats and species can be negatively affected by recreational disturbance. Land based tourism is popular (and the Broads Authority would like to encourage more land-based activity) and contributes significantly to the local tourist economy.	<ul style="list-style-type: none"> • Does the policy/allocation/strategic action affect: <ul style="list-style-type: none"> ○ Sustainable tourism. ○ Responsible tourism. • Does it: <ul style="list-style-type: none"> ○ Promote enjoyment and understanding of the Broads? ○ Raise awareness of the Broads as a special destination? ○ Drive up the quality of the visitor experience? ○ Strengthen tourism performance across the whole Broads area? ○ Maintain the Broads’ position as a premier inland boating destination in the UK? ○ Respect the sensitive environment of the Broads? ○ Provide the right conditions for successful tourism businesses? ○ Will it maximise benefits and minimise impacts from visitors to communities?

Appendix 6: Compatibility of SA Objectives

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6	SOC7	ECO1	ECO2	ECO3
ENV1																						
ENV2																						
ENV3																						
ENV4		-																				
ENV5																						
ENV6	-																					
ENV7				-		-																
ENV8	-	-	-	-		-																
ENV9								-														
ENV10								-														
ENV11		-				-	-	-														
ENV12	-	-	-			-	-	-			-											
SOC1			-	-			-	-	-			-										
SOC2		-	-	-	-	-	-	-	-	-	-	-										
SOC3	-	-	-		-	-	-	-			-	-	-									
SOC4	1	2	3	4	5	6	7	-	8		-				-							
SOC5	1	2	3	4	5	6	7	-	8		9											
SOC6		-	-	-		-	-	-	-	-	-	-			-							
SOC7	-	-	-	-	-	-	-	-	-		-	-				-	-					
ECO1	1	2	3	4	5	6	7	-	8	-	9		-					-	-			
ECO2								-								-						
ECO3								-								-						

Environment
ENV1: To reduce the adverse effects of traffic.
ENV2: To safeguard a sustainable supply of water, to improve water quality and to use water efficiently.
ENV3: To protect and enhance biodiversity and geodiversity.
ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.
ENV5: To adapt to and mitigate against the impacts of climate change.
ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and coastal change.
ENV7: To manage resources sustainably through the effective use of land, energy and materials.
ENV8: To minimise the production and impacts of waste through reducing what is wasted, and re-using and recycling what is left.
ENV9: To conserve and where appropriate enhance the cultural heritage and archaeological importance of the area.
ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and reflects local distinctiveness.
ENV11: To improve air quality and minimise noise, vibration and light pollution.
ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape
Social
SOC1: To improve the health of the population and promote a healthy lifestyle.
SOC2: To reduce poverty, inequality and social exclusion.
SOC3: To improve education and skills including those related to local traditional industries.
SOC4: To enable suitable stock of housing meeting local needs including affordability.
SOC5: To maximise opportunities for new/ additional employment
SOC6: To improve the quality, range and accessibility of community services and facilities.
SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.
Economic
ECO1: To support a flourishing and sustainable economy and improve economic performance in rural areas.
ECO2: To ensure the economy actively contributes to social and environmental well-being.
ECO3: To offer opportunities for tourism and recreation in a way that helps the economy, society and the environment

1. More housing or employment development in an area is likely to result in more car movements. By locating housing allocations in areas with public transport, services and facilities, or within walking and cycling distance (and having safe, attractive and quality routes) and locating employment near areas of housing the effect of traffic could be reduced.
2. More housing or employment development will result in more use of water and production of waste water. However, the effect of more people in an area on water resource and waste water could be reduced by water efficiency measures.
3. Housing and employment development could be on brownfield land or greenfield land. Both areas have the potential to provide biodiversity benefits. However the effect of development on biodiversity and geodiversity depends on the location, type, scale, characteristics and design of any scheme.
4. Housing and employment development could potentially harm the local distinctiveness. However, there are other SA objectives relating to design and cultural heritage of the area. However the effect of development on local distinctiveness depends on the location, type, scale, characteristics and design of any scheme.
5. Housing and employment development is likely to result in greenhouse gas emission due to the embodied carbon or transport of materials or people for example. However by using local materials (such as on-site minerals), locating development to minimise transport requirements (as well as provide smarter choices) and by considering design, which are all other SA objectives, the conflict could be reduced.
6. According to the NPPF flood risk technical guidance, housing is classed as highly or more vulnerable and the vulnerability of employment depends on the end use. There are tests that need to be undertaken if proposals are contrary to flood risk policy. As such, flood risk will be a constraint to consider for any site allocation.
7. The Broads is likely to not have a housing need. As such, it is unlikely that greenfield land will be allocated for development through the plan. In conjunction with the Minerals and Waste Core Strategies of NCC and SCC, mineral resources will not be sterilised by development. Whilst energy will be used in development, energy efficiency of the resulting development could be addressed through policies or scheme design.
8. Housing and employment development could potentially harm the archaeology or cultural heritage of the area. However, the effect of development on local distinctiveness depends on the location, type, scale, characteristics and design of any scheme.
9. Employment development could potentially affect air quality, noise, vibration and light pollution. However the effect depends on the location, type, scale, characteristics and design of any scheme.

Appendix 2: Literature Review

Note: This literature review was produced for the Local Plan for the Broads. For the purposes of this Sustainability Appraisal process, it will also relate to the Broads Plan review as relevant.

A2.1 International

[Ramsar Convention on Wetlands of International Importance, Especially Waterfowl Habitat](#) (1971) (amended 1982)

The Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat (also known as the Convention on Wetlands) is an international treaty for the conservation and sustainable use of wetlands. It is named after the city of Ramsar in Iran, where the convention was signed in 1971.

[Kyoto Protocol](#) (1997)

The Kyoto Protocol is an international treaty. It extends the 1992 United Nations Framework Convention on Climate Change that commits state parties to reduce greenhouse gas emissions, based on the scientific consensus that global warming is occurring and that human-made CO₂ emissions are driving it.

[Rio Earth Summit 1992](#)

Through this summit, the United Nations sought to help national governments to rethink economic development and find ways to stop polluting the planet and depleting its natural resources.

[Johannesburg Declaration on Health and Sustainable Development](#) (2002)

The Johannesburg Declaration builds on earlier declarations made at the United Nations Conference on the Human Environment at Stockholm in 1972, and the Earth Summit in Rio de Janeiro in 1992. While committing the nations of the world to sustainable development, it also includes substantial mention of multilateralism as the path forward.

[UN Convention on Human Rights](#)

The Universal Declaration of Human Rights (UDHR) is an international document adopted by the United Nations General Assembly. It enshrines the rights and freedoms of all human beings.

[Paris Agreement](#) (2016)

The Paris Agreement is a legally binding international treaty on climate change. Its goal is to limit global warming to well below 2, preferably to 1.5 degrees Celsius, compared to pre-industrial levels. To achieve this long-term temperature goal, countries aim to reach global peaking of greenhouse gas emissions as soon as possible to achieve a climate neutral world by mid-century. Climate change will be a key topic running through the entire Local Plan.

A2.2 European

While the UK has left the EU, there are still some documents of relevance as they have been transposed into UK law. These documents are listed below. Over the period of producing

the Local Plan and the Broads Plan, some of these documents may no longer be relevant. We will ensure the plans meet all necessary requirements as they are produced.

[European Climate Change Programme](#)

The European Commission established the European Climate Change Programme (ECCP) in 2000 to help identify the most environmentally and cost-effective policies and measures that can be taken at European level to cut greenhouse gas emissions. Climate change will be a key topic running throughout the Local Plan.

[Air Quality Framework Directives](#)

European Union policy on air quality aims to develop and implement appropriate instruments to improve air quality. The main instruments are a series of Directives setting ambient air quality standards to provide protection from excessive pollution concentrations, based on the latest research on the health effects of air pollution. Air quality will be an important consideration when producing the Local Plan.

[Directive 2002/49/EC on the Assessment and Management of Environmental Noise](#)

This Directive aims to “define a common approach intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to the exposure to environmental noise.” Noise will be an important consideration in the Local Plan.

[Birds Directive 1979 79/409/EEC](#)

Habitat loss and degradation are the most serious threats to the conservation of wild birds. The Directive therefore places great emphasis on the protection of habitats for endangered and migratory species. It establishes a network of Special Protection Areas (SPAs) including all the most suitable territories for these species. Since 1994, all SPAs are included in the Natura 2000 ecological network, set up under the Habitats Directive 92/43/EEC. Protecting and enhancing wildlife is key to the Local Plan. Impacts will be assessed through the Habitats Regulation Assessments.

[Conservation of Natural Habitats and of Wild Flora and Fauna Directive \(92/43/EC\)](#)

The Habitats Directive ensures the conservation of a wide range of rare, threatened or endemic animal and plant species. Some 200 rare and characteristic habitat types are also targeted for conservation in their own right. It forms the cornerstone of Europe's nature conservation policy with the Birds Directive and establishes the EU wide Natura 2000 ecological network of protected areas, safeguarded against potentially damaging developments. Protecting and enhancing wildlife is key to the Local Plan. Impacts will be assessed through the Habitats Regulation Assessments.

[Water Framework Directive 2000 2000/60/EC](#)

Citizens, environmental organisations, nature, water-using sectors in the economy all need cleaner rivers and lakes, groundwater and bathing waters. Water protection is therefore one of the priorities of the Commission. European Water Policy should get polluted waters clean again, and ensure clean waters are kept clean. Water will be a key consideration in the Local Plan.

[European Strategic Environmental Assessment Directive \(2001/42/EC\)](#)

The Protocol on Strategic Environmental Assessment augments the Espoo Convention by ensuring that individual Parties integrate environmental assessment into their plans and programmes at the earliest stages, and thus help in laying down the groundwork for sustainable development. This Directive is met through Sustainability Appraisals.

[European Renewable Energy Directive \(2018/2001/EU\)](#)

In December 2018, the recast Renewable Energy Directive 2018/2001/EU entered into force, as part of the Clean Energy for all Europeans package, aimed at keeping the EU a global leader in renewables and, more broadly, helping the EU to meet its emissions reduction commitments under the Paris Agreement. There will be a renewable energy section of the Local Plan.

[Transforming our World: the 2030 Agenda for Sustainable Development \(2015\)](#)

This agenda, including its 17 Sustainable Development Goals (SDGs) and 169 targets, was adopted on 25 September 2015 by Heads of State and Government at a special UN summit. The Agenda is a commitment to eradicate poverty and achieve sustainable development by 2030 world-wide, ensuring that no one is left behind. The adoption of the 2030 Agenda was a landmark achievement, providing for a shared global vision towards sustainable development for all.

A2.3 National

[National Planning Policy Framework \(NPPF\)](#) (2019)

The NPPF sets out Government planning policy and will influence the Local Plan. At the time of writing, changes to the NPPF were being consulted on. We will ensure the Local Plan for the Broads reflects the most up to date national policy.

[National Planning Policy Guidance \(NPPG\)](#)

The NPPG sets out guidance to Government planning policy and will influence the Local Plan. From time to time, aspects are updated. We will ensure the Local Plan for the Broads reflects the most up to date national policy.

[Dark Skies APPG Policy Plan](#) (2021)

The All-Party Parliamentary Group has produced policy areas where there could be improvements relating to dark skies. This will be of relevance to the dark sky section of the Local Plan, which will probably be rolled forward.

[National design code](#) (consultation version, February 2021)

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design. As the requirements relating to design codes and guidance are finalised, we will ensure we do what is required. That being said, design is already an important consideration in the Local Plan and will continue to feature strongly.

[Indices of Multiple Deprivation \(IMD\) \(2019\)](#)

The Indices of Multiple Deprivation are updated every five years or so. There will be a topic paper that shows how the Broads rates against the IMD.

[English National Parks and the Broads UK Government Vision and Circular \(2010\)](#)

The purpose of this circular, which applies only in England, is to provide updated policy guidance on the English National Parks and the Broads ('the Parks'). The current Local Plan already meets the requirements of the policy, but will be checked as the new Local Plan is produced.

[Planning for the Future](#), White Paper (2020)

This White Paper proposes many changes to the planning system. As such changes come into place, we will ensure the Local Plan reflects them.

[Fixing our broken housing market \(2017\)](#)

This housing white paper sets out the Government's plans to reform the housing market and boost the supply of new homes in England. While the scale of growth that takes place in the Broads is quite small, we will ensure that the economic section reflects this strategy as appropriate.

[Building our Industrial Strategy \(2017\)](#)

This document identifies 10 pillars we believe are important to drive forward our industrial strategy across the entire economy: science, research and Summary10 Building our Industrial Strategy innovation; skills; infrastructure; business growth and investment; procurement; trade and investment; affordable energy; sectoral policies; driving growth across the whole country; and creating the right institutions to bring together sectors and places. These pillars frame our approach, and across each of them we set out a programme of new policy. While the scale of growth that takes place in the Broads is quite small, we will ensure that the economic section reflects this strategy as appropriate.

[National Planning Policy for Waste \(2014\)](#)

This document sets out the government's detailed waste planning policies. It may be more relevant to Minerals and Waste Planning Authorities than to the Broads Authority, but this will be checked when producing the Local Plan. We also work closely with the county councils regarding minerals and waste.

[Air quality plan for nitrogen dioxide \(NO2\) in UK \(2017\)](#)

This plan sets out the UK's plan for reducing roadside nitrogen dioxide concentrations. This may be of relevance to the transport and health section of the Local Plan, as well as the Habitats Regulation Assessments.

[UK Marine Policy Statement \(2011\)](#)

The Marine Policy Statement is the framework for preparing Marine Plans and taking decisions affecting the marine environment. The East inshore and offshore plans relate to the Statement. The current Local Plan already meets the requirements of the policy, but will be checked as the new Local Plan is produced.

[Planning policy for traveller sites](#) CLG (2012 and 2015)

This Government planning policy for traveller sites should be read in conjunction with the National Planning Policy Framework. The current Local Plan already meets the requirements of the policy, but will be checked as the new Local Plan is produced.

Various consultations on planning reforms

There could be changes to the planning system over the coming years, and the Local Plan will need to reflect and be in conformity with those changes.

[Landscapes Review: National Parks and AONBs](#) (2019)

The Landscapes Review considers the next steps for National Parks and Areas of Outstanding Natural Beauty (AONBs) in England. Any proposals taken forward by the Government could have implications for the Local Plan.

[Environment Bill](#) (ongoing)

The Environment Bill will make provision: about targets, plans and policies for improving the natural environment; for statements and reports about environmental protection; for the Office for Environmental Protection; about waste and resource efficiency; about air quality; for the recall of products that fail to meet environmental standards; about water; about nature and biodiversity; for conservation covenants; about the regulation of chemicals; and for connected purposes. These aspects could influence the Local Plan.

A2.4 East Anglia

[A47 Business Case](#) (2017)

The Acle Straight passes through the Broads and is part of the A47. We are aware of the desire of some people to dual this part of the A47. The Local Plan already has a policy relating to this, and it is likely that this policy will be rolled forward into the new Local Plan.

[East Anglia Rail Prospectus](#) (2015)

Rail lines and rail stations run throughout the Broads. There is a policy in the Local Plan that relates to rail stations and halts, and this is likely to be rolled forward into the new Local Plan.

[Norfolk and Suffolk Gypsy and Traveller Strategy](#) (2012)

The actual need for Gypsy, Travellers and Travelling Show People was calculated as part of a 'needs assessment', completed jointly with other Local Planning Authorities. This concluded a need of zero in the Broads, but we included a development management policy relating to such sites, which is likely to be rolled forward in the new Local Plan.

[East Inshore and East Offshore Marine Plans / MMO](#) (2014)

These Marine Plans are already reflected in the Local Plan. The MMO is a key stakeholder and will be consulted at various stages of the Local Plan production.

[Anglian Water: Water Resources Management Plan](#) (2019)

Anglian Water supplies water to parts of the Broads and is responsible for waste water for the whole of the Broads Authority Executive Area. Their plans will be of relevance to the Local Plan.

[Essex & Suffolk Water WRMP](#) (2019)

Essex & Suffolk Water supplies water to parts of the Broads. They also extract water from the Broads. Their plans will be of relevance to the Local Plan.

[Shoreline Management Plans](#)

There is a small section of coastline in the Broads executive area. There is a policy that seeks to protect the general openness and low-key development on the coast in the current Local Plan, and this policy stance is likely to be rolled forward in the new Local Plan.

[Broadland Catchment Plan](#) (2018) and [Anglian River Basin District River Basin Management Plan](#) (2018)

What happens upstream of the Broads can have significant impacts on the Broads. These reports will inform the Local Plan, as will the advice of the Broadland Catchment Officer.

[Water Resource East Updated Resource Position Statement](#) (February 2021)

Water Resources East (WRE) is one of five Regional Planning Groups working under the National Framework for Water Resources to develop a long-term integrated water management plan for Eastern England. WRE's vision is for Eastern England to have sufficient water resources to support a flourishing economy, a thriving environment and the needs of its population, and for the region to be seen as an international exemplar for collaborative integrated water resource management. Water resources will be an important aspect of the Local Plan.

[Norfolk and Suffolk Natural Capital Assets Evidence Compendium | Norfolk Biodiversity Information Service \(nbis.org.uk\)](#) (2020)

The counties of Norfolk and Suffolk have stewardship of a wealth of natural assets. The purpose of this Evidence Compendium is to present information about these assets and the potential risks to them, to provide an element of the preparatory work that will feed into a Norfolk & Suffolk 25 Year Environment Plan. Where possible, data is provided by county and also for five important natural areas within them: the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and Suffolk Coasts & Heaths AONB, plus The Broads, The Brecks and the Dedham Vale AONB.

A2.5 New Anglia LEP

[Local Industrial Strategy](#) (2020)

This Local Industrial Strategy is based on strong evidence and sets out the actions local partners are taking and how they are working with government to continue to make this one of the best places in the world to live, work, learn and succeed in business. While the scale of growth that takes place in the Broads is quite small, we will ensure that the economic section of the Local Plan reflects this strategy as appropriate.

[Economic Strategy and Investment Plan](#) (2017)

The Economic Strategy for Norfolk and Suffolk is a shared endeavour between businesses, education providers, local councils, the voluntary and community sector and is led by New Anglia LEP. It outlines ambitious plans for future growth across Norfolk and Suffolk. While

the scale of growth that takes place in the Broads is quite small, we will ensure that the economic section of the Local Plan reflects this strategy as appropriate.

[Covid-19 Economic Recovery Plan](#) (ongoing)

The Norfolk and Suffolk Covid-19 Economic Recovery Restart Plan brings together commitments and actions from local authority, private sector, third sector and education organisations to outline the key activities in place to help our region's economy restart after the COVID-19 pandemic. The Norfolk and Suffolk Visitor Economy Recovery Plan, from New Anglia LEP and Visit East of England, outlines commitments and actions to support our tourism and cultural sectors.

[Local Energy East Strategy](#) (2018)

The three LEP areas of Cambridgeshire and Peterborough (formerly Greater Cambridge and Greater Peterborough), Hertfordshire and New Anglia have joined together to create a tri-LEP area project. The project also involves their constituent local authorities, the Distribution Network Operator (DNO), universities, third sector and energy sector businesses. This strategy sets out the collective ambitions to 2030. These are underpinned by a range of activities that the LEE Network and the Greater South East Energy Hub will take forward to ensure that we remain at the forefront of Clean Growth in the UK and grasp the opportunities ahead. This will be relevant to the energy section of the Local Plan.

[Rail Prospectus](#) (2015)

There are rail lines and rail stations that run throughout the Broads. There is a policy already in the Local Plan that relates to rail stations and halts and this is likely to be rolled forward into the new Local Plan.

A2.6 Norfolk

[Central Norfolk SHMA](#) (2017)

This SHMA calculated the housing need for the Broads. While it is now a few years old, it still contains relevant information. In the near future we will start work on calculating the housing need for the new Local Plan.

[Norfolk Minerals and Waste Core Strategy and Site Allocations documents.](#)

There may be some sites that the new Local Plan allocates near or on sites that have been identified as sources of minerals. Working with the planners at Norfolk County Council, we will seek to safeguard/seek the use of such materials as relevant.

[Norfolk Rural Development Strategy](#) (2017)

While a few years old, this strategy is relevant to the Local Plan for the Broads as much of the Broads is rural.

[Norfolk's Earth Heritage - valuing our geodiversity](#) (2010)

Geodiversity is addressed through the natural environment policy of the Local Plan, which is likely to be rolled forward to the new Local Plan.

Norfolk Strategic Planning Framework, Version 3 (2021)

This framework includes agreements that Local Plans need to address as they are produced.

This is also important in addressing the Duty to Cooperate requirements. At the time of writing, the document is in the process of being endorsed by the Norfolk Local Planning Authorities.

[Norfolk County Council Environment Policy](#) (2019)

This policy reflects the areas that the Council sees as key to protecting and maintaining the health of Norfolk's distinctive environment and its occupants. The Policy signposts to overarching activity spanning a range of environmental interactions the Council is involved with, including those where it already has its own statutory environmental responsibilities. Generally, the policy aligns with the general aims of the Local Plan.

[Norfolk Local Transport Plan](#) (being updated)

This plan sets out the approach to transport over the coming years. As well as liaising with the County Council Highways team, this document will be of relevance to the Local Plan.

[Norfolk Strategic Infrastructure Plan](#) (2020)

The Strategic Infrastructure Delivery Plan (SIDP) sets out Norfolk's high-level infrastructure priorities for the next 10 years (see [project map](#)). Some projects are near to the Broads. The Acle Straight passes through the Broads and is part of the A47. We are aware of the desire of some to dual this part of the A47. The current Local Plan already has a policy relating to the dualling and it is likely that this policy will be rolled forward into the new Local Plan.

[Norfolk Rail Prospectus](#) (being updated)

There are rail lines and rail stations that run through the Broads. There is a policy already in the Local Plan that relates to rail stations and halts and this is likely to be rolled forward into the new Local Plan.

[Wroxham and Hoveton Network Improvement Strategy](#) (2020)

This strategy could influence the Hoveton and Wroxham sections of the Local Plan.

[Public Health Strategy](#) (2016) and [Joint Health and Wellbeing Strategy](#) (2018)

These strategies look at health issues across Norfolk and review Public Health priorities and vision for the next four years. The link between health and planning is clear and we will ensure health continues to be addressed in the new Local Plan.

[Norfolk Access Improvement Plan](#) (2019)

This looks into land and water-based ways to enjoy the area, with benefits to the economy and health and wellbeing. The Local Plan will look to protect existing routes and safeguard future routes.

[Digital Inclusion Strategy](#) (2018)

The strategy's aim is that: "Every Norfolk resident has ability to take full advantage of the opportunities and benefits of accessing online services and harnessing internet technology." Generally, this aim is supported in the current Local Plan and the relevant policies are likely to be rolled forward into the new Local Plan. Care needs to be taken to balance the importance of providing telecommunications and the impact on protected landscapes.

[Local Flood Risk Management Strategy](#) (most recent parts adopted 2020)

Flood risk from all sources of flooding and the impact of climate change are fundamental issues the Local Plan will need to address. The Pitt Review produced 91 recommendations for the Government to act upon. At the heart of these recommendations are: Knowing where and when it will flood, reducing the risk and impact of flooding, better advice and help for people to protect their families and homes, maintaining power and water supplies and protecting essential services, rescuing and caring for people during an emergency, staying healthy and speeding up recovery. To fulfil these recommendations locally, Norfolk County Council as Lead Local Flood Authority is required to develop, maintain, apply and monitor a Local Flood Risk Management strategy.

[Surface Water Management Plans](#)

As Lead Local Flood Authority, Norfolk County Council is responsible for looking at the causes of surface water flooding and its consequences, in order to learn lessons and help predict potential future flooding and minimise its effects. They do this through our Surface Water Management Plans (SWMP) which utilise historical flood records and detailed models of potential future floods. If there are any SWMP for areas which are allocated for development in the Local Plan, we will liaise with the LLFA.

Emerging documents

The Norfolk Green Infrastructure and Recreation Impact Avoidance and Mitigation Strategy and the Norfolk Older Persons Accommodation report were in preparation at the time of preparing this report. Their findings will inform the new Local Plan.

A2.7 Suffolk

[Suffolk Minerals and Waste Local Plan](#) (2020)

There may be some sites that the new Local Plan allocates near or on sites that have been identified as sources of minerals. Working with the planners at Suffolk County Council, we will seek to safeguard/seek the use of such materials as relevant.

[Suffolk Green Access Strategy](#) (2020)

This strategy looks into land and water-based ways to enjoy the area, with benefits to the economy and health and wellbeing. The Local Plan will look to protect existing routes and safeguard future routes.

[Suffolk Transport Plan](#) (2011)

This plan sets out the approach to transport over the coming years. As well as liaising with the County Council Highways team, this document will be of relevance to the Local Plan.

[Suffolk Growth Strategy](#)

This strategy provides the broad framework showing how the county, district and borough councils, working together, intend to do “whatever they can” to enable business to be successful. This will be relevant to the economic section of the Local Plan.

[Suffolk Design](#)

Suffolk Design is an initiative to ensure the quality of new buildings, public spaces and

neighbourhoods throughout the county meets today's needs and tomorrow's challenges. This will be relevant to the design section of the Local Plan.

[Suffolk's Nature Strategy](#) (2015) and [Suffolk Biodiversity Action Plan](#) (2012)

These documents outline priorities and how the landscapes and wildlife in Suffolk contribute to economic growth and health and wellbeing. This will be relevant to the natural environment aspects of the Local Plan.

[Suffolk Flood Risk Management Strategy](#) (2016) and [Preliminary Flood Risk Assessment](#)

Flood risk from all sources of flooding and the impact of climate change are a fundamental issue that the Local Plan will need to address. This is an important tool to help everyone understand and manage flood risk within Suffolk. The strategy summarises the information available on the risk of flooding in Suffolk and way to manage that risk. The strategy document has been published by the Suffolk Flood Risk Management Partnership, which is made up of all the relevant Risk Management Authorities (RMAs) relevant to flood risk in Suffolk. The Preliminary Flood Risk Assessment is an assessment of floods that have taken place in the past, floods that could take place in the future. It considers flooding from surface water runoff, groundwater and ordinary watercourses.

[A policy to address poverty in Suffolk](#) (2015)

The aim of this policy is to ensure that we build on work that is already in place to address poverty, so that it is embedded in the planning and delivery of all services, in particular for our most vulnerable groups.

[Suffolk Local Geodiversity Action Plan](#) (2006)

Geodiversity is addressed through the natural environment policy of the Local Plan, and is likely to be rolled forward to the new Local Plan.

[Health and Wellbeing Strategy](#) (2019)

The link between health and planning is clear, and we will ensure health continues to be addressed in the new Local Plan.

A2.8 Local

[North Norfolk AONB Management Plan](#) (2014) and [\(more recent version under preparation\)](#)

Part of the AONB is in the Broads and therefore this management plan is an important consideration.

Neighbouring Local Planning Authority Local Plans, Core Strategies, Development Management and Site Allocations documents

More Local Plans will be adopted while the Local Plan for the Broads is being prepared. These documents will not directly be relevant to the Broads, as the Broads Authority is the Local Planning Authority and produces its own documents, but it will be important to understand local policy approaches, particularly for settlements that are partly in the Broads and partly in the neighbouring Local Planning authority's area.

Constituent District/Council/Borough economic strategy, environment strategy, housing strategy, business plan

While the Broads Authority is the Local Planning Authority for the Broads, the Broads sits within six district council and two county council areas that provide services to residents, and the various strategies produced by these councils will therefore be of relevance and could inform the Local Plan for the Broads.

District and County Sustainable Community Strategies

While these strategies are past their published end date, they are still in place as far as we are aware. A note produced to support the 2019 Local Plan will be updated when policies of the new Local Plan are formulated.

[Solar PV and Building Regulations in Conservation areas](#) – covering Suffolk

This was produced to cover all of Suffolk. As we produce the Local Plan, we will review the potential and need to incorporate this into the Local Plan.

[Strategic Flood Risk Assessment](#) (2017, 2018 and 2019) and [Broadland Futures Initiative](#) (ongoing)

This sets out detailed flood risk zones. Working with other Local Planning Authorities and the Environment Agency, we will assess the need to review these documents. But flood risk from all sources of flooding and the impact of climate change are a fundamental issue that the Local Plan will need to address. The Broadland Futures Initiative work will be relevant to the Local Plan for the Broads as well.

[River Wensum Strategy](#)

The River Wensum Strategy's vision is: "To breathe new life into the river by enhancing it for the benefit of all and increasing access to, and greater use of, this important asset. An enhanced river corridor, with its unique natural and historic environment, will once again play an important part in the growth and vitality of the city, strengthening the visitor economy and helping to give the city a competitive advantage in attracting inward investment."

[Suffolk Coast RAMS strategy](#)

The RAMS project allows for a strategic approach to mitigating the in-combination effects of development on these designated areas and allows mitigation to be delivered across the project area.

A2.9 Broads-specific

[Broads Plan](#)

The Broads Plan sets out the strategic direction for managing the Broads. It is the key document for the Broads, which other documents need to reflect. The Broads Plan is being reviewed and updated during the production of the Local Plan.

[Broads Integrated Access Strategy](#) (2019)

This looks into land and water-based ways to enjoy the Broads, with benefits to the economy and health and wellbeing. The Local Plan will look to protect existing routes and

safeguard future routes. The Authority's Waterways and Recreation Officer will advise on relevant aspects of the Local Plan.

[Broads Flood Risk SPD](#) (2020)

Flood risk is a key constraint in the Broads. This elaborates on adopted policy. It does provide more detail than might be relevant for a Local Plan, but the potential to incorporate elements of the SPD into the Local Plan will be reviewed. The SPD may need updating over the coming years, certainly when a new Local Plan is adopted.

[Landscape Character Assessment](#) (2016) and [Landscape Sensitivity Study](#) (2012)

Impact of development on landscape character is a key consideration for the Local Plan. These documents will be reviewed and may be updated and findings will be reflected in the Local Plan.

[Sustainable Tourism in the Broads](#) (2016)

Tourism is an important part of the local economy, and for the wider economy as many businesses, located outside of the Broads, rely on the Broads. The Strategy may be updated during the production of the Local Plan.

[Education Strategy](#) (2017-2022)

The Education Strategy provides a framework for environmental education and wider outreach in the Broads, including the [Broads Curriculum](#).

[Volunteer Strategy](#) (2017-2022)

The Volunteer Strategy outlines how the Broads Authority uses volunteers to help its work in the Broads, and identifies objectives to develop and refine our volunteer offer.

[Broads Climate Change Adaptation Plan](#) (2016) and [Cutting the Broads' Carbon Footprint](#) (ongoing)

The Broads Authority, like many other Authorities, has declared a climate emergency. A lot of work is ongoing on the issue of climate change mitigation and adaptation. Climate change will be a fundamental theme running throughout the Local Plan, and the Authority's Climate Reduction Project Manager will provide advice.

[Knackers Wood Water Recycling Centre Joint Position Statement](#) (2017)

Produced in 2017, this Statement will be reviewed and updated. Depending on the current position, development may still be difficult to bring forward in Horning, until the capacity issues at the Water Recycling Centre are addressed.

[Mooring Design Guide](#) (2015)

Moorings, including their design and availability, is a key consideration for the Broads. The topics covered in this guide will be important when producing the Local Plan. The need to review and update this guide will be scoped out during the Local Plan production. The potential to incorporate elements of the guide into the Local Plan will also be reviewed.

[River bank stabilisation guide](#) (2015)

Most of the Broads is water and so there are many river banks. With natural erosion and the effects of climate change, as well as the need to protect the character of the area, the topics

covered in this guide will be important when producing the Local Plan. The need to review and update this guide will be scoped out during the Local Plan production. The potential to incorporate elements of the guide into the Local Plan will also be reviewed.

[Peat Guide](#) (2021)

With part of the Broads being peat soils, with pressures from development and considering the special qualities of peat, peat will be an important consideration in this Local Plan. As this guide is so recent, it could be reviewed later in the production of the Local Plan. The potential to incorporate elements of the guide into the Local Plan will be reviewed.

[Biodiversity Enhancements Guide](#) (2016)

Protecting and enhancing biodiversity will be an important theme in the Local Plan. The need to review and update this guide will be scoped out during the Local Plan production. The potential to incorporate elements of the guide into the Local Plan will also be reviewed. It is anticipated that over the coming months/years, the need for biodiversity net gain will be a requirement and that could inform the review of this guide.

[Planning for waterside bungalows/chalets](#) (2016)

With so many riverside bungalows and chalets, which are part of the character of the area, and with owners often wishing to undertake work to them, these buildings will be an important consideration when producing the Local Plan. The need to review and update this guide will be scoped out during the Local Plan production. The potential to incorporate elements of the guide into the Local Plan will also be reviewed.

[Guide to integrating development into the Broads Landscape](#) (2017)

Protecting and enhancing landscape character will be an important theme in this Local Plan. The need to review and update this guide will be scoped out during the Local Plan production. The potential to incorporate elements of the guide into the Local Plan will also be reviewed.

[Annual Monitoring Reports](#) (various years)

The most recent AMRs (2019/20 and 2020/21) will be of particular relevance as they are the first to reflect the 2019 Local Plan for the Broads; for example, where some policies are used more than others or where schemes tend to depart from some policies.

[Statement of Community Involvement](#) (2020)

The SCI sets out how we will consult on the Local Plan and other key documents such as the Broads Plan. The SCI may need to be updated, given the Government roadmap out of Covid-19 lockdown and requirements for social distancing.

[Broads Biodiversity and Water Strategy](#) and [action plan](#) (2019)

Protecting and enhancing biodiversity will be an important theme in the Local Plan. This strategy may be relevant to the policies of the Local Plan. We will work closely with our ecologists and other environment advisors when producing the Local Plan.

[Evidence Base](#) and [Examination Library](#) to support the 2019 Local Plan.

The evidence base produced to support the last Local Plan may still be relevant to this new

Local Plan. It will be reviewed and updated as required, and the examination library will also be reviewed.

[Management of the Marshes](#) (2014)

This document is an analysis of the intentions of farmers and landowners in respect of marsh management post ESA and Environmental Stewardship.

A2.10 Neighbourhood Plans

Numerous Neighbourhood Plans are in production, and details are on the Authority's website at [Neighbourhood planning \(broads-authority.gov.uk\)](http://neighbourhoodplanning.broads-authority.gov.uk). The following Plans have been adopted:

- [Acle](#) (2015)
- [Brundall](#) (2016)
- [Salhouse](#) (2016)
- [Strumpshaw](#) (2014)
- [Wroxham](#) (2019)

The Local Plan will have a site-specific policies section. Neighbourhood Plans will be checked as policies for each area are formulated.

(end of document)

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Description of the State of the Environment

Note: Some of the data in the following report is based on the 2011 Census. During the production of the Broads Plan and the Local Plan for the Broads (referred to below as the Local Plan) the results of the 2021 Census will be released, and subsequent Sustainability Appraisals (SAs) will include the updated data.

3.1 Biodiversity, Geodiversity, Flora and Fauna

The Broads contains a mosaic of habitats which gives the area a high conservation value and contributes to the distinctiveness of the landscape. The wetlands which characterise the Broads are essentially a freshwater system, becoming more brackish towards the coast. As well as rivers, estuary and broads, there are fens, reedbeds, wet woodlands, coastal dunes and grazing marshes.

The Biodiversity audit headlines are that the Broads is home to around 1,500 species of conservation concern with 66 species relying almost entirely on the Broads for UK survival.

As well as having status equivalent to a national park, the Broads contains many areas with national and international designations for their environmental and wildlife importance, including Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Sites of Special Scientific Interest (SSSI), numerous County Wildlife Sites (both within the area and close to or on the border of the Broads), as well as 8 National Nature Reserves and one Local Nature Reserve. Virtually the entire SSSI network is designated as internationally important for nature conservation and has either SPA or SAC status under European legislation. A large number of SPAs are also Ramsar sites. See the Map Bundle (Appendix 3b) for national and local protected sites. Table 1 shows the condition of SSSI in the Broads area. (Source: [Natural England](#), January 2021).

Table 1

SSSI condition in Broads (Jan 2021)

SSSI Name	% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining
Alderfen Broad	100.00%	8.65%	91.35%	0.00%	0.00%
Ant Broads and Marshes	92.71%	49.90%	42.81%	0.00%	7.29%
Barnby Broad & Marshes	100.00%	59.93%	40.07%	0.00%	0.00%
Breydon Water	100.00%	100.00%	0.00%	0.00%	0.00%
Broad Fen, Dilham	100.00%	0.00%	100.00%	0.00%	0.00%
Bure Broads and Marshes	89.93%	43.08%	46.85%	10.07%	0.00%
Burgh Common and Muckfleet Marshes	96.57%	27.00%	69.57%	3.43%	0.00%
Crostick Marsh	0.00%	0.00%	0.00%	100.00%	0.00%
Damgate Marshes, Acle	100.00%	74.73%	25.27%	0.00%	0.00%
Decoy Carr, Acle	100.00%	70.21%	29.79%	0.00%	0.00%
East Ruston Common	100.00%	38.11%	61.89%	0.00%	0.00%
Geldeston Meadows	0.00%	0.00%	0.00%	97.18%	2.82%

SSSI Name	% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining
Hall Farm Fen, Hemsby	100.00%	100.00%	0.00%	0.00%	0.00%
Halvergate Marshes	81.77%	72.75%	9.02%	18.23%	0.00%
Hardley Flood	100.00%	100.00%	0.00%	0.00%	0.00%
Leet Hill, Kirby Cane (near to BA boundary)	100.00%	100.00%	0.00%	0.00%	0.00%
Limpenhoe Meadows	100.00%	0.00%	100.00%	0.00%	0.00%
Ludham - Potter Heigham Marshes	100.00%	100.00%	0.00%	0.00%	0.00%
Poplar Farm Meadows, Langley	100.00%	100.00%	0.00%	0.00%	0.00%
Priory Meadows, Hickling	100.00%	29.79%	70.21%	0.00%	0.00%
Sprat's Water and Marshes, Carlton Colville	99.67%	80.48%	19.19%	0.33%	0.00%
Stanley and Alder Carrs, Aldeby	100.00%	0.00%	100.00%	0.00%	0.00%
Trinity Broads	87.46%	45.48%	41.98%	12.54%	0.00%
Upper Thurne Broads and Marshes	80.62%	63.97%	16.65%	4.82%	14.57%
Upton Broad & Marshes	99.28%	7.43%	91.84%	0.72%	0.00%
Winterton-Horsey Dunes	77.80%	67.92%	9.88%	22.20%	0.00%
Yare Broads and Marshes	50.52%	39.22%	11.30%	47.27%	2.20%

Where unfavourable condition exists, it is mostly due to eutrophication, excessive nutrients and water abstraction, agricultural runoff and water pollution from sewage, and industrial and urban discharge.

Peatland is a particularly important feature of the Broads, covering about 27% of the area and the basis of both fen and wet woodland habitats and some drained marshes (or fen meadows) – see the peat in the Broads at section 3.6.1. These are highly valuable for the characteristic and specialised wildlife of the Broads. Altogether, the Broads contains the largest expanse of species-rich fen in lowland Britain as well as the most extensive tract of wet woodland within the region. Grazing marshes are another characteristic habitat of the area. Each of these habitats supports a different wealth of species, and each requires active management to maintain.

Biodiversity within the Broads is being affected by a number of threats and pressures. These include land-take for development, invasion of non-native species, pollution, habitat fragmentation, disturbance (such as recreation impact), sea level rise and climate change. In particular, the area is threatened by two sets of water resource problems – low river flows and depleted groundwater and the threat of increased salt water incursion and tidal salt water flooding. Water quality is also an issue – the main threat comes from waste water and diffuse pollution, often arising from outside the Broads boundary, for example, from sewage, farm and road run-off. See 3.7.2 for recent water quality mapping.

3.2 Habitats

The various broad habitat sites of the Broads, and the wider local area, are shown on the Map 1 and Table 2, taken from [Natural Capital Evidence Compendium for Norfolk and Suffolk](#) (2020). This shows that much of the Broads is pastures and grassland. The Broads area is circled.

Map 1

Broads habitats

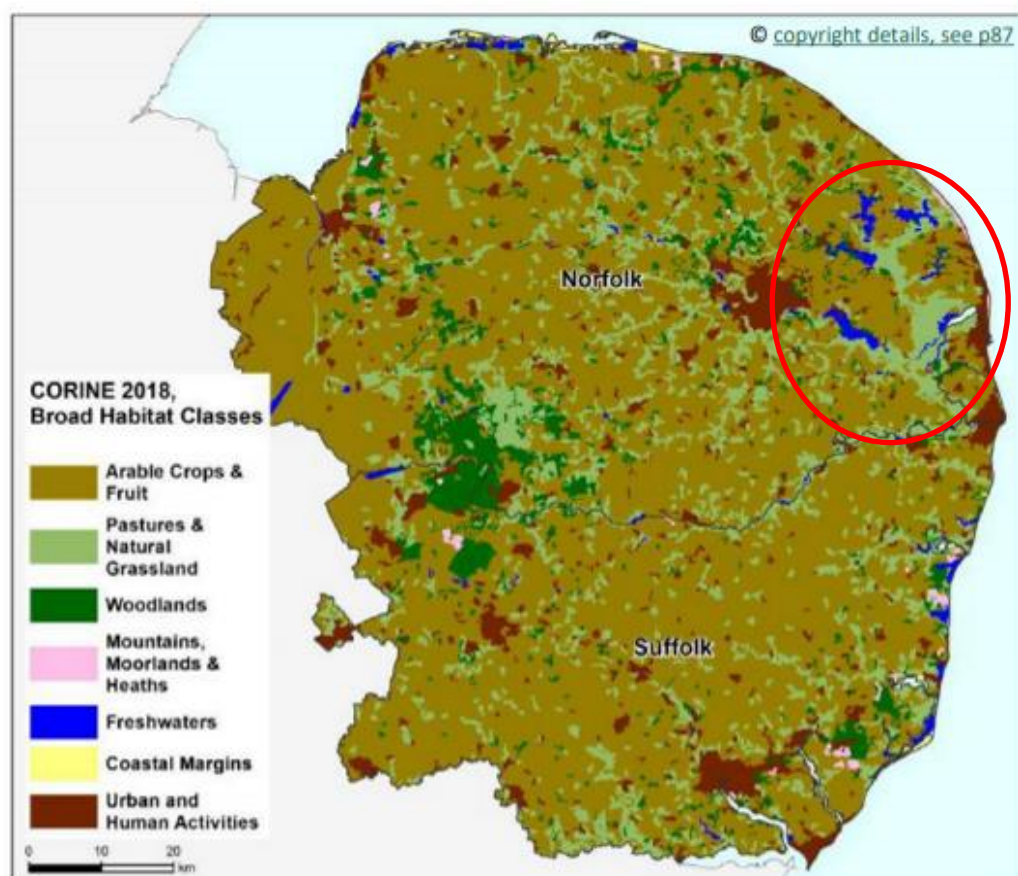


Table 2

Broads habitats by type (data)

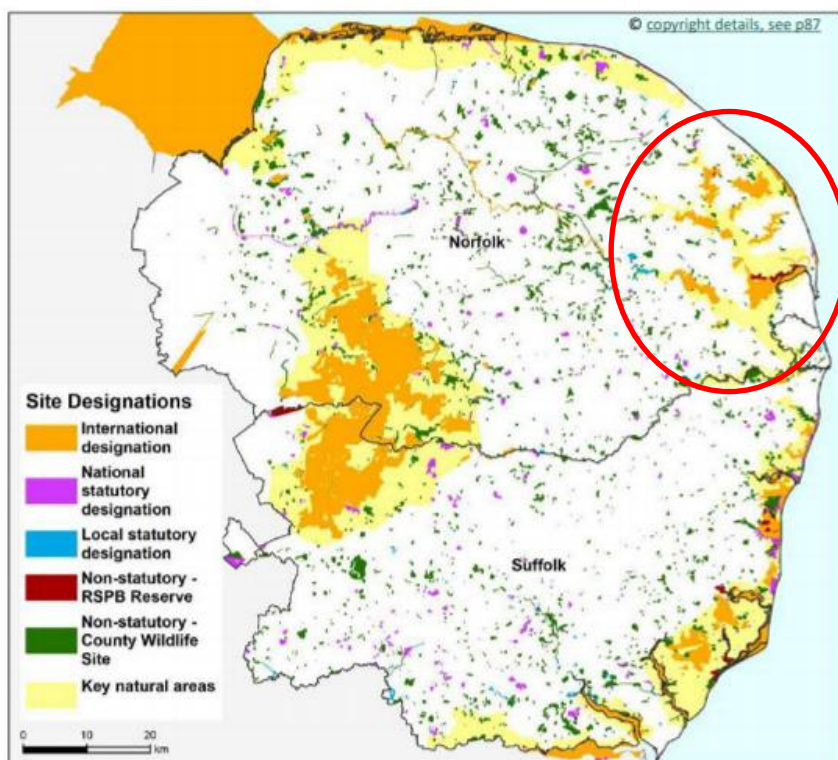
LAND TYPES BY AREA (Ha)	Norfolk	Suffolk	England TOTAL	The Brecks	Broads NP	N&S AONBs TOTAL
Arable crops and Fruit	380,622	280,916	5,759,358	55,206	6,623	45,954
Pastures and Natural Grassland	71,618	41,734	3,967,464	15,077	15,358	14,336
Heaths (Mountains, Moors & Heaths)	1,198	1,732	671,428	407	111	1,935
Woodlands	35,814	20,443	831,116	24,532	2,371	9,481
Freshwaters	7,445	2,677	77,755	240	4,640	2,634
Coastal Margins	3,674	1,587	49,046	0	501	14,460
Urban and Human Activities	37,477	31,020	1,696,614	6,465	547	5,019
Unclassified	164	60	1,679	0	-1	369
TOTAL AREA	538,011	380,169	13,054,460	101,926	30,151	94,187

3.3 Land under conservation management

Map 2 shows how much of the Broads, and the wider local area, are under conservation management. Map taken from [Natural Capital Evidence Compendium for Norfolk and Suffolk](#) (2020). This shows that a lot of the Broads is under an international designation. The Broads area is circled.

Map 2

Broads area under conservation management



3.4 Landscape

The Broads is considered to be the UK's premier wetland and is part of a global network of protected landscapes. Its national designation, equivalent to a national park, both reflects its landscape value and provides the highest level of landscape protection under national planning policy. The Broads has a largely undeveloped, yet highly managed, landscape of water, fens, marshes and woodland. The 2.7 km long coastal strip at Winterton is also part of the North Norfolk Coast Area of Outstanding Natural Beauty.

'Landscape' is a term with a variety of meanings. It can include components such as visual amenity, character, integrity and sensory factors, which are harder to identify and quantify than a view, and consequently more sensitive and vulnerable to change. Anecdotal evidence suggests a continuing incremental change to some aspects of the Broads' landscape.

Although the area benefits from protection, there are pressures from development, including large scale housing development planned for the areas outside but close to the Broads, which could adversely affect the landscape of the area.

In the past the area has been threatened by, for instance, the impact of intensive agriculture. To counter this, Halvergate Marshes became the birthplace of agri-environment support, with the Broads Grazing Marsh Scheme which led to the Environmentally Sensitive Area (ESA) scheme – the total area eligible for grant support was 32,400 ha (75% of the wider ESA). ELM scheme is being developed by Defra to provide public benefits, such as sustainable farming, nature recovery and landscape recovery.

Above all, it is the landscape of the Broads that gives rise to the unique character and distinctiveness of the area. One of the main issues for the Broads Plan and the Local Plan, therefore, is the need to protect the landscape character, and to conserve the Broads as a living, working landscape.

3.5 Cultural Heritage

The historic landscape reflects patterns of human activity over hundreds of years, and contains distinctive landscape features particular to the area. These include drainage mills, waterside chalets and villages with houses of brick and thatch. This unique environment has a high economic value, attracting business and tourism to the area.

The built and historic environment are important parts of the cultural landscape and reflect the activities of people living and working in the Broads over time for example, there are over 70 surviving drainage mills. Together these contribute significantly to the character and distinctiveness of the Broads.

There is evidence that there has been gradual erosion of the Broads' historical assets, and of the quality and distinctiveness of the built environment. Successive development plans and management plans for the Broads have recognised the need to protect and enhance the historic and cultural landscape of the area, which is as important as its natural assets. Nevertheless, it is essential that these general aims be framed within the context of a changing Broads. It is neither possible nor desirable to protect the area exactly as it is now, but it is feasible to maintain the best elements and enhance those that have been degraded. Enhancement may necessitate a dramatic change in management in certain areas.

See the Baseline Map Bundle (Appendix 3b). These show Conservation Areas, Registered Parks & Gardens, Listed Mills, Scheduled Monuments and Listed Buildings.

Conservation Area Appraisals reviewed

(Source: Broads Authority Historic Environment Officer)

- 2021 Horning Conservation Area ready to be consulted
- 2021 Belaugh Conservation Area re-appraisal to be consulted upon May-June 2021
- 2021 Halvergate and Tunstall Conservation Area re-appraisal being prepared
- 2020 Ludham Conservation Area adopted
- 2018-2019: Somerton Conservation Area adopted
- 2016-2017: Loddon and Chedgrave Conservation Area re-appraisal adopted, Stalham Staithe Conservation Area re-appraisal adopted
- 2015-2016: Oulton Broad Conservation Area re-appraisal adopted
- 2014-2015: Beccles and Halvergate Marshes Conservation Area re-appraisals were adopted
- 2013- 2014: Langley Abbey re-appraisal adopted

- 2012-2013: Ellingham, Ditchingham Dam and Geldeston Conservation Areas re-appraisals adopted
- 2011-2012: Neatishead and Somerleyton Conservation Areas re-appraisals adopted
- 2010-2011: Belaugh and Wroxham Conservation Areas re-appraisals adopted

Number of Listed Buildings at Risk

(Source: Broads Authority Historic Environment Officer)

- 2020-2021: 18
- 2019- 2020: 18
- 2018 - 2019: 18
- 2017 - 2018: 22
- 2016 - 2017: 26
- 2015 - 2016: 28
- 2014 - 2015: 28
- 2013 - 2014: 29
- 2012 - 2013: 26
- 2011 - 2012: 37
- 2010 - 2011: 49
- 3.6 Geodiversity

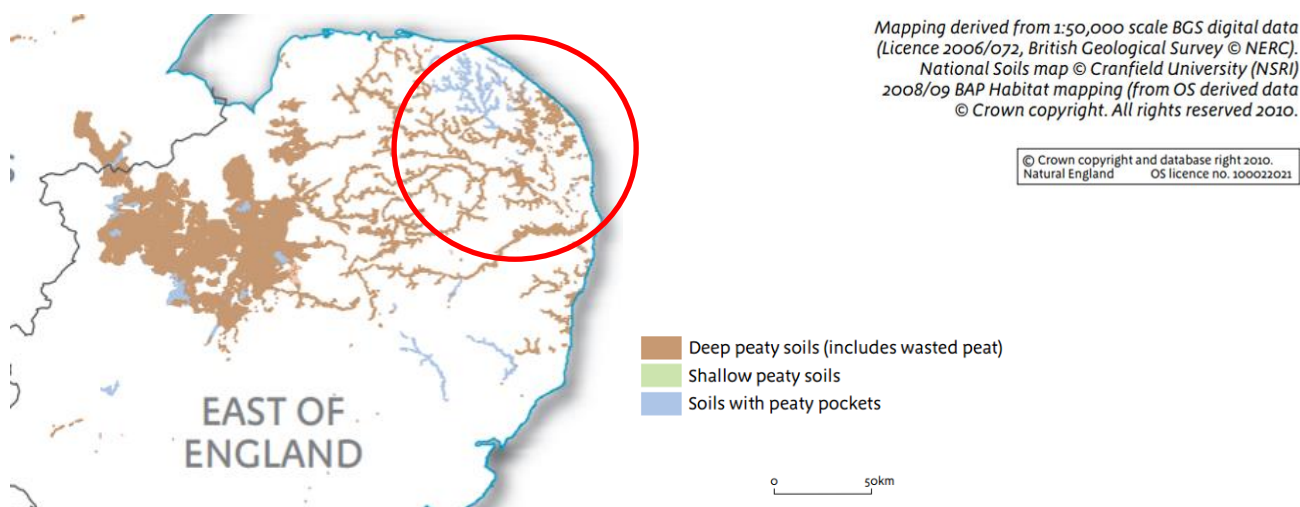
3.6.1 Peat

England's deep peatlands cover much of our uplands, but also include large lowland areas. Shallower peaty soils fringe the uplands. The Map 3 shows the general areas of peat around the Broads (also see peat map in the bundle). The Broads area is circled.

Map 3

Areas of peat around the Broads

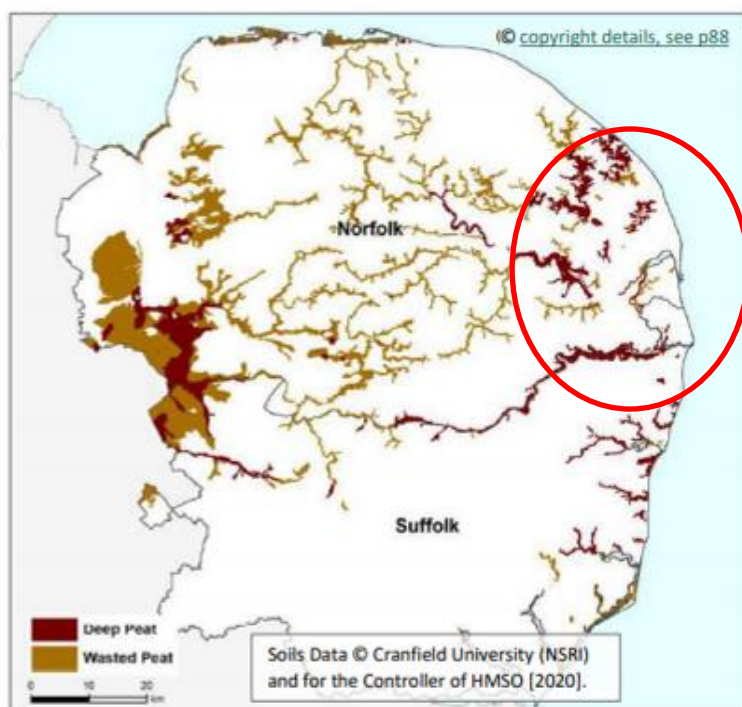
Source: [England's peatlands – carbon storage and greenhouse gases, Natural England \(2010\)](#).



Map 4, taken from [Natural Capital Evidence Compendium for Norfolk and Suffolk \(2020\)](#) shows the location of deep and wasted peat. The Broads area is circled. The maps show that some of the Broads is peat soils.

Map 4

Location of deep and wasted peat

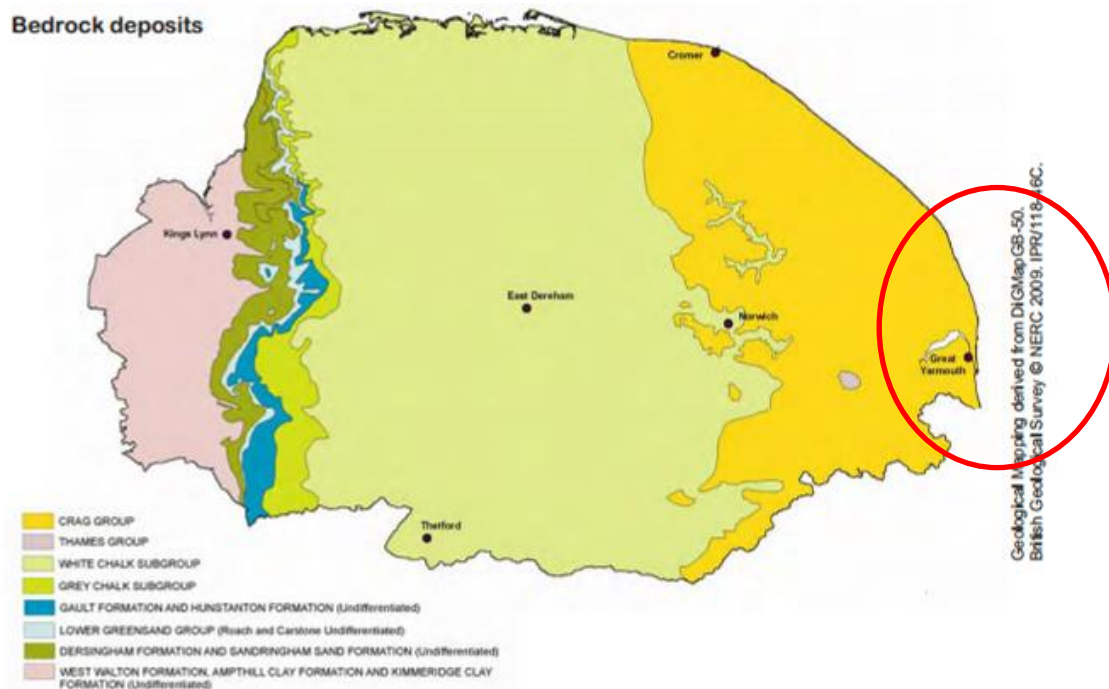


3.6.2 Bedrock and Soils

Map 5 show that the Broads lie on Crag Group bedrock and Aluvium soil. Source: [Norfolk's Earth Heritage - valuing our geodiversity \(2010\)](#).

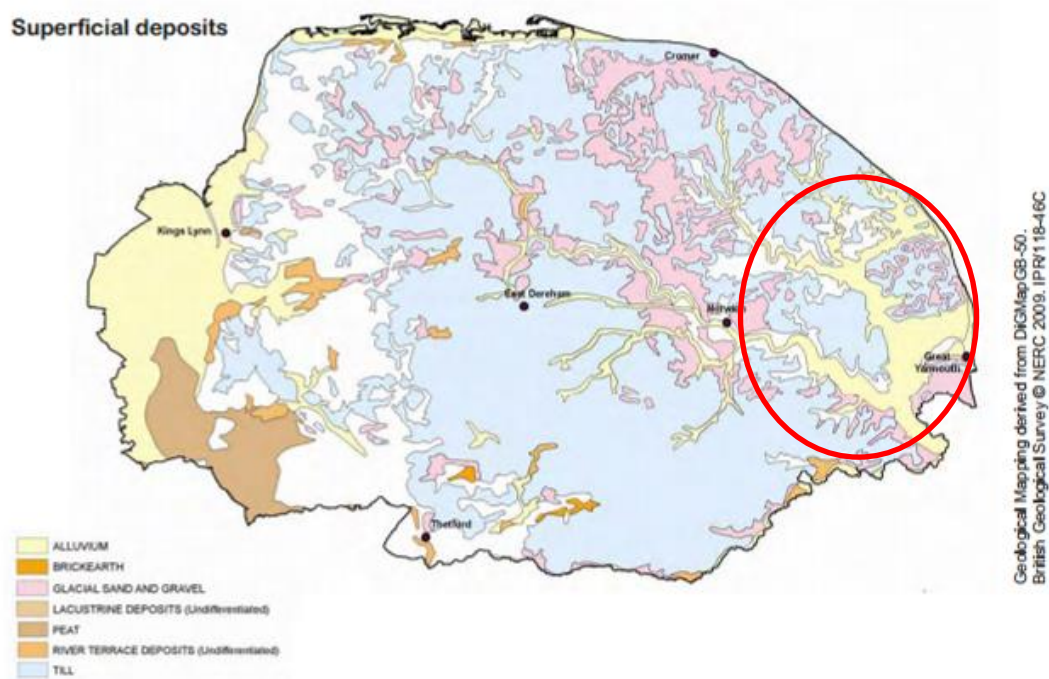
Map 5

Bedrock deposits



Map 6

Bedrock deposits



3.6.3 Norfolk Geodiversity Audit

The tables at Appendix 3c shows the results of the Norfolk Geodiversity Audit. Features or merit are detailed, sorted by district/borough/city - also includes sites in East Suffolk.

3.6.4 Soils

See the Agricultural Land Class map in the Baseline Map Bundle (Appendix 3b). This shows that the majority of the area is Grade 3.

3.7 Water

Water is an essential natural resource, but especially important for the Broads as a sensitive wetland. Before reaching the Broads, its rivers drain large parts of Norfolk and Suffolk, including some of the most built up areas and those planned to receive major growth in housing and other development. The Broads therefore remains vulnerable to impacts of upstream abstraction and pollution. In the East of England there is a deficiency between demand for water and supply, which may affect the Broads the peak tourist season.

3.7.1 Water Supply

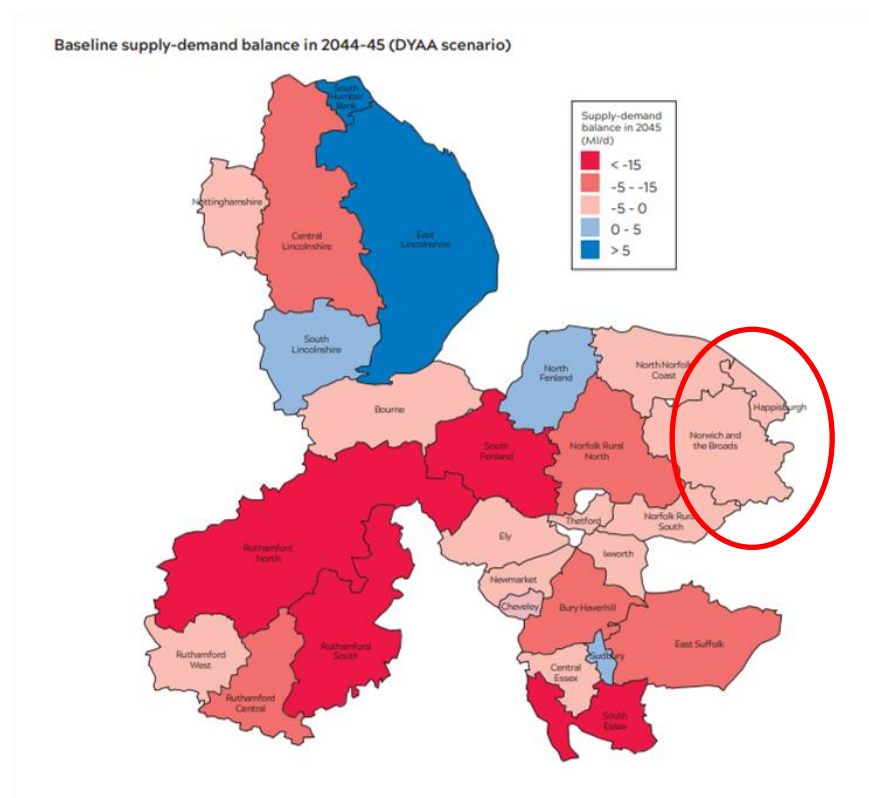
Source: [Anglian Water Resource Management Plan 2019](#).

Map 6 shows that the Norwich and the Broads zone will be in deficit by 2045.

‘Impacts are not distributed evenly; some Water Resource Zones (WRZs) are affected more than others. Central Lincolnshire, Ruthamford North and South, South Fenland, Bury Haverhill, East Suffolk and South Essex are particularly affected. By 2045, only six WRZs remain in surplus: East Lincolnshire, South Lincolnshire, North Fenland, Sudbury, South Humber Bank and Hartlepool’.

Map 6

Supply demand balance in 2045



Part of the Broads is Essex & Suffolk Water, and they also have a [WRMP](#) – see table 3.

Table 3

Suffolk Northern Central balance of supply

Table 8.4: Suffolk Northern Central balance of supply

Northern Central WRZ	End of AMP6	End of AMP7	End of AMP8	End of AMP9	End of AMP10	End of Planning Horizon	End of 40 Year Planning Horizon
Year	2019/20	2024/25	2029/30	2034/35	2039/40	2044/45	2059/60
Balance of Supply (excluding headroom)	23.93	24.03	23.95	23.62	22.91	22.13	19.97
Balance of Supply (including headroom)	19.16	18.66	18.93	18.93	18.42	17.76	15.99

The balance of supply with target headroom ranges from 19.16 MI/d at the end of AMP6 to 17.76 MI/d at the end of the 25 year planning horizon and 15.99 MI/d at the end of the 40year planning horizon.

Given the supply surplus, no supply or demand schemes will be required.

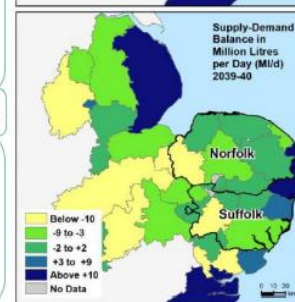
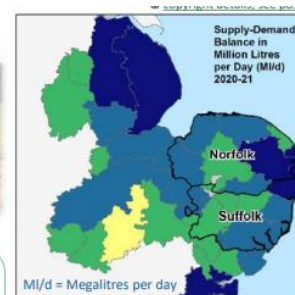
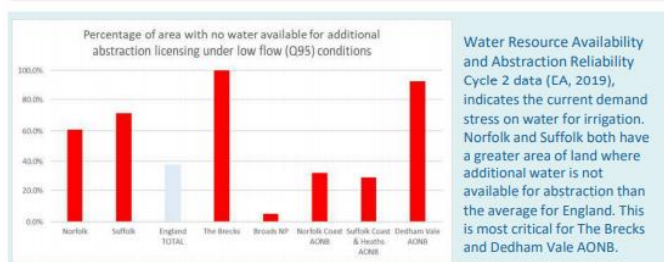
Figure 1 is taken from the [Natural Capital Evidence Compendium for Norfolk and Suffolk](#) (2020).

Figure 1

Water related information, including pressures and responses.

Water Resources East (WRE) is the organisation tasked under the National Framework for Water Resources (EA, 2020) with producing an integrated water resource plan for eastern England. The WRE initial position statement (2020) includes an assessment of the current and future supply-demand balance based on water company Water Resource Management Plans, taking into consideration climate change impacts, abstraction reductions in environmentally-sensitive areas, and demand considerations based on forecasted economic growth and development. The maps on the right show the current supply-demand status and projections out to 2040. Across the whole region there is a **net projected deficit of around -200 MI/d by 2050** (WRE, 2020).

Water Use: (Baseline 2020/21): "On an average day, in a dry year, the total consumptive demand for water in the WRE region is equivalent to 2,311 million litres (megalitres) per day. Most of this water (85%) is used for **public water supply**. Most of the rest is used for **spray irrigation (8%)**, **power generation (3%)** and in the **manufacturing, food and drink sectors (2%)**. (WRE, 2020 p.9)



3.7.2 Water Quality

Water quality is a key issue for the Broads. Poor water quality had become a serious problem in the Broads in the mid to late 20th century, affecting both biodiversity and recreational enjoyment. Sustained efforts on particular water bodies and on reducing pollution inputs from agricultural and waste water sources have produced major improvements to date, but more remains to be done. Both maintenance of previous gains and further improvements depend on Asset Management Planning schemes, the Review of Abstraction Consents, Catchment Sensitive Farming Projects and control and co-ordination of development over the Broads and beyond. The Norwich Growth Area Water Cycle Study is an important component of the latter.

Water is essential for wetland habitats and species. The Broads are rich in wetland and related habitats including wet woodland, grazing marsh, reedbed, lakes, and fen. Many animal and plant species supported by these are important in national and European terms.

See WFD Ecological Status 2013 map in the map bundle at Appendix 3a. This shows that the majority of the water bodies in the Broads are rated as Moderate, with some as poor and some as bad.

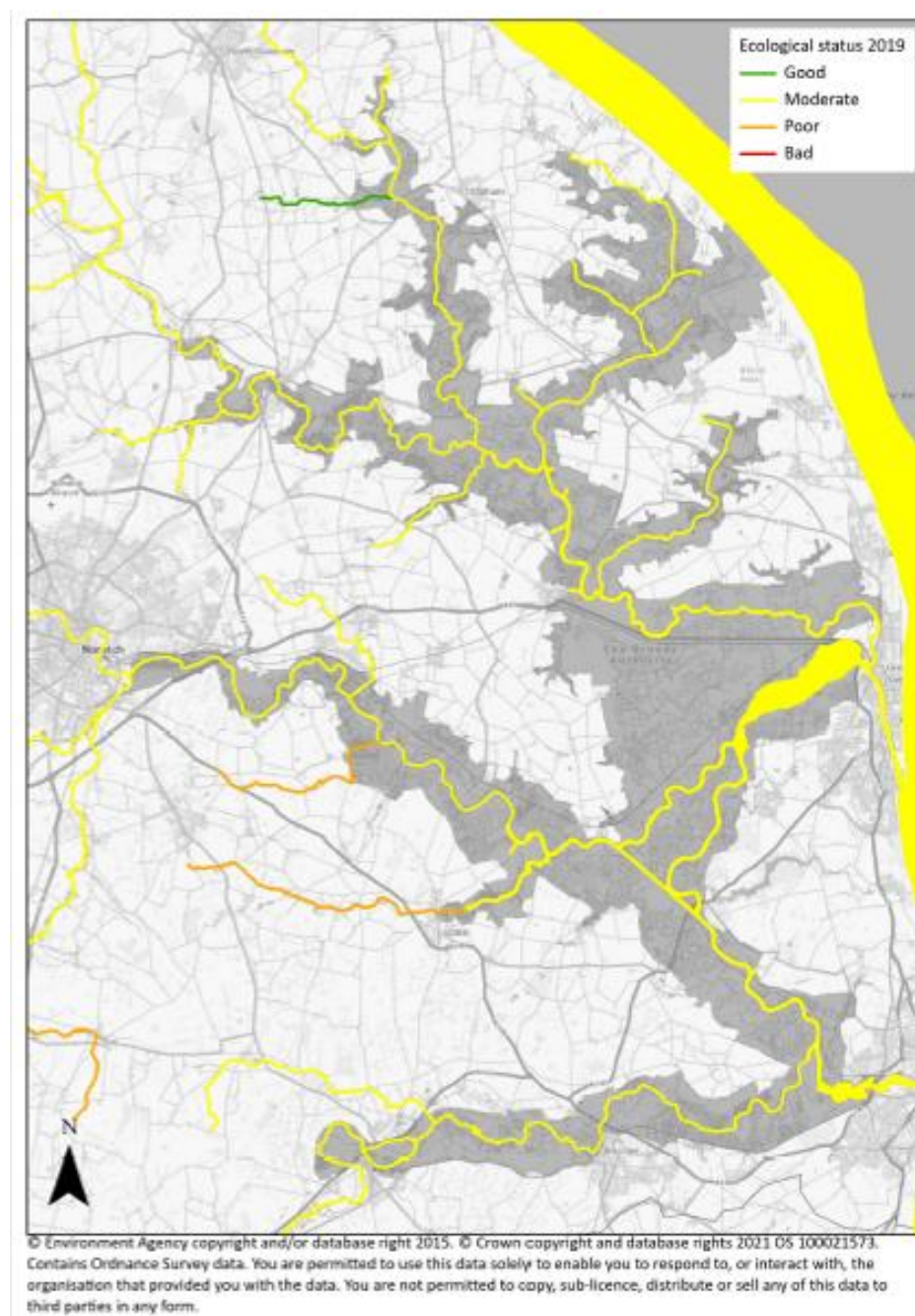
Water management is also important for biodiversity within drained areas. Management of water levels and the poor-quality river water has continued to significantly constrain the environmental potential of the Broads. SSSIs in unfavourable condition in the Broads are mainly due to the impacts of water pollution and water management problems on biodiversity. Some of this will be addressed by Internal drainage board investment and agri-environment schemes.

Water quality (particularly phosphate levels) in parts of the Broads has actually improved markedly in recent decades, helped by improvements and new initiatives in sewage treatment, agri-environmental practices. However, the ecology requires lower levels of nutrient input to recover to health and meet the WFD targets. These targets measure 30 different elements with a principle of 'one out, all out' (i.e. the poorest individual result drives the overall classification).

Map 7 shows the ecological status of waterbodies in the Broads (and wider area) in 2019 as moderate.

Map 7

Ecological status of waterbodies in the Broads



3.7.3 Drinking Water safeguard Zones Nitrate Vulnerable Zones

A Nitrate Vulnerable Zone (NVZ) is designated where land drains and contributes to the nitrate found in “polluted” waters. Polluted waters include:

Surface or ground waters that contain at least 50mg per litre (mg/l) nitrate

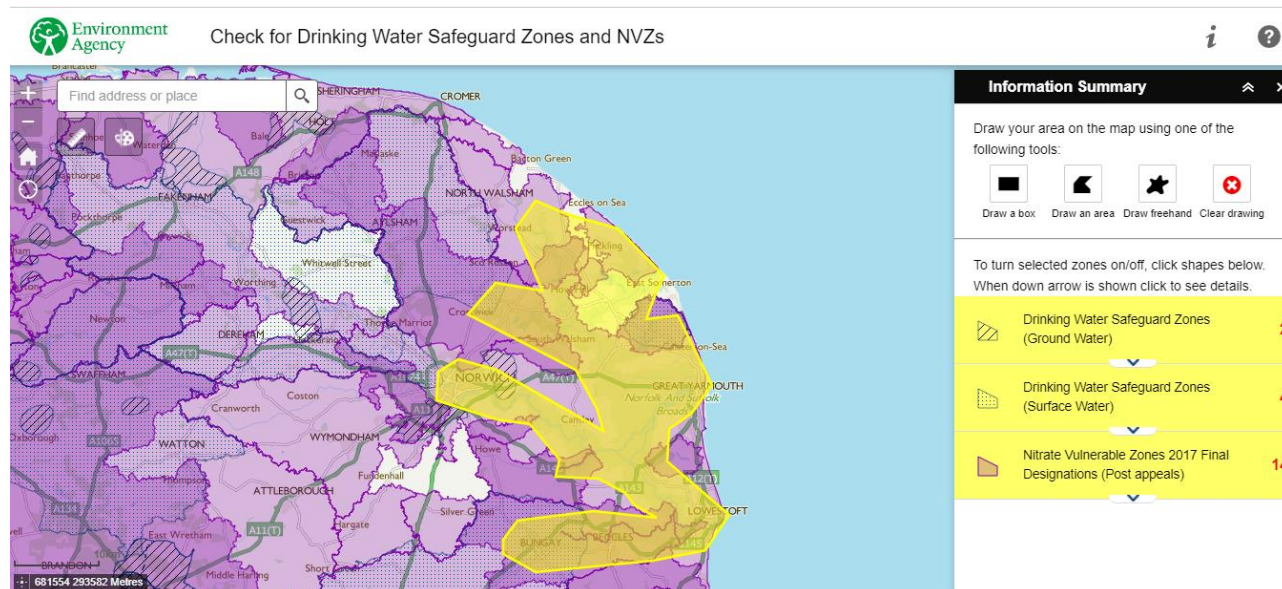
Surface or ground waters that are likely to contain at least 50mg/l nitrate if no action is taken

Waters which are eutrophic, or are likely to become eutrophic if no action is taken

Drinking Water Safeguard Zones are designated areas in which the use of certain substances (including fertilisers, pesticides or other chemicals) must be carefully managed to prevent the pollution of water that is abstracted for use as drinking water.

Map 8

Drinking water safeguard zones and nitrate vulnerable zones



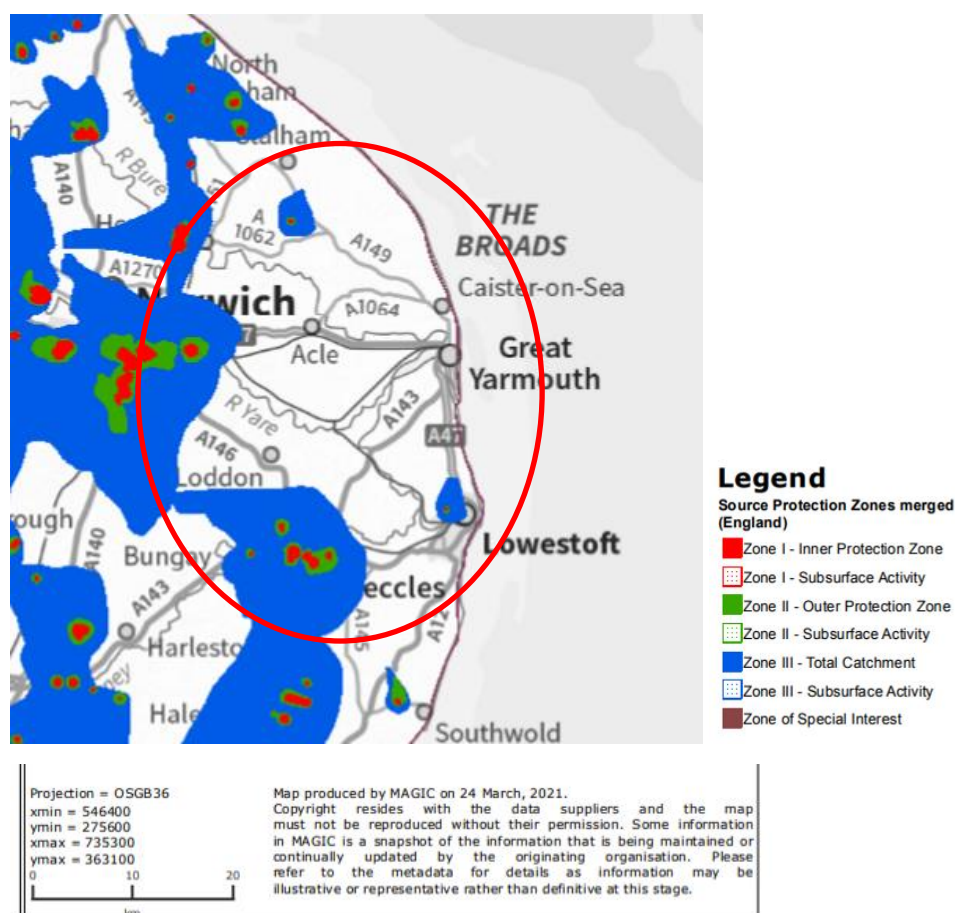
Source: [Check for Drinking Water Safeguard Zones and NVZs \(data.gov.uk\)](https://data.gov.uk)

3.7.4 Source Protection Zones

The Environment Agency have defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. The maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest, which we occasionally apply, to a groundwater. See map 9. Source: [Magic Map Application \(defra.gov.uk\)](https://defra.gov.uk).

Map 9

Source protection zones



3.8 Climate Change

Climate change and the emissions of greenhouse gases that contribute to climate change are a matter of concern for the Broads Authority, both in terms of mitigation and adaptation to climate change. Our approach is not to assign blame to a particular group, but it is worth noting that two significant direct emitters are the traffic on the A47 and Cantley Sugar Factory.

Figure 2 includes graphs and tables are taken from [Towards a GHG Reduction Strategy for the Broads – Identifying and Prioritising Actions Final Report On Behalf of: The Broads Authority May 2010](#).

Please note that we will soon have an updated footprint for the Broads. We are looking at a consumption based rather than emissions based footprint, so this may look a little different and will be presented in subsequent Sustainability Appraisals.

Figure 2

Extracts from the greenhouse gas reduction strategy for the Broads.

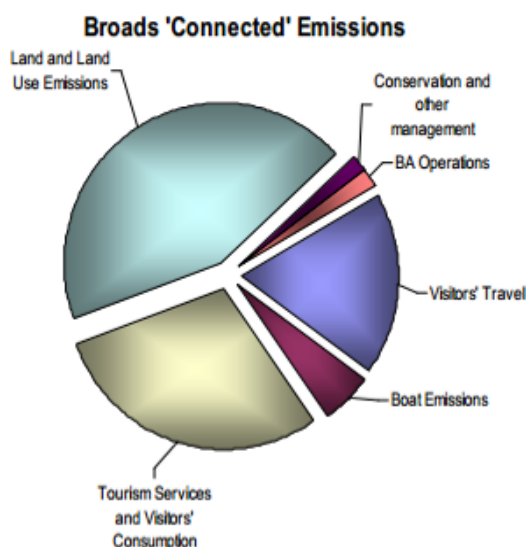
Caveats explained, the data suggests emissions at the various levels with the following approximate magnitudes:

- Broads Authority operations (Level1): **~1,900 tCO₂e³**;
- Activities and operations connected with Broads services (including the above): **~131,000 tCO₂e**; and
- Other activities in the Executive Area (but not specifically connected with the Broads itself): **~359,000 tCO₂e**.

In addition to GHG emissions, the carbon stored in soils and vegetation within the Broads Executive Area has also been estimated. This suggests a total carbon store within the Broads Executive Area of the order of **40 million tCO₂e**.

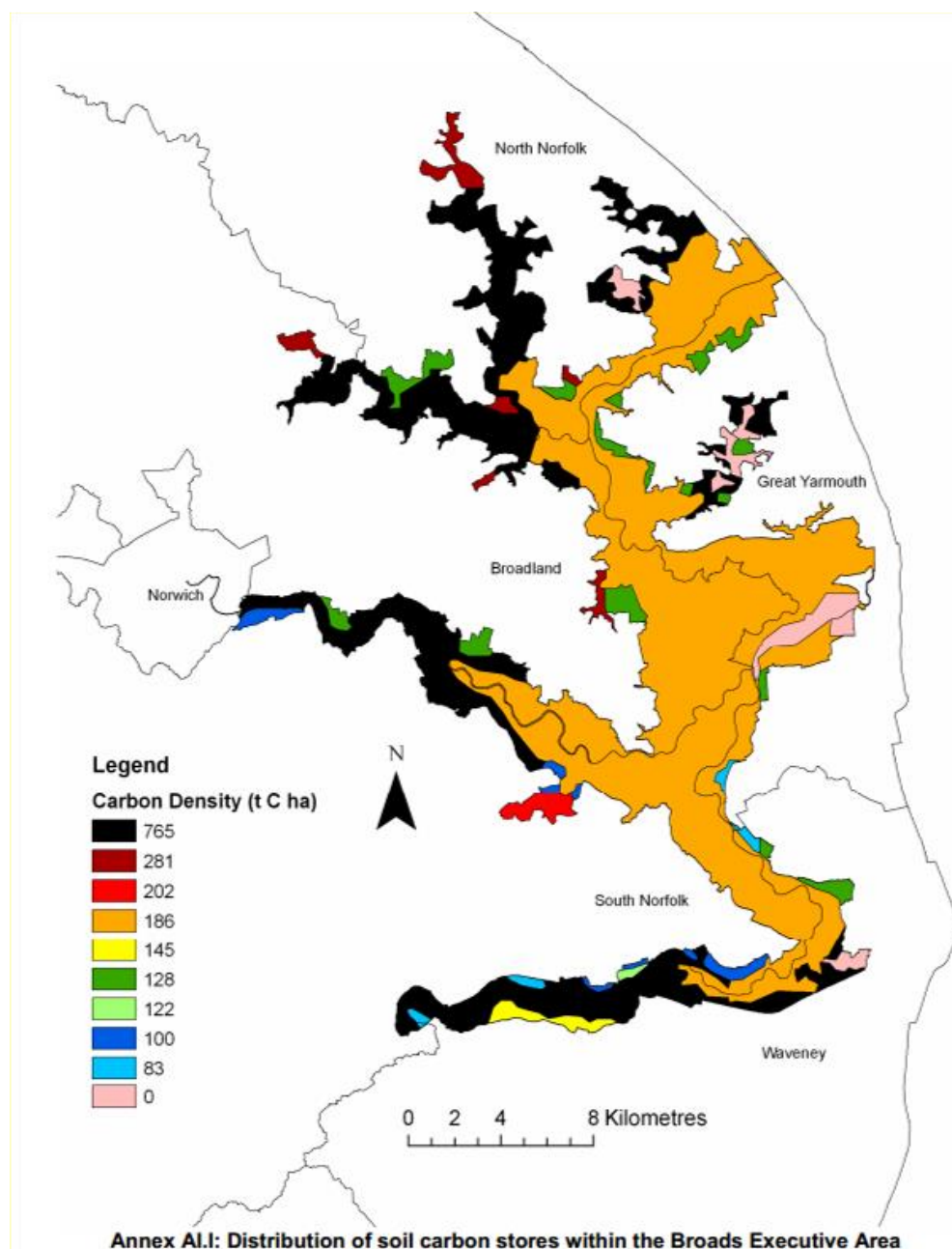
Broads Emissions	Level 2a: estimated magnitude of GHG emissions 'connected with' the Broads	Level 1: Broads Authority Operations	1,900	131,000
		Other management and organisations	1,900	
		Tourism and Recreation	54,000	
		Land and Land Use	73,500	
	Level 2b: estimated magnitude of emissions 'NOT connected with' the Broads	Emissions from industry & commerce*	75,000	360,000
		Emissions from domestic sources	55,000	
		Emissions from transport**	76,000	
		Point source emissions (British Sugar Cantley factory)	154,000	
Broads Carbon Stores		Soil	38,800,000	39,900,000
		Vegetation	1,100,000	

BA Operations	BA Operations	1,900
Tourism and Recreation	Visitor's Transport	18,920
	Boat Emissions	5,500
	Services	30,000
Land and Land Use	Land Use Emissions	73,500
	Conservation and other management	1,900
TOTAL		~131,000



Map 10

Soil carbon stores in the Broads Authority



3.9 Flooding

In the longer term, a critical issue for the Broads is the potential impacts of climate change, particularly the anticipated and possible rises in sea level. These have the potential to affect the character and integrity of the area through breaches of the coast, increase water and soil salinity, and temporary and permanent flooding. More immediate issues include the protection of water resources and water quality. Elevated water levels are already a problem in many of the river valleys. Parts of the Yare Broads and Marshes SSSI, SAC, SPA and Ramsar site are already in an unfavourable condition due to excessive water levels. A report on [the future impacts of climate change](#) on flood risk was published by the Broadland Futures Initiative.

The implementation of the Water Framework Directive will also be important. The Environment Agency produces a number of plans and programmes to address these issues. In particular, the Broadland Rivers Catchment Flood Management Plan (CFMP) and the Broadland Rivers Catchment Abstraction Management Strategy will exert a considerable influence on the Broads Plan and the Local Plan. In overall terms, this catchment-based approach to water management will be critical for the future of the Broads.

As a low-lying wetland area sited almost wholly within the flood plains of the rivers Yare, Bure, Ant, Thurne and Waveney, over 95% of the Broads area is at risk from flooding. The [flood zone maps](#) produced by the 2017 and 2018 SFRA show the extent of flooding in the Broads (these are interactive PDFs, but you will need to save them first before clicking layers on or off).

Flooding can occur as a result of high river flows or, more frequently, high sea levels and the risk of flooding will increase with sea level rise, more intense rainfall and the other changes predicted as a consequence of climate change. The impacts of such flooding are often minor, as buildings and occupiers have adapted to the usually low levels and speeds of flood water in the Broads. History shows, however, that this is not always the case and the effects can occasionally be devastating to communities and to wildlife and biodiversity within the Broads, with the latter being particularly affected by saline intrusion into the freshwater system.

Flood alleviation and management are constant issues for the Broads. Much of the flooding occurs from tidal surges, which damage property and introduce brackish water into fresh water habitats. Flood defences require regular maintenance and will need to be strengthened in areas of special risk. In particular, continued flood management is required to sustain those areas that currently rely on earth embankments for flood defence.

There are c.240km of flood banks protecting approximately 21,300 hectares, almost wholly within the designated Broads area, containing more than 1,700 properties of which more than 1,000 are residential. This network of flood defences was subject to a 20-year programme (Broadland Flood Alleviation Project) of repair and strengthening.

Flood risk to existing property in the Broads area, however, remains significant and widespread. The anticipated future increase in serious flood events as a result of sea level change, climate change, and continuing settlement and erosion of flood defences, adds impetus to the need to take a very cautious approach to developing in the flood plain which makes up most of the Broads area.

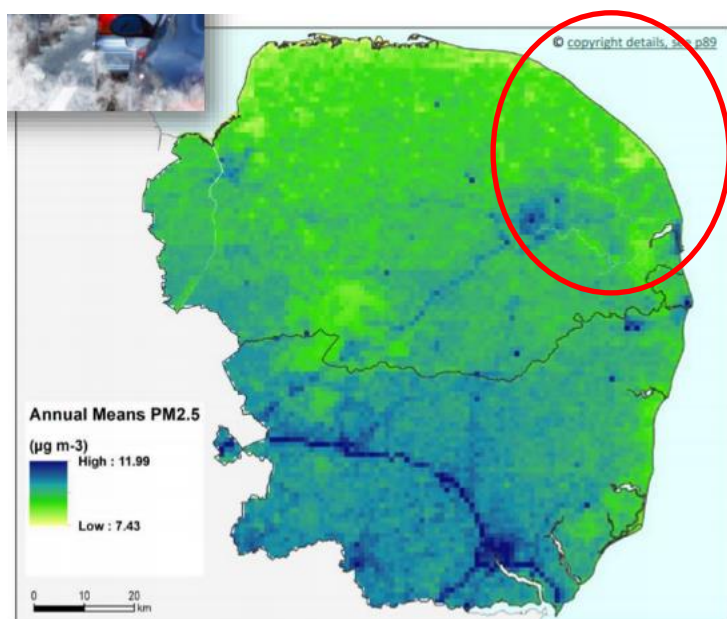
3.10 Air

There are no air quality management areas currently declared for breaching Government objective threshold limits for air pollutants in the Broads. However, there are areas, such as just north of the bridge in Hoveton, where congested traffic has adverse air quality impacts.

Map 11 is taken from the [Natural Capital Evidence Compendium for Norfolk and Suffolk](#) (2020). It shows that the annual PM2.5 levels are greater in the urban areas.

Map 11

PM2.5 levels



The easy to use [interactive map](#) allows you to explore emissions data from the UK National Atmospheric Emissions Inventory for 2018. The maps have not been copied over to this document.

3.11 Material Assets

Notwithstanding the generally rural and undeveloped appearance of most of the Broads area, it does contain a great deal in the way of physical infrastructure, including important sections of the road network (including the A47 Acle Straight and Postwick Bridge); railway lines; waterworks and public water supply reservoir at Trinity Broads; 240km of flood defences; a 200km navigation with around 30 bridges (including many swing or lifting bridges) and many moorings (including around 8741m of visitor mooring spaces provided by the Broads Authority).

3.12 Minerals and Waste

The Minerals and Waste designations in the Broads are shown on these maps. We will ensure we consider and include such designations as we produce the Local Plan.

[Nature conservation & heritage assets - North East](#)

[Nature conservation & heritage assets - North West](#)

[Nature conservation & heritage assets - South](#)

3.13 Ecosystem Services

The [Natural Capital Evidence Compendium for Norfolk and Suffolk](#) (2020) identifies ten nationally important assets such as soil quality, peat and high productive aquifers. These are shown on map 12.

Map 12

National important assets

State: Nationally important assets

Norfolk and Suffolk constitute 7% of the land area of England and in 2018, supported 3% of its population. As the maps to the right show, the counties include over 10% of a variety of natural assets and protected areas. These examples span provisioning, regulating and cultural ecosystem services, as well as aspects of biodiversity and terrestrial and marine designations. The land, coast and sea of Norfolk and Suffolk therefore make a substantial contribution to the total stock of England's natural assets.

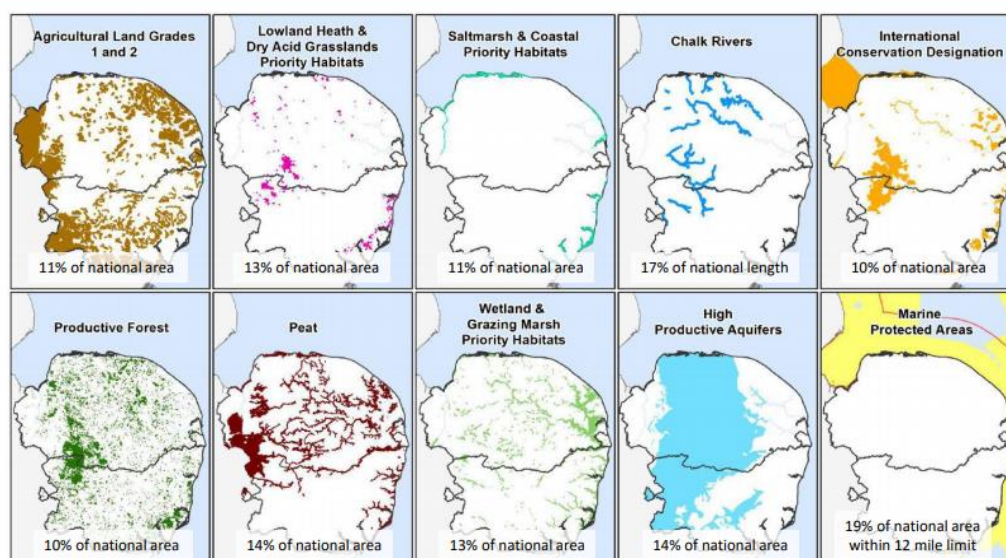


Figure 3, from the Compendium, shows the outcome of comparing the ten nationally important assets, shown above, against the key findings of the risk review.

Figure 3

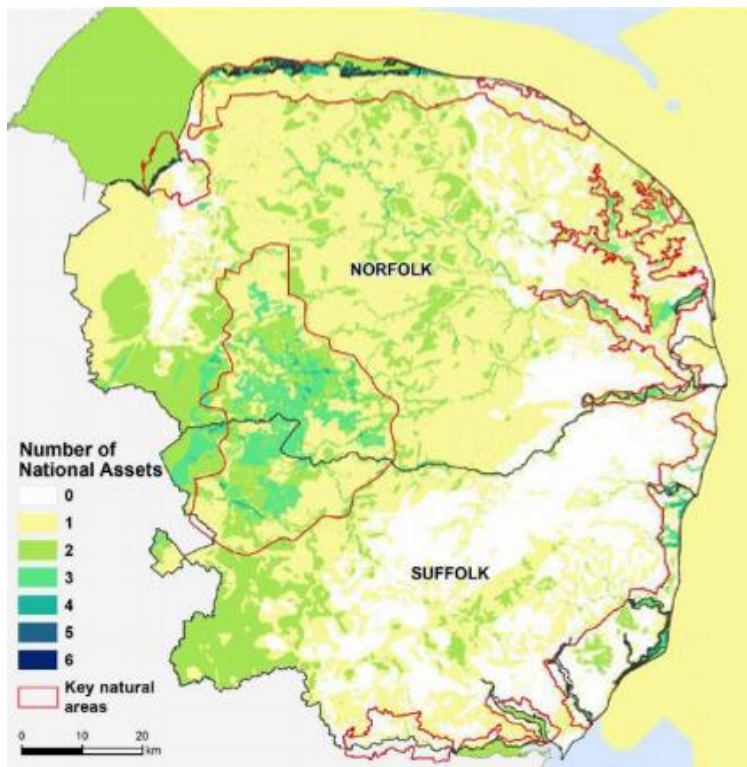
Risk of nationally important assets

Risk Category	Nationally Important Assets
High	High productive aquifers
	Peat
	Saltmarsh & coastal habitats
	Wetlands & grazing marsh
	Grade 1 & 2 agricultural land
Medium	Productive forest
	Chalk rivers
	Marine Protected Areas
	International conservation designations
Low	Lowland heath & dry acid grasslands

Map 13 overlays the ten important assets and shows that much of the Broads is covered by at least one asset. The Compendium suggests that 'initiatives in areas currently without such assets (the 'white space' on the map) might well improve quality further afield and indeed may be places where the greatest benefits could be achieved from investments in the local environment'.

Map 13

Overlay of the ten important assets



3.14 Recreation and Economy

Figure 4 is from the STEAM Report 2019, shows facts and figures about tourism in the Broads and surrounding area (area of influence).

Figure 4
STEAM Report data from 2019



3.15 Demographic Profile

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 Graph 1.

Graph 1

Census age profile

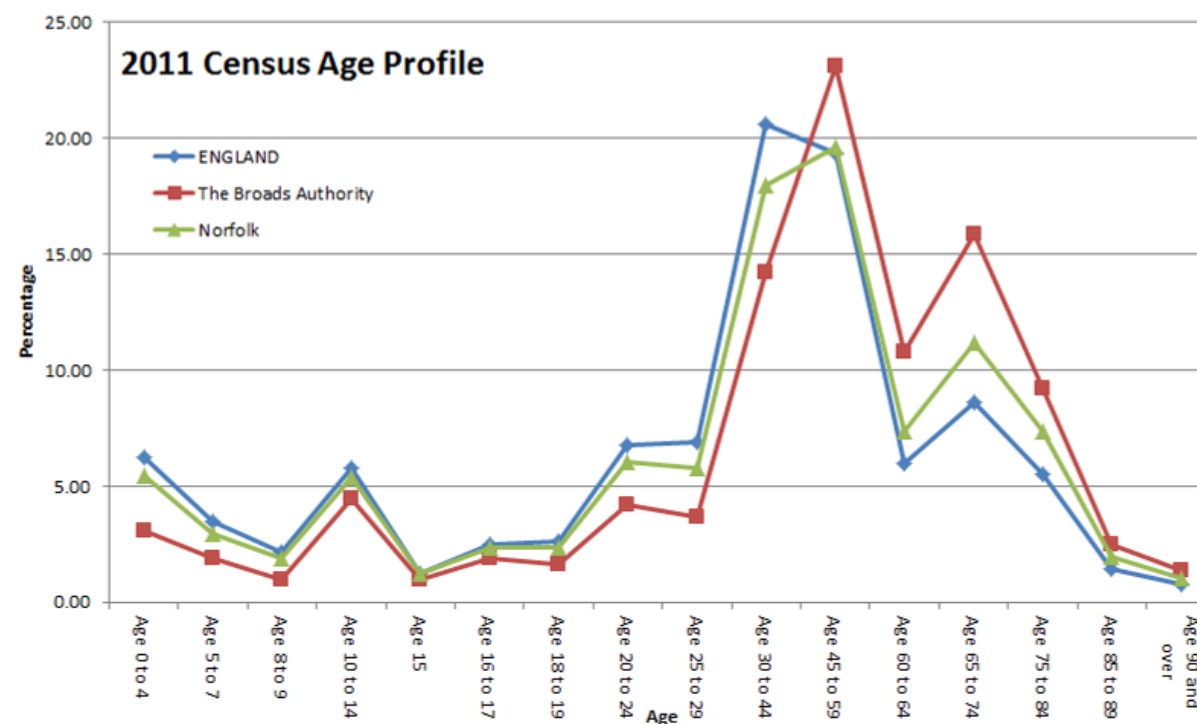


Table 4

Population comparisons between the 2001 and 2011 Census.

2001 Population	2011 Population	Population change	Population change (%)	Area (km ²)	2011 Population density (per km ²)
5,900	6,300	400	6.7	290	21.7

Compared to the other National Parks, the Broads has the second greatest increase in population (South Downs increase was 6.8%). Exmoor had a 5.5% decrease in population.

With regards to the percentage change in size of usual resident population by age between 2001 and 2011, Census 2011 information is shown in the table 5.

Table 5

Percentage change in size of usual resident population by age between 2001 and 2011

Age	0 - 14	15 - 29	30 - 44	45 - 59	60 - 74	75 and over
Change	-11.4	6.7	-13.8	-5.0	41.6	23.8

Compared to the other National Parks, the Broads had the greatest increase in change in the age category 75 and over.

The Broads Authority has the least percentage of households with dependent children when compared to the national average, neighbouring districts and other National Parks. Table 6 shows data from the 2011 Census.

Table 6

Percentage of households with dependent children

Area	Dependent children in household: All ages %	Dependent children in household: Age 0 to 4 %
The Broads Authority	16.2	5.2
National Park Average	21.7	7.1
Broadland	26.3	9
Great Yarmouth	27.6	10.6
South Norfolk	26.7	10
North Norfolk	20.7	7.4
Waveney	25.3	9.7
Norwich	23.3	11
England	29.1	11.8

Turning to Country of Birth, table 7 sets out the findings of the 2011 Census. The Broads is similar in Country of Birth to the other more rural districts in Norfolk.

Table 7

Country of birth (percentages)

Area	England	Northern Ireland	Scotland	Wales	United Kingdom not otherwise specified	Ireland	Other EU	Other countries
The Broads Authority	93.4	0.1	1.2	0.7	0.0	0.3	1.6	2.7
National Park Average	78.3	0.29	1.65	14.78	0.01	0.34	1.73	2.86
Broadland	93.6	0.3	1.3	0.7	0	0.3	1.4	2.5 Bottom of Form
Great Yarmouth	91.3	0.3	1.4	0.5	0	0.4	3.5	2.7 Bottom of Form
South Norfolk	92.9	0.3	1.3	0.7	0	0.3	1.8	2.8 Bottom of Form
North Norfolk	93.6	0.3	1.2	0.8	0	0.3	1.7	2.1 Bottom of Form
Waveney	94	0.2	1.3	0.7	0	0.3	1.5	2 Bottom of Form
Norwich	84.8	0.4	1.3	0.6	0	0.5	4.6	7.8 Bottom of Form
England	83.5	0.4	1.3	1	0	0.7	1.9	9.4 Bottom of Form

3.16 Economic Activity

On the subject of Economic Activity, table 8 shows the economically active and inactive according to the 2011 Census.

Table 8

Economically active and inactive according to the 2011 Census (percentage)

	Part-time	Full-time	Self-employed	Unemployed	Full-time student
The Broads Authority	13.1	30.9	16.3	3.0	1.7
National Park Average	13.9	30.5	20.1	2.4	1.9
England	13.7	38.6	9.8	4.4	3.4

The Broads area is on a par with other National Parks. Like the National Park average, the Broads has fewer full time but more people self-employed when compared to England's average.

Table 9

Economically Inactive and unemployed.

	Economically inactive %					Unemployed %	
	Retired	Student	Looking after home or family	Long-term sick or disabled	Other	Never worked	Long-term
The Broads Authority	24.2	2.6	3.1	3.5	1.5	0.3	1.0
National Park Average	20.3	3.3	3.1	2.8	1.6	0.2	0.9
England	13.7	5.8	4.4	4.0	0.8	0.7	1.7 Bottom of Form

The Broads area has a higher proportion of retirees and a lower proportion of students.

Table 10
Professions

	Managers, directors, senior officials	Professional	Associate professional and technical	Admin and secretarial	Skilled trades	Caring, leisure and other service	Sales and customer service	Process, plant and machine operatives	Elementary
The Broads Authority	18.1	16.4	11.0	10.2	14.4	9.0	5.5	5.9	9.4
National Park Average	15.3	17.4	10.5	8.5	18.9	8.5	5.3	5.1	10.4
England	10.9	17.5	12.8	11.5	11.4	9.3	8.4	7.2	11.1 Bottom of Form

With regards to general occupations of residents in the Broads Area, according to the 2011 Census, the Broads has a high proportion of Managers and a low proportion of Elementary Occupations when compared to both England and other National Parks.

Table 11

Detailed occupation data

Area name	A Agriculture, forestry and fishing	B Mining and quarrying	C Manufacturing	D Electricity, gas, steam and air conditioning supply	E Water supply; sewerage, waste management and remediation activities	F Construction	G Wholesale and retail trade; repair of motor vehicles and motor cycles	H Transport and storage	I Accommodation and food service activities	J Information and communication	K Financial and insurance activities	L Real estate activities	M Professional, scientific and technical activities	N Administrative and support service activities	O Public administration and defence; compulsory social security	P Education	Q Human health and social work activities	R, S, T, U Other
The Broads Authority	3.8	0.9	9.7	0.4	0.8	7.8	13.9	3.6	7.2	2.6	3.1	1.6	6.7	5.5	4.9	9.3	12.5	5.8
National Park Average	7.5	0.5	6.9	0.4	0.6	8.1	12.9	3.0	10.7	2.4	1.9	1.6	6.4	4.2	5.1	10.3	11.4	5.9
Broadland	1.4	0.3	8.8	0.5	0.7	9.7	17.6	4.0	4.8	2.6	6.4	1.4	5.2	4.1	5.8	8.9	13.3	4.6
Great Yarmouth	1.1	1.6	9.4	0.6	0.7	8.1	18.0	4.9	9.5	1.2	2.0	0.9	4.8	4.7	4.4	7.7	14.7	5.4
North Norfolk	3.7	0.3	9.3	0.5	0.7	9.1	17.5	3.7	7.9	1.6	2.3	1.4	4.9	4.6	4.2	9.2	13.1	5.8
Norwich	0.3	0.1	6.9	0.2	0.6	6.3	17.2	3.6	7.5	3.4	6.4	1.3	5.9	4.7	4.7	11.5	13.9	5.5
South Norfolk	3.0	0.2	9.3	0.3	0.6	8.8	16.1	3.8	4.3	2.5	5.2	1.6	6.5	3.9	5.4	10.6	13.4	4.5
Waveney	1.6	1.1	11.6	1.1	1.1	9.3	17.4	4.1	7.1	1.4	2.0	1.2	5.1	4.5	4.8	9.0	12.9	4.8

More detailed occupation data from the 2011 census shows the main industry in the Broads wholesale and retail trade.

With regards to out of work benefits claimants¹, table 12 shows the claimants for February 2021. The trend can be seen on [nomisweb](http://www.nomisweb.co.uk) by adding the ward name. Rates are high at the moment, and this is likely to be as a result of COVID19 and the various restrictions.

Table 12

Out of work benefits claimants

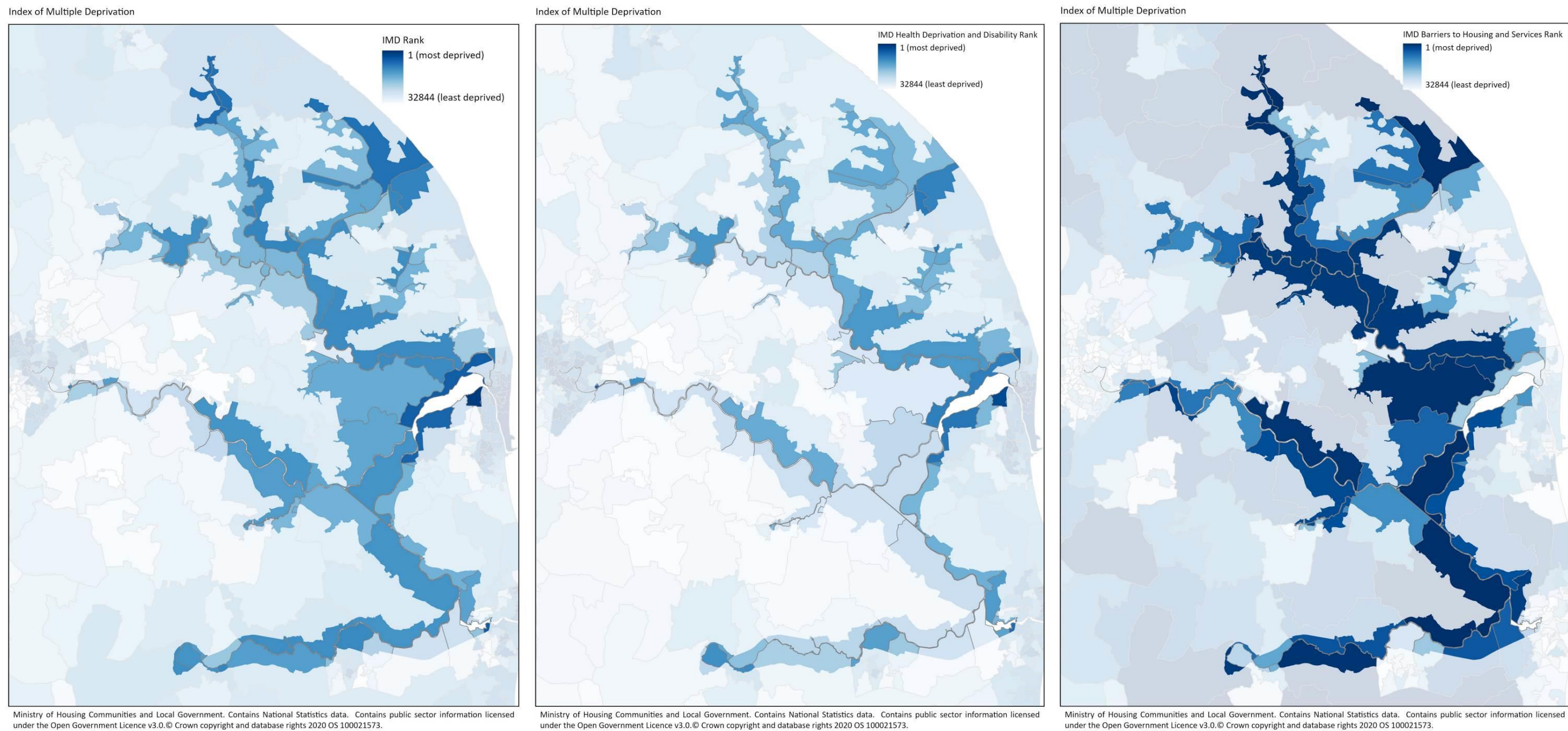
Ward	Total JSA claimants Feb 2021
33UCGN: Acle	4.5%
33UCGQ: Blofield with South Walsham	3.4%
33UCGR: Brundall	4.1%
33UCGT: Buxton	2.7%
33UCGU: Coltishall	3.8%
33UCHE: Marshes	3.9%
33UCHQ: Thorpe St Andrew South East	4.2%
33UCHR: Wroxham	3.7%
33UDFY: Bradwell North	4.3%
33UDGB: Caister South	6.4%
33UDGE: East Flegg	6.7%
33UDGF: Fleggburgh	4.3%
33UDGL: Ormesby	6.3%
33UDGP: West Flegg	5.1%

¹ The Claimant Count is the number of people claiming benefit principally for the reason of being unemployed. This is measured by combining the number of people claiming Jobseeker's Allowance (JSA) and National Insurance credits with the number of people receiving Universal Credit principally for the reason of being unemployed. Claimants declare that they are out of work, capable of, available for and actively seeking work during the week in which the claim is made. The measure of the number of people receiving Universal Credit principally for the reason of being unemployed is still being developed by the Department for Work and Pensions. Consequently this component of the total Claimant Count does not yet correctly reflect the target population of unemployed claimants and is subject to revisions. For this reason the Claimant Count is currently designated as Experimental Statistics. The Claimant Count is mostly derived from DWP administrative systems. For various reasons, e.g. a claimant's National Insurance number is not known, a small number of claims have to be dealt with manually. These clerical claims do not have as much detail as the computerised claims and therefore, whilst part of the claimant count by sex table, cannot be included the age breakdown. www.nomisweb.co.uk

Ward	Total JSA claimants Feb 2021
33UFGY: Happisburgh	4.9%
33UFHB: Hoveton	5.1%
33UFHM: Scottow	3.1%
33UFHR: Stalham and Sutton	5.6%
33UFHX: Waterside	4.9%
33UFHY: Waxham	4.9%
33UHHA: Chedgrave and Thurton	4.9%
33UHHF: Ditchingham and Broome	2.7%
33UHHG: Earsham	3.3%
33UHHK: Gillingham	4.4%
33UHHQ: Loddon	5.2%
33UHHY: Rockland	3.3%
33UHJC: Stoke Holy Cross	3.1%
33UHJF: Thurlton	4.6%
42UHFY: Beccles North	5.8%
42UHGB: Bungay	5.7%
42UHGD: Carlton Colville	3.7%
42UHGE: Gunton and Corton	4.6%
42UHGK: Lothingland (GYBC)	6.4%
42UHGN: Oulton Broad (Whitton)	5.1%
42UHGT: Wainford	4.2%
42UHGW: Worlingham	3.3%

3.17 Deprivation

Indices of Multiple Deprivation are often used to highlight those areas most likely to suffer from social exclusion. Map 14, 15 and 16 reflect the most recent Indices of Multiple Deprivation data (2019) at Lower Super Output Area. The English Indices of Deprivation 2019 provide a relative measure of deprivation at small area level across England. Areas are ranked from least deprived (green) to most deprived (red) on seven different dimensions of deprivation and an overall composite measure of multiple deprivation. There are several data sets, however three are displayed in map format at maps 14, 15, 16.



Map 14

Index of Multiple Deprivation for the Broads.

The IMD 2010 was constructed by combining the seven transformed domain scores, using the following weights:

- *Income (22.5%)
- *Employment (22.5%)
- *Health and Disability (13.5%)
- *Education, Skills and Training (13.5%)
- *Barriers to Housing and Services (9.3%)
- *Crime (9.3%)
- *Living Environment (9.3%)

Map 15

Health Deprivation and Disability Rank for the Broads Authority

In the main, the Broads area reflects the rest of the surrounding areas.

Map 16

Barriers to housing and services for the Broads

Map 16 shows much dark blue, although in Norfolk, the Broads is not alone in having barriers to houses and services. .

3.18 Housing

3.18.1 Accommodation Type

According to the 2011 Census, the Broads Area has the accommodation types set out in tables 13 and 14.

Table 13

Accommodation types

	Whole house or Bungalow						Flat, maisonette or apartment		Caravan or other mobile or temporary structure	
	Detached		Semi-detached		Terraced (inc. end terrace)					
	Number	%	Number	%	Number	%	Number	%	Number	%
The Broads Authority	1,900	53.6	700	19.3	400	11.9	440	12.1	110	3.2
National parks	89,800	44.2	50,430	24.8	39,500	19.4	21,100	10.4	2,420	1.2
England and Wales	5,512,300	22.6	7,506,350	30.7	6,028,300	24.7	5,276,620	21.6	106,010	0.4

A greater number proportion of residents in the Broads live in detached properties than in other National Parks and nationally, with fewest in terraced properties.

Table 14

Property ownership

	Owned outright	Owned with a mortgage or loan	Shared ownership (part owned and part rented)	Social rented: Rented from council (Local Authority)	Social rented: Other	Private rented: Private landlord or letting agency	Private rented: Other	Living rent free
The Broads Authority	48.2	23.3	0.4	2.4	3.0	18.0	2.0	2.7
National Park Average	45.9	24.5	0.5	4.0	5.9	13.7	2.4	3.0

While the level of owner occupation is roughly similar to that for the English National Parks average, the level of outright ownership (without a mortgage) in the Broads is significantly higher than each of the comparator averages. The level of private renting in the Broads is higher, and the level of social housing (council and housing association, etc.) significantly lower, than the averages for the English National Parks.

3.18.2 Residential Development in the Broads

Housing development in the Broads typically comprises primarily replacement dwellings or conversion to dwellings and small infill development. This applies both to permanent residential properties and holiday accommodation. A small number of new houses are permitted each year. A major constraint on housing development is flood risk and the application of national planning policy in relation to this.

The number of dwellings permitted in the Broads is given below (taken from Broads Authority Annual Monitoring Report):

- 2020/2021 – 7 net new residential dwellings and 0 holiday homes.
- 2019/2020 – 13 net new residential dwellings and 8 holiday dwellings.
- 2018/2019 – 6 net new residential dwellings and 7 holiday dwellings.
- 2017/2018 – 10 net new residential dwellings and 16 holiday dwellings.
- 2016/2017 – 4 net new residential dwellings and 8 holiday dwellings.

Settlements in the Broads are often dominated by the importance of the waterways, with their associated trades and activities. Villages are typically centred around the staithe, with building designs that reflect their special functions, whether connected with riverside trade or management of the land.

Housing costs in the Broads are generally very high, because of the attractiveness of the area. The high cost of housing could impact on the economy of the Broads, as it affects those traditional trades such as agriculture and boat manufacture. Reed and sedge cutters have also indicated the importance of the proximity of living close to the reed and sedge beds. Because of the relative remoteness of parts of the Broads, housing and services in general are in some cases less accessible than elsewhere in the Norfolk and Suffolk counties.

All six Housing Authorities in the Broads area have identified a need for additional local affordable housing, but it will be rarely possible to provide this within the Broads because of the flood risk in most of the area and high land values.

3.18.3 Household Composition

Table 15

Household composition

	One person household: Aged 65 and over	One person household: Other	One family only: All aged 65 and over	One family only: Married or same-sex civil partnership couple: No children	One family only: Married or same-sex civil partnership couple: Dependent children	One family only: Married or same-sex civil partnership couple: All children non-dependent	One family only: Cohabiting couple: No children	One family only: Cohabiting couple: Dependent children	One family only: Cohabiting couple: All children non-dependent	One family only: Lone parent: Dependent children	One family only: Lone parent: All children non-dependent	Other household types: With dependent children	Other household types: All full-time students	Other household types: All aged 65 and over	Other household types: Other
National Park Average	15.5	14.6	12.9	18.3	13.3	5.6	4.8	3.1	0.4	3.7	2.7	1.6	0.0	0.5	3.0
The Broads Authority	16.0	16.6	14.3	19.0	9.3	5.3	5.9	3.0	0.6	2.7	2.1	1.3	0.0	0.5	3.4
Broadland	14.1	12.3	12.6	16.8	16.2	6.3	5.5	3.9	0.5	4.9	2.7	1.3	0.0	0.3	2.6
Great Yarmouth	14.8	15.0	10.3	13.4	12.0	5.8	4.9	5.7	0.7	7.7	3.4	2.2	0.0	0.3	3.7
North Norfolk	17.9	13.2	15.2	16.5	11.1	5.0	4.9	3.8	0.5	4.3	2.7	1.4	0.0	0.6	2.8
Norwich	12.7	25.4	6.0	9.7	9.8	3.3	7.7	4.7	0.4	7.3	3.0	1.5	2.4	0.2	5.9
South Norfolk	13.5	12.8	12.5	16.8	16.4	5.7	6.0	4.1	0.5	4.9	2.6	1.3	0.0	0.4	2.5
Waveney	16.3	14.6	12.6	14.4	12.4	5.2	5.0	4.8	0.6	6.2	3.1	1.8	0.0	0.3	2.5

The percentage of one family only with no children in the Broads slightly higher than the National Park Average, but much higher than constituent councils. The percentage of lone parent with dependent children is much lower than constituent councils. Around a hundred residents live in around 10 private residential care homes in the Broads. There are no NHS, local authority, housing association, children's home, or psychiatric communal residential establishments in the Broads.

3.19 Access and Transport

3.19.1 Access

The Broads is a living and working environment, and because of its geography there is a high level of inter-dependence with the surrounding areas. Although the population within the area is small, and includes a high proportion of retirees, there are many adjacent villages and communities that are economically dependent on the Broads and are part of its social and cultural network. Conversely, many of those who live within the Broads boundaries rely on facilities and employment in the surrounding villages, towns and city.

Access to facilities and services is critical for the well-being of the local population and the continued enjoyment of the Broads by its many visitors. Improvement and maintenance of safe access for all to facilities, services and recreational facilities have been identified as a key issue.

Access to the Broads is of varied quality, and is difficult, without private transport, to many parts of the area. Due to the geography and network of waterways, much of the Broads area is also relatively difficult to access and the best – and sometimes only – way to reach certain parts of the system is by water. Moreover, links between land and water-based recreational provisions are not as plentiful as they might be. Nevertheless, there are 29km of Bridleways and 291km of footpaths. There are also many community transport schemes based in and around Broads villages. For example, Acle Area Ring and Ride flexi bus serves the villages of Martham, Ormesby, Rollesby, Thurne, Filby, Fleggburgh, Stokesby, Thrigby, Clippesby, Upton, Pilsen Green, South Walsham, Ranworth, Woodbastwick, Salhouse and Wroxham. Another example is Transport Plus which is a unique public transport service provided jointly by Norfolk County Council, East of England Ambulance Service and NHS Norfolk assisting adult members of the public to access essential health, social and wellbeing services. There is also Beccles and Bungay Area Community Transport.

The Broads area is crossed by a number of major transportation links, including the A47 trunk road east of Norwich, the A12 south of Great Yarmouth, and a number of other important roads. Despite this, access to the villages, rivers and Broads is usually off minor roads, as the area is predominantly rural in nature.

3.19.2 Car Ownership

Looking at car ownership figures from the 2011 Census, in the no, 1 and 2 cars or vans categories, the Broads area is similar to other rural districts of Norfolk. The proportion of households with 3 or more cars is greatest in the Broads when compared to the other areas in table 16.

Table 16

Car ownership (percentages)

	No cars or vans in household	1 car or van in household	2 cars or vans in household	3 cars or vans in household	4 or more cars or vans in household
The Broads Authority	12.4	40.7	32.3	10.3	4.3
National Park Average	11.9	40.8	33.6	9.6	4.1
Broadland	11.4	44.4	33.5	7.8	2.9
Great Yarmouth	27.2	44.8	21.2	5	1.8
South Norfolk	11.7	42.4	34.3	8.4	3.3
North Norfolk	16.2	46.1	28.1	6.9	2.7
Waveney	21.9	46.4	24.3	5.6	1.9
Norwich	33.4	47.6	15.8	2.5	0.7
England	25.8	42.2	24.7	5.5	1.9

Most visitors to the Broads arrive by private car, causing seasonal congestion during the summer travel period, particularly in and around towns acting as a focus for attractions and which provide easy access to the rivers or Broads. The result is increased pressure on the area in terms of demands for visitor attractions, accommodation, road space and parking. This creates a contradictory impression to visitors who expect the Broads to be tranquil and not an area of dense traffic and congestion.

3.19.3 Rail

There are three railway lines that cross the Broads – these serve many of the smaller settlements between Norwich, Great Yarmouth and Lowestoft. The Bittern Line goes north from Norwich via Wroxham, whilst the Wherry Line service runs from Norwich to Great Yarmouth and Lowestoft. Service improvements on the latter resulted in a marked increase in the use of the line. There is also a route from Lowestoft south to Ipswich, with a connection to London Liverpool Street, giving a total journey time of less than three hours.

3.19.4 Air

Norwich International Airport is within a few miles of the western edge of the Broads and offers an increasing number of commercial and low-cost flights. However, air traffic from the airport remains relatively low, and the Broads has as yet not suffered the adverse impacts of air traffic on tranquillity and quiet enjoyment that affect several UK national parks. Stansted Airport is well connected to the area by rail and road.

3.19.5 Travel to work by Car

According to the 2001 Census, the Broads has a higher level of travel to work by car, and a lower level of travel on foot than the English National Parks', Norfolk county's and England's averages. The level of cycling to work in the Broads is about the national average, but this is around half the Norfolk average though higher than any of the English National Parks. At the time of writing, 2011 Census Travel to Work data was not available.

3.19.6 Road Traffic Incidents

Maps 17 and 18 show data relating to road traffic collisions in the Broads Authority Area.

Norfolk

Source: Norfolk County Council.

Covering 01/11/2017 to 31/10/2020

Legend:

The icons with the red outlined shapes and "P" are collisions involving pedestrians.

Fatal Collision:  Serious Collision:  Slight Collision:  Numbers inside the shapes are accident references.

Table 17 and 18

Accident severity and casualty severity

Accident Severity

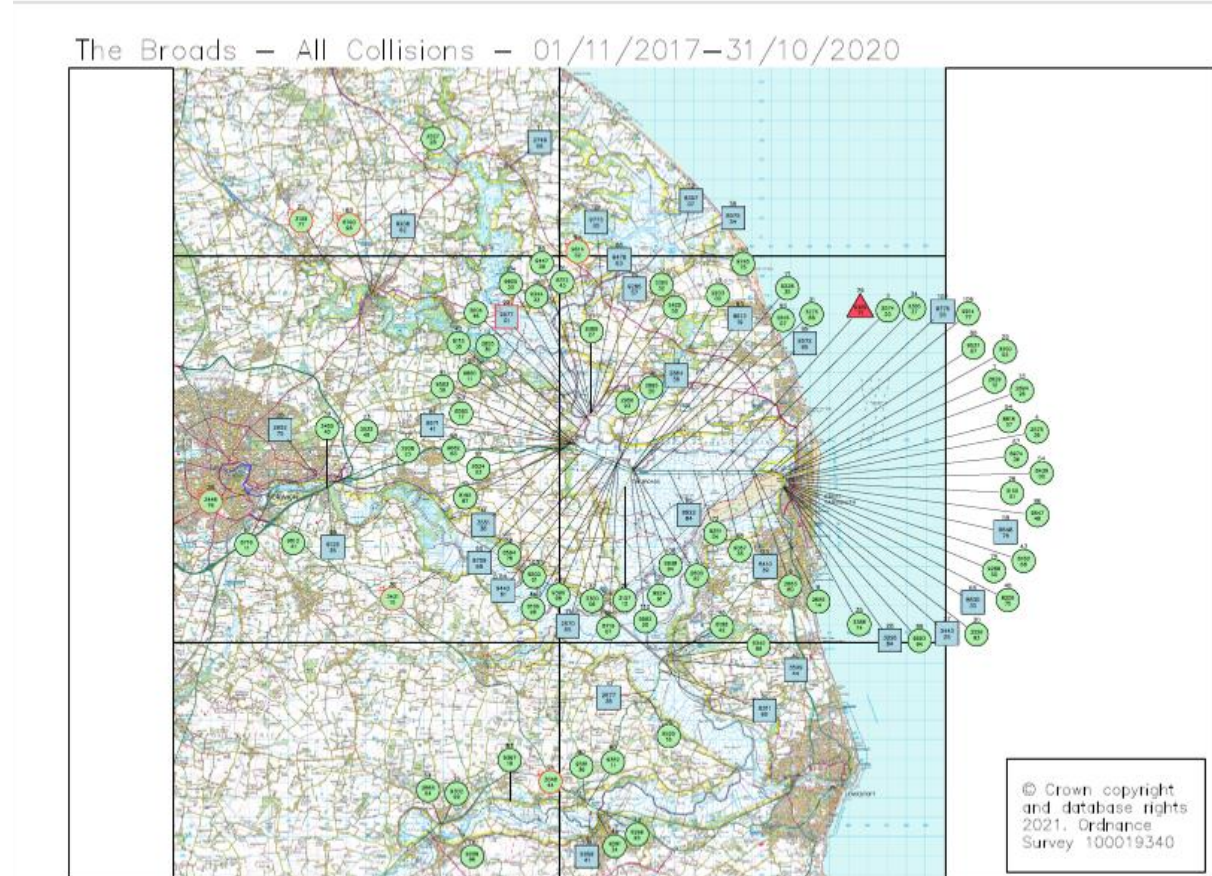
	2017	2018	2019	2020	Total
Fatal	0	0	0	1	1
Serious	0	10	10	9	29
Slight	5	27	25	23	80
Total	5	37	35	33	110

Casualty Severity

	2017	2018	2019	2020	Total
Fatal	0	0	0	2	2
Serious	0	10	11	12	33
Slight	10	62	45	56	173
Total	10	72	56	70	208

Map 17

Traffic incidents in the Norfolk part of the Broads



Suffolk

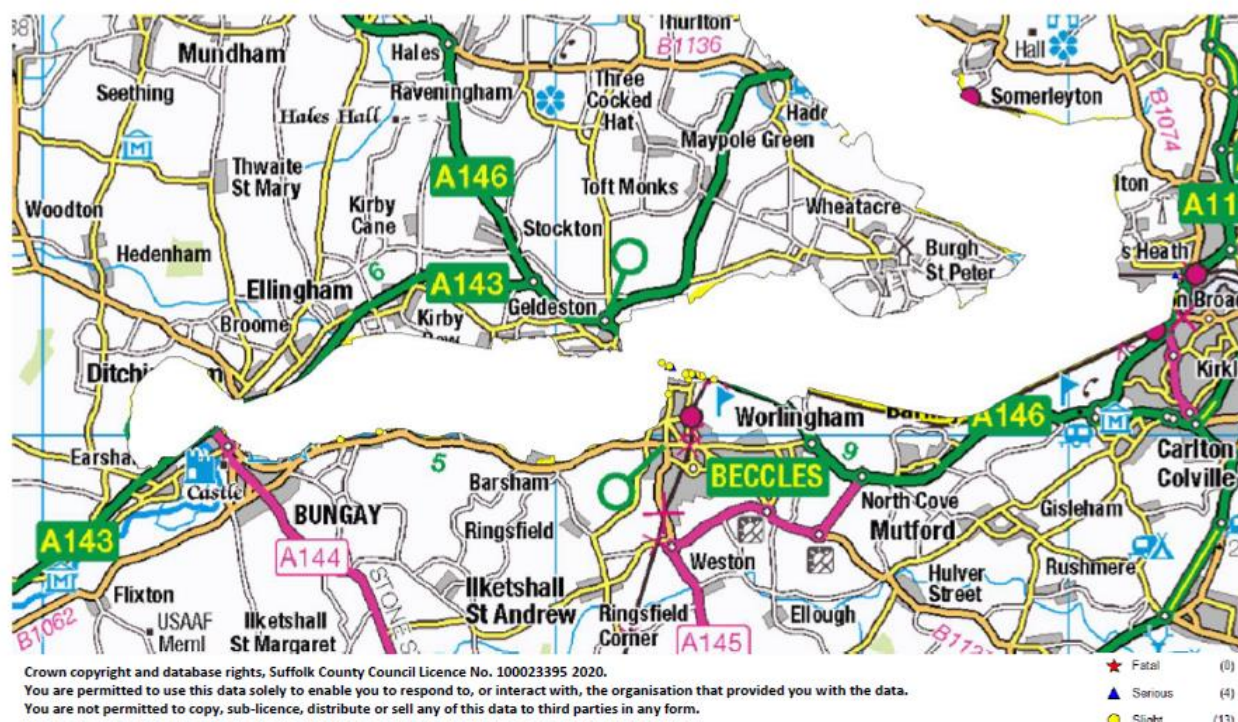
Map 18

Traffic incidences in Suffolk part of the Broads Authority

Source: Suffolk County Council.

Covering 01/11/2017 to 31/10/2020

Road accidents between 1/11/2017 and 31/10/2020



3.19.7 Water

Table 19

Public moorings (m) in the Broads. (Source: Broads Authority Asset Management figures).

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/8	2018/9
Total Length	7778.6m	7824.6m	7847.6m	7814.5	7568.50	7568.50	7760.30	8456.3	8625.8

3.19.8 Boat Usage

Table 20

Boat usage

Source: Broads Authority Tolls Team.

PRIVATE BOATS	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Motor Cruisers	4,852	4,893	4,945	4,967	5,059	5,091	5,086	5,110	5,079	5,083
Auxiliary Yachts	1,215	1,212	1,188	1,166	1,168	1,152	1,127	1,132	1,093	1,107
Day Launches	562	549	542	521	514	504	495	556	574	558
Outboard Dinghies	1,083	1,112	1,058	1,043	1,062	1,016	962	1,064	1,060	1,058
Workboats	170	175	179	188	180	172	156	158	156	153
Passenger Vessels SPB	<i>Small Passenger Boats (Charitable Trusts & Ferries)</i>							22	21	23
TOTAL MOTOR BOATS:	7,882	7,941	7,912	7,885	7,983	7,935	7,826	8,042	7,983	7,982
Sailing Craft	1,298	1,275	1,262	1,214	1,230	1,191	1,107	1,076	1,081	1,023
Rowing Craft	1,622	1,704	1,701	1,636	1,578	1,532	1,513	1,483	1,513	1,545
Houseboats	26	21	23	33	27	33	45	45	49	52
Total	10,828	10,941	10,898	10,768	10,818	10,691	10,491	10,646	10,626	10,602

HIRE BOATS	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Motor Cruisers	878	904	894	869	842	821	789	802	806	801
Auxiliary Yachts	47	47	46	46	47	43	44	45	46	44
ALL CABIN HIRE BOATS:	925	951	940	915	889	864	833	847	852	845
Day Launches	296	307	294	289	299	290	295	290	301	297
Outboard Dinghies	8	5	4	7	8	10	11	9	9	8
Passenger Vessels MCA	12	11	13	11	10	10	6	6	6	6
Passenger Vessels SPB	<i>Small Passenger Boats (Commercial)</i>							6	7	7
TOTAL MOTOR BOATS:	1,241	1,274	1,251	1,222	1,206	1,174	1,145	1,158	1,175	1,163
Sailing Craft	120	117	110	109	110	108	102	101	95	87
Rowing Craft	170	179	184	188	175	184	192	191	194	193
Houseboats	16	15	16	16	16	16	16	28	26	26
Total	1,547	1,585	1,561	1,535	1,507	1,482	1,455	1,478	1,490	1,469
Grand Total	12,375	12,526	12,459	12,303	12,325	12,173	11,946	12,124	12,116	12,071

The numbers of boats on the Broads has reduced gradually.

3.20 Health

Table 21

Those who completed the Census were asked to rate their health. Source: 2011 Census.

	Very Good Health	Good Health	Fair Health	Bad Health	Very Bad Health
Broadland	44.3	37	14	3.6	1.1
Great Yarmouth	40.3	36	16.6	5.5	1.6

	Very Good Health	Good Health	Fair Health	Bad Health	Very Bad Health
North Norfolk	38.9	37.8	17.2	4.8	1.4
Norwich	44.9	35.4	14.1	4.4	1.2
South Norfolk	46.4	35.8	13.4	3.5	1
Waveney	41.1	36.3	16.1	5.1	1.5
Broads Authority	39.9	38.1	16.0	4.8	1.3

3.21 Crime

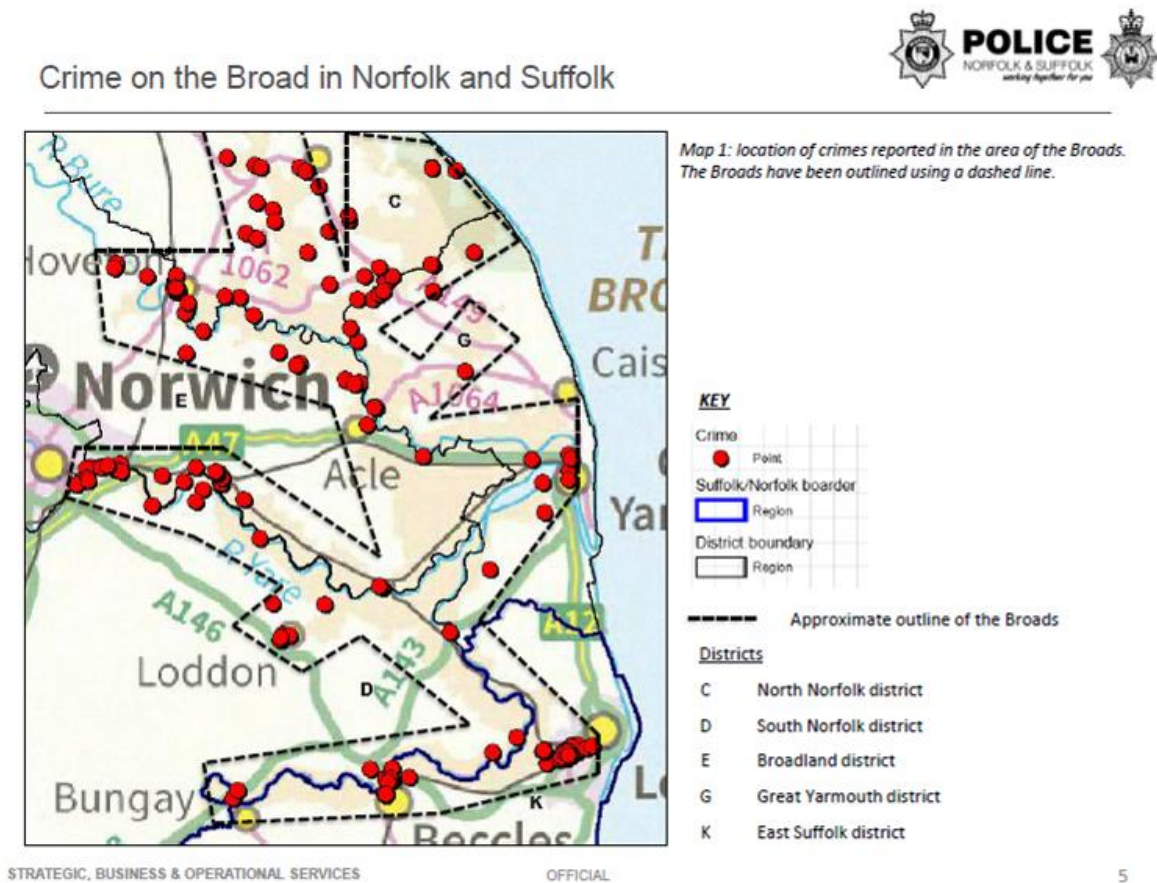
Source: Norfolk Policy, March 2021.

- Between 1st January 2018 to 31st December 2020 there has been a total of 247 crimes reported across the Broads in Norfolk and Suffolk.
- The yearly figures have remained relatively constant with a mean average of 82 crimes per year.
- The peak times for crime to be committed is during the summer months. This coincides with the high season on the Broads when the public visit the area for a holiday.
- Theft accounts for 47 of total crime committed in the past 3 years. This includes the theft of various types of property such as boats, outboard engines, navigational equipment and fuel.
- Crime has been reported from locations across the whole of the Broads however there are repeat locations. These include Oulton Broad, Wroxham, Potter Heigham, Trowse, Brundall and Beccles.
- Of the five districts that cover the Broads, East Suffolk has reported the highest number of crimes in the last 3 years (73). This is reflected by the hot spot seen at Oulton Broad.
- In Norfolk, Broadland district has reported the most crime (69).
- In addition to the crimes reported on The Broads, there has been 23 marine crimes along the River Wensum in Norwich City Centre. A third of these are located around the Yacht Station on Riverside Road.

- A quarter of the crime reported in Norwich is theft. The property reported stolen include kayak, boats and canoes.

Map 19

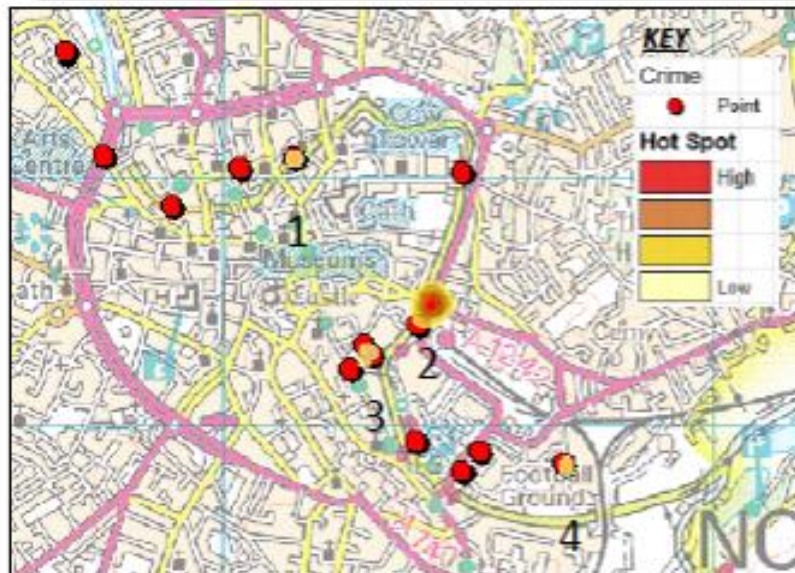
Crime on the Broads in Norfolk and Suffolk



Map 20

Crime in Norwich

Crime in Norwich



Map 3: location of crimes reported on or along the banks of the River Wensum in Norwich only. The hotspots highlight repeat locations.

3.22 Qualifications

Table 22

Qualifications. Source: 2011 Census.

Area name	None	Level 1 highest	Level 2 highest	Apprenticeship highest	Level 3 highest	Level 4 highest	Other highest	School children and full-time students age 1`6 to 17	School children and full-time students 18 and over	Full-time students 18 to 74: economically active in employment	Full-time students 18 to 74: economically active unemployed	Full-time students 18 to 74: economically inactive
Broads Authority	23.8	12.3	15.6	5.3	11.1	27.9	4.0	1.8	1.7	0.8	0.1	0.8
National Park Average	19.8	11.8	15.6	3.9	11.2	33.6	4.0	2.4	2.0	0.8	0.1	1.1
Broadland	22.9	14.8	17.5	5.5	12.0	23.2	4.3	2.6	2.1	1.1	0.1	0.8
Great Yarmouth	32.8	15.7	16.1	4.7	10.6	14.2	5.9	2.6	2.5	1.0	0.3	1.2
North Norfolk	27.5	14.1	16.2	4.7	10.5	22.3	4.7	2.2	1.5	0.7	0.1	0.7
Norwich	22.6	12.8	13.8	2.6	15.2	27.7	5.2	1.9	11.6	3.3	1.0	7.3
South Norfolk	22.6	13.6	17.1	4.2	11.5	27.0	4.0	2.7	2.1	1.0	0.1	1.0
Waveney	29.8	14.2	16.2	5.4	11.7	17.9	4.7	2.6	2.1	0.9	0.3	0.9

The Broads has a greater proportion with no qualifications than the National Park Average.

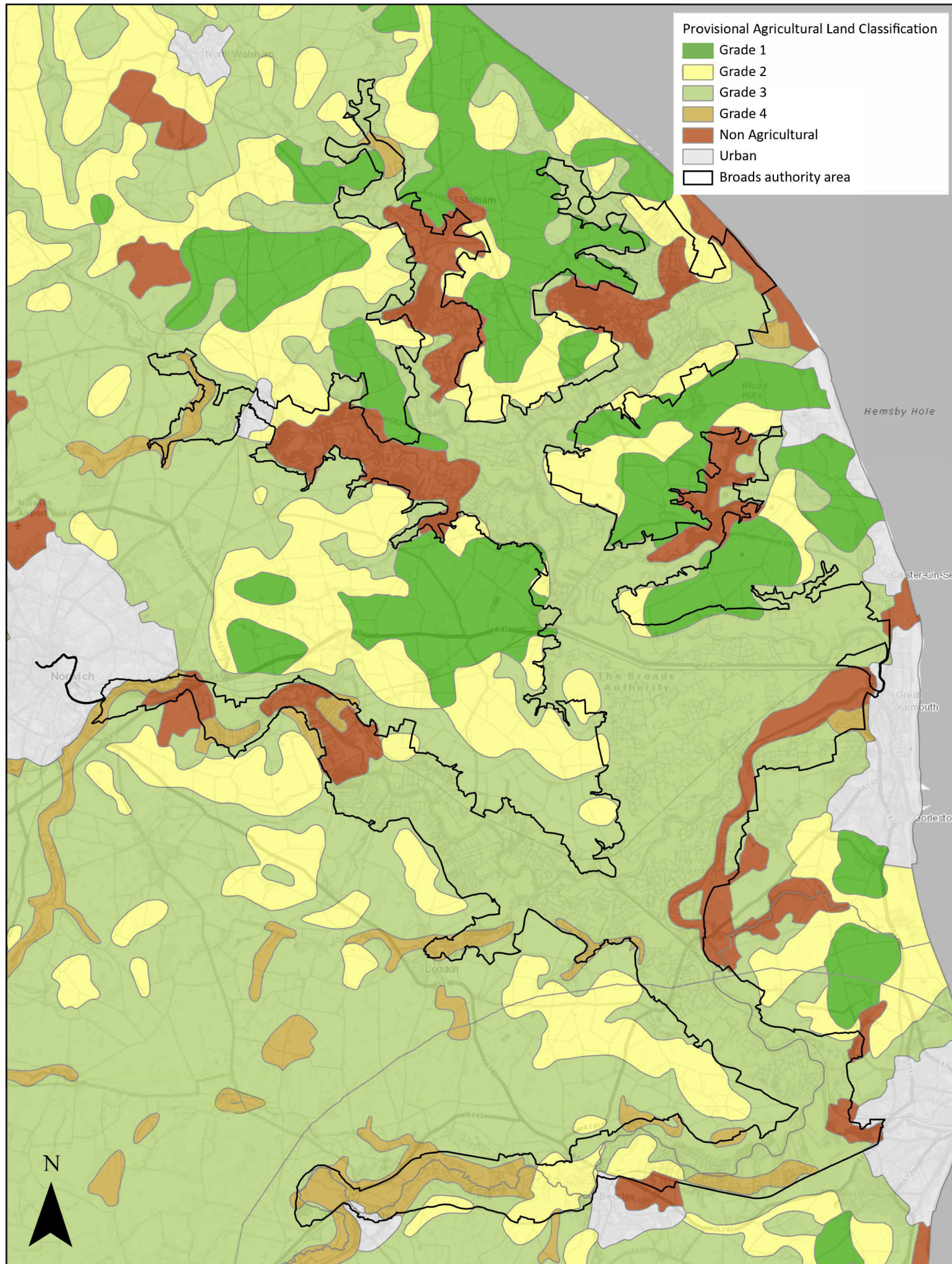
3.23 Ethnic Group

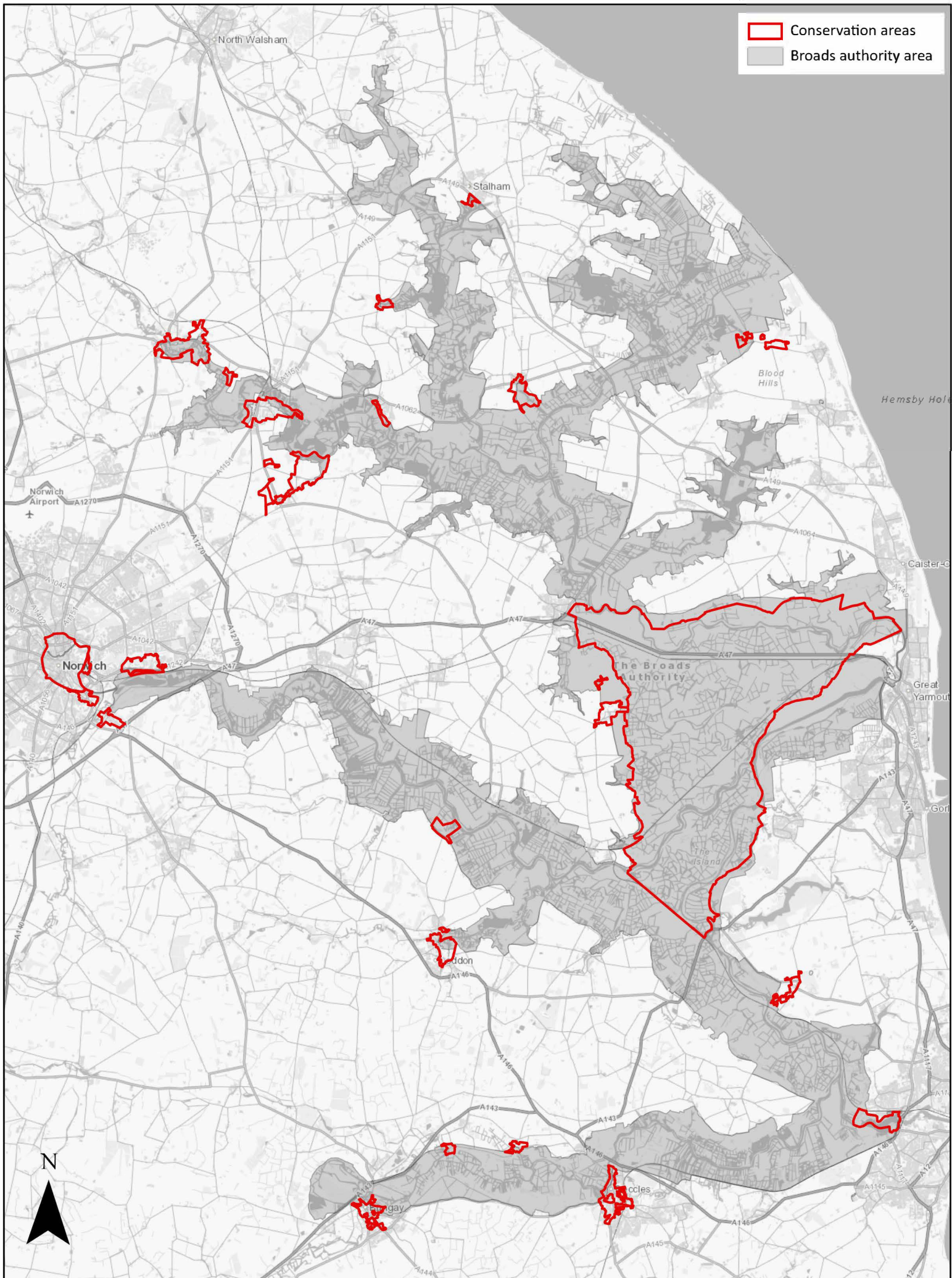
Table 23

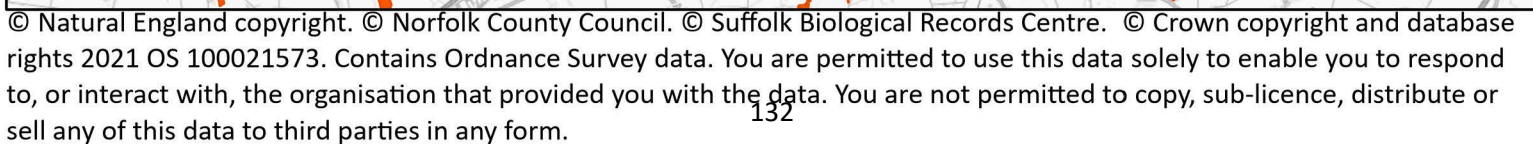
Ethnic Group. Source: 2011 Census.

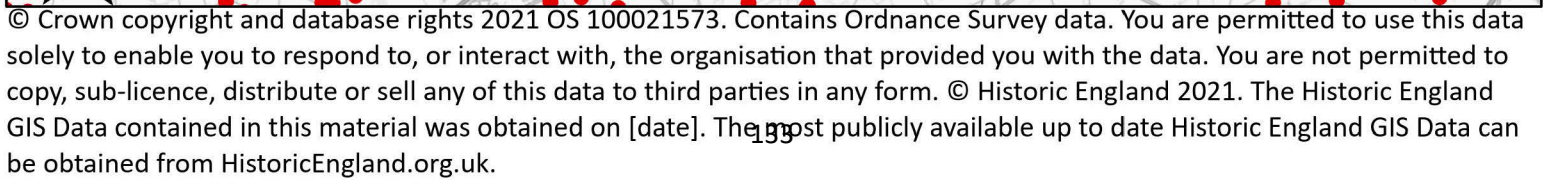
	White: English/Welsh/Scottish/Northern Irish/British	White: Irish	White: Gypsy or Irish Traveller	White: Other White	Mixed/multiple ethnic group: White and Black Caribbean	Mixed/multiple ethnic group: White and Black African	Mixed/multiple ethnic group: White and Asian	Mixed/multiple ethnic group: Other Mixed	Asian/Asian British: Indian	Asian/Asian British: Pakistani	Asian/Asian British: Bangladeshi	Asian/Asian British: Chinese	Asian/Asian British: Other Asian	Black/African/Caribbean/Black British: African	Black/African/Caribbean/Black British: Caribbean	Black/African/Caribbean/Black British: Other Black	Other ethnic group: Arab	Other ethnic group: Any other ethnic group
The Broads Authority	96.4	0.6	0.0	1.6	0.2	0.1	0.2	0.2	0.1	0.0	0.0	0.0	0.3	0.1	0.1	0.0	0.0	0.0
National Parks Average	95.9	0.4	0.1	1.9	0.2	0.1	0.3	0.2	0.1	0	0	0.2	0.4	0.1	0	0	0	0.1

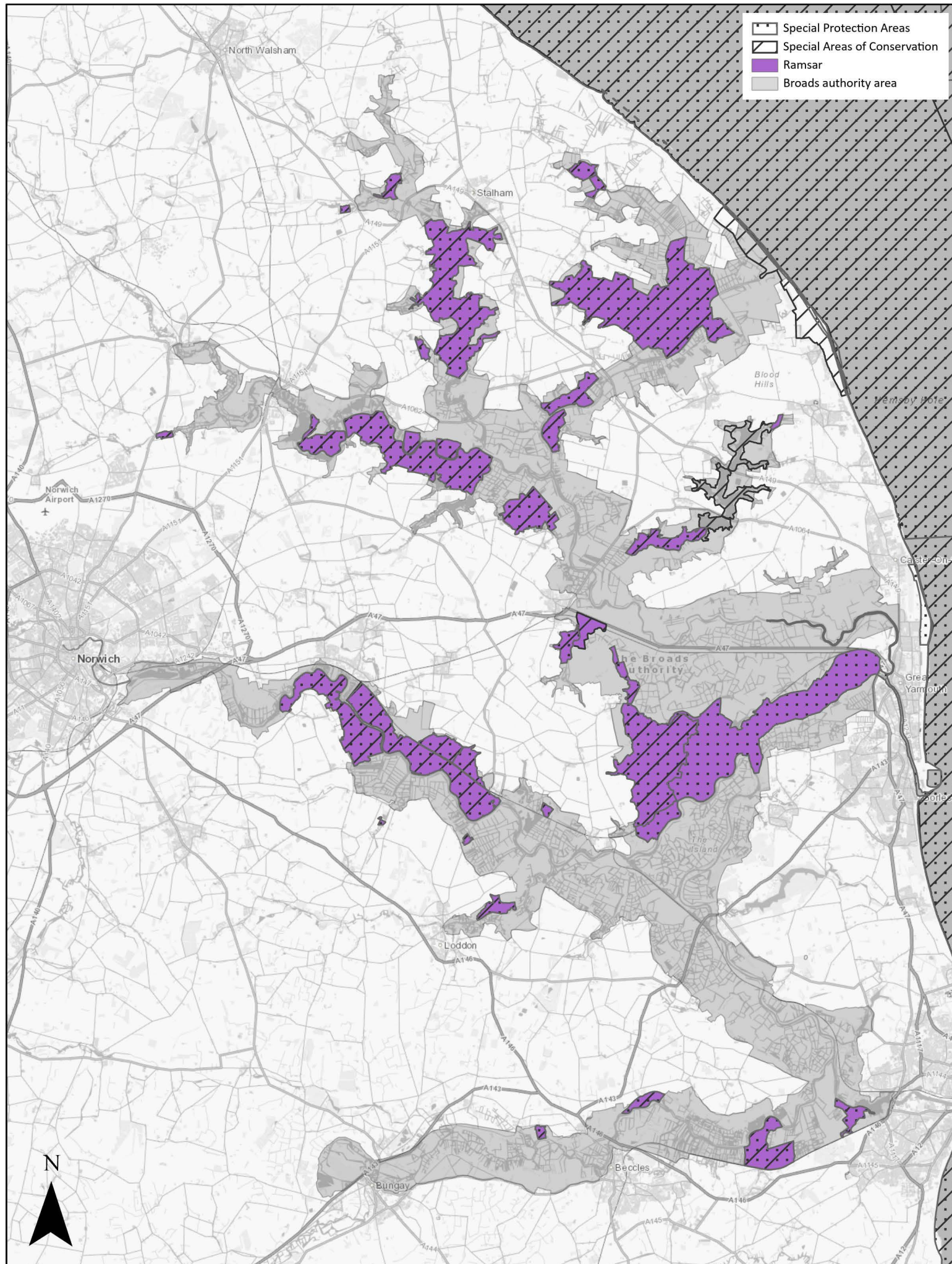
In general, the ethnicity of the community of the Broads is similar to other National Parks.











Broads Authority area sites which are included in the Norfolk Geodiversity Audit

Sites marked in blue are those close to the BA boundary which have particular geological interest associated with the BA area itself

Information in red indicates site (or part of) is designated as SSSI (bio and/or geo)

	Site no.	Parish	Site name(s)	Grid Reference	Site descrip	Geo-features	HER	Other	CWS	SSSI	Access	Management	Condition notes	Vulnerability	Threats actual	Threats potential
Broadland District	BRL05	Catfield	Ludham Pilot Borehole Site	TG385199	Site of water supply borehole	Borehole site yielding important information about Pliocene and early Pleistocene lithostratigraphy and biostratigraphy.					Private	[Anglia Water]	Site is a commercial waterworks.			
	BRL23	Horstead With Stanninghall	Little Switzerland Chalk Pits	TG277173	former chalk pit complex	Former chalk pit complex developed in slopes of Bure valley until 1877, with access canals for wherry transport. Chalk of Campanian Mucronata Zone (Paramoudra Chalk horizon). Peake & Hancock chalk site #194. Findspot of entire Mastodon skeleton in Crag Basement Bed (Woodward 1881, p57). A picturesque site mentioned and illustrated by Lyell 1838 (fig 237).		Peake site #194			Private	[woodland and meadow]		Low		
	BRL27	Ludham	How Hill & Crome's Farm	TG377199	Trial pits site	Site of three trial pits in early Pleistocene marine sediments of the Wroxham Formation, How Hill Member.					Private					
	BRL31	Postwick	Postwick Grove River Cliff	TG286080	river cliff	Important exposure of Cretaceous Campanian Chalk, being the most easterly, extant, permanent inland exposure in Norfolk. Exposes a richly fossiliferous horizon close to the upper boundary of the Stage. Should be a Candidate SSSI.		BA			[Public]					vegetation overgrowth; slope stabilisation
	BRL32	Strumpshaw	Buckenham Station Pit	TG352058	disused sand pit	Exposure of sands of the Pliocene Norwich Crag overlain by soliflucted sands and till, with windblown sand on top.					Private			Low		landscaping, tree planting
	BRL33	Strumpshaw	The Sandpit, Stumpshaw Fen CGS	TG341065	disused sand pit	Exposure of sands of the Pliocene Norwich Crag or Pleistocene Corton Formation. Link with biodiversity SSSI.		adjacent Mid-Yare NNR		adjacent Yare Broads & Marshes SSSI (bio)	[public]	Fresh exposure maintained for biodiversity interest (sand wasps)		Medium (vegetation and slumping)		cessation of biodiversity management
	BRL36	Thorpe St Andrew	The Dell Pit	TG26150865	disused chalk pit'	Former chalk pit active in C18th, linked with historic lime trade on river Yare. Disused by mid C19th.					Public	Site managed as nature area.	No sections visible as site heavily vegetated and sections slumped			
	BRL40	Wroxham	Dobbs Plantation Pit	TG273158 & TG27251586 (site 2) & TG27251588 (site 3)	[disused gravel pit]	Exposure of [late Pliocene] Pre-Pastonian sediments of the Wroxham Formation, Dobbs Member. Site represents appearance of Macoma balthica. An important site for correlation of marine and terrestrial sequences.					Private					
	BRL41	Wroxham	Wroxham Hall Pit	TG 272 160	[disused gravel pit]	Exposure of early Pleistocene marine sediments of the Wroxham Formation ('Bure Valley Beds'), comprising sands, clays and shelly sands over Cretaceous Chalk. Crag mollusca (but not M.balthica) indicate estuarine conditions.					Private					
Great Yarmouth Borough	GTY01	Fleggburgh	Billockby Sand Pit	TG 4295 1350	disused sand pit	Degraded exposure of Pleistocene Happisburgh Formation 'Corton Beds' sands yielding derived Norwich Crag shell fauna (worked on by SV Wood and FW Harmer). Notable for use of soft, fine sand in the casting of metals in the 19th century. Denotified geological SSSI.					Private	Billockby Farms Limited	Overgrown and slumped	Low		
	GTY04	Somerton	Somerton No.1 Borehole Site	TG46072120	Site of research borehole	Deep research borehole site yielding information about 1400m sequence of strata, including Palaeozoic (530m), Mesozoic (763m, of which Chalk Group 433m), Tertiary (51m) and Quaternary (55m, of which Crag 29m).					Private	farmland		zero		
	GTY05	Stokesby With Herringsby	Hillborough Hole Pit	TG444116	disused sand and gravel pit	Exposure of Pleistocene Happisburgh Formation 'Corton Beds, comprising cross-bedded sand and gravel underlying sandy till. Sequence capped by cryoturbated stony coversilt.					Private					
	GTY06	Winterton	Winterton Ness GCR & Winterton-Horsey Dunes SSSI	TG490210 & TG460247 to TG504179	coastal ness and sand-dune complex	Nationally important dune system, including ness feature. Link with biodiversity. GCR SSSI composed of three former SSSIs and Winterton Dunes NNR.		AONB	NNR (Winterton Dunes)	SSSI geo + bio (Winterton-Horsey Dunes)						
North Norfolk District	NNF33	Ludham	Ludham Staithe Lime Kiln	TG38941805	Disused lime kiln	Disused lime kiln at Staithe House, circular form, with pointed entrance, made of flint and brick, with rake holes. Dependent on chalk imported by wherry. NHER 17527	NHER 17527				Private					collapse, landscaping
	NNF45	Sea Palling	Sea Palling Dunes	TG 443264 to TG460247	coastal dune complex	Example of coastal dune complex displaying dune succession and range of depositional and erosional features. Link with biodiversity CWS.		AONB	CWS 1231 Waxham Sands Hoilday Park; CWS 1247 Marram Hills		[Public]					
Norwich	NCH02	Norwich	Carrow Works	TG242075	industrial works of Reckitt & Colman	Former exposure ofPleistocene river terrace gravels banked up against Cretaceous Chalk cliff, yielding 5 Palaeolithic hand-axes and other flint artefacts excavated by JE Sainty 1926.					Private		site presumably built over			
	SNF01	Aldeby	Aldeby Quarry	TM 459 928	Former quarry undergoing restoration	Former exposure of Pleistocene glacial and glacio-fluvial outwash sediments of the Lowestoft Formation; former type-site of Aldeby Sand & Gravel Member.					[Private]		Landfilled	Zero		
	SNF02	Aldeby	Boon's Heath Pit	TM470926	Former quarry undergoing restoration	Former exposure of Pleistocene glacial and glacio-fluvial outwash sediments of the Lowestoft Formation					[Private]		Landfilled	Zero		
	SNF03	Aldeby	Atlas Aggregates Pit & Stanley Hills Pit	TM 434931	disused pit, partly backfilled'	Exposure of Pleistocene Anglian glacial or terrace sands and gravels; findspot of Palaeolithic hand-axes.					Private		disused and partly back-filled in 1996			

South Norfolk District	SNF04	Aldeby	Aldeby Brickyard	TM431930	degraded and vegetated former brick pit	Exposure of Pliocene Norwich Crag sands and clays yielding [Baventian] pollen and rich [Antian] molluscan assemblages.					Private		[sections slumped and vegetated]			
	SNF05	Aldeby	Oaklands Pit	TM465927	former quarry used as landfill site						Private					
	SNF08	Bramerton	Bramerton Pit GCR & Bramerton Common Pit & Bramerton Pits SSSI	TG295060 & TG 299061 & TG297060	Former sand pits	Nationally important exposures of Pliocene Norwich Crag strata, including type site of the Norwich Crag Formation. Particularly important for demonstrating vertebrate faunal succession in this period. GCR SSSI.		BA		SSSI geo (Bramerton Pits, which includes Common Pit and Blake's Pit)	Private					
	SNF09	Bramerton	Blake's Pit & Bramerton Pits SSSI	TG 2982 0608 & TG 298061	Former sand pit	Nationally important exposures of Pleistocene Norwich Crag Formation, including type site of the Bramertonian Stage. Studies of pollen, foraminifera and mollusca have demonstrated change from temperate (Bramertonian) to cold (Pre-Pastonian) climatic conditions. SSSI geo but not cited in GCR.		BA		SSSI geo (Bramerton Pits, which includes Common Pit and Blake's Pit)	Private					
	SNF10	Broome and Ditchingham	Broome Heath Pit GCR	TM345913 & TM348915	heathland with former sand and gravel pits	Nationally important exposure of Middle Pleistocene fluvio-glacial sediments of the Broome Terrace in the Waveney valley, resting on Pliocene Norwich Crag. Type-site of the Waveney Valley Formation, Broome Member. GCR SSSI.			CWS 130 Broome Heath	SSSI geo (Broome Heath Pit)	Public					
	SNF12	Burgh Castle	Burgh Castle Pit & Welcome Pit	TG481043 & TG482043	partially backfilled though active pit' (1994)	Exposure of Pleistocene glacial till and outwash deposits of the Happisburgh Formation (Corton Sands; Leet Hill Sands & Gravels, Corton Till), underlying Anglian Lowestoft Formation (Lowestoft Till).					Private		Only eastern face of quarry being worked in 1988			
	SNF28	Ditchingham & Hedenham	Bath Hills	TM321913	river bluff	Notable incised meander bluff of River Waveney developed around meander core of Outney Common (Suffolk)		BA (part)			Private, with public footpath	woodland		low		landscaping
	SNF29	Earsham	[Earsham Quarry]	TM317899	active quarry with landscaped areas	Exposure of Pleistocene river terrace deposits of the 2nd (Broome) terrace of R.Waveney					Private		pits now landscaped and flooded			
	SNF31	Earsham	Pheasant Walk Quarry	TM315892	[active gravel quarry]	Pleistocene [late Anglian] glaciofluvial sands and gravels associated with Terrace 3 (Homersfield Terrace).					Private	gravel extraction		High		backfilling
	SNF39	Gillingham	[Gillingham Gravel Pit]	TM427932 & TM426929	[former sand pit]	Exposure of Pliocene Crag and Pleistocene glacial sediments.					Private					
	SNF40	Haddiscoe	Haddiscoe Old Pit	TM444966 + TM445963	[disused quarry]	Former exposures of Pliocene Norwich Crag Formation and Pleistocene Happisburgh Formation, Corton Beds and Anglian Formation, Haddiscoe Sands and Gravels (glacio-fluvial outwash).					Private					backfilling and landscaping
	SNF46	Kirby Bedon	Whitlingham Sewage Works (North)	TG279077	Excavation for sewage works settling tank	Exposure of the Cretaceous Maastrichtian Chalk of the Weybourne Chalk sub-division, B.lanceolata Zone. Exact stratigraphic position needs further research.					Private		Chalk strata presently inaccessible			
	SNF47	Kirby Bedon	Whitlingham Sewage Works (South)	TG281073 & TG281070	Rough disturbed ground south of treatment works; site of former gravel pit'	Temporary exposure of Pleistocene terrace gravels of R. Yare, resting on Norwich Crag. Important findspot of Palaeolithic flint artefacts including more than 200 Acheulian hand-axes (some in primary context).					[Private]		site landscaped 1972			extension of sewage works
	SNF48	Kirby Cane and Stockton	Leet Hill Pit & Leet Hill Kirby Cane GCR	TM381929 + TM384926	Former sand and gravel pit	Nationally important exposures of Middle Pleistocene deposits associated with proto-thames and Bytham rivers beneath glacial sands and gravels of the Happisburgh Formation, including type-site of the Leet Hill Sand & Gravel Member; also new type-site for Lowestoft Formation, Aldeby Sand & Gravel member (TM384926) as Aldeby sections destroyed. GCR SSSI.				SSSI geo (Leet Hill Kirby Cane)	Private					
	SNF52	Norton Subcourse	Norton Subcourse Quarry, South-East Pit	TM403992	Active quarry	Exposure of marine Pliocene sands and gravels of the Norwich Crag and Lower Pleistocene sands and gravels of the Wroxham Formation. Overlying fluvial sediments of the Cromer Forest-bed Formation (MIS 17) have yielded important environmental evidence, including vertebrate fossils. Overlying Middle Pleistocene sands and gravels of the Ingham and Lowestoft Formations. A nationally-important site for early Pleistocene stratigraphic and faunal correlations. Site excavated by British Museum/AHOB project 2004.					Private				resumption of mineral extraction	mineral extraction; landscaping
	SNF63	Trowse with Newton	Whitlingham Chalk Pit & Crown Point Pit & Colman's Pit	TG2675 0770	disused chalk pit and lime kiln complex	Large former chalk pit with two disused lime kilns. Exposure of the Cretaceous Campanian Chalk of the Paramoudra Chalk sub-division, B.mucronata Zone. Exposes 4m of soft, iron-stained chalk with two bands of flints and in-situ paramoudra. Also exposure of shelly sands of Pliocene Norwich Crag Formation (displaying varve-like sedimentation) and Basement Bed ('Stone Bed') and early Pleistocene Kesgrave Formation. Link with biodiversity in disused lime kiln used as bat roosting site. Site adjacent to former staithe on R.Yare. [Denotified SSSI]. NB Coronation Belt Pit also called Crown Point Pit (TG253073)		BA		[denotified SSSI]	[Public]		site described as 'badly overgrown' in 1960. Much tree growth on slopes. But exposure visible on east side of pit near entrance.			
	SNF64	Trowse with Newton	[Crown Point Pit] or [Coronation Belt Pit]	TG253073	former pit close to dry ski slope	[Exposure of Cretaceous Upper Chalk as erratic raft displaying glacially-tectonised fold structures]		BA		[denotified SSSI]	[Public]					
	SNF65	[Trowse with Newton]	Lafarge Grading Plant Site	TG256076	Section on site of mineral grading plant	Exposure of terrace gravels of the R.Yare [and glacially tectonised chalk raft].		BA			[Private]					

Waveney District	1	Barsham	Barsham Marshes	TM396908	grazing marshes	Valley peats of the Breydon Formation containing archaeological remains of triple post alignment of oak stakes beside palaeochannel of R Waveney of late Iron Age date, with palaeo-environmental evidence; channel became infilled by C11th.					Private	grazing meadows		Medium		drainage and wastage of peat
	1	Beccles	Beccles Marshes	TM430920	grazing marshes	Waveney floodplain including 'gravel island' remnants of Late Devensian Terrace 1, containing Holocene Breydon Formation peat and alluvium containing palaeo-environmental and archaeological archives. Iron Age alignment of posts and a trackway under investigation (2007) by Birmingham University under the direction of Andy Howard.		BA		Waveney 8 (Beccles Marshes0	[private]			High	Drainage. "The landscape of the marshes has changed considerably over the last twenty years. Many of the grazing marshes have been converted to arable fields and a large number of dykes have been infilled." - CWS citation	
	No number	Bungay	Outney Common	TM325095		[Small exposure of Pleistocene glacial sand and gravel of the 2nd (Broome) terrace of R.Waveney]. Link with biodiversity CWS.		BA		Waveney 16 (Outney Common)	private			Low		
	No number	Somerleyton	Somerleyton Brickworks	TM 4795 9667	disused brickpit	Poor exposure of 6.5m of pebbly sand of the Pleistocene Kesgrave Formation underlying 6m of Happisburgh Formation, Corton Till Member (aka 'North Sea Drift') overlain by Lowestoft Formation, Lowestoft Till. Brickworks operative from c.1815 to 1939.					[private]					

Planning Committee

18 June 2021

Agenda item number 10

Beccles Neighbourhood Plan - proceeding to referendum

Report by Planning Policy Officer

Summary

The Beccles Neighbourhood Plan and the representations received on the submitted Plan during the publication stage have been subject to an independent examination by a suitably qualified individual who endorsed the Plan, with some changes, for referendum.

Recommendation

To support the Examiner's report and support the Beccles Neighbourhood Plan proceeding to referendum.

1. Introduction

1.1. The submitted Beccles Neighbourhood Plan was approved by the Broads Authority at Planning Committee in December 2020. This was followed by a statutory publication period between 14 December 2020 and 8 February 2021 in which the Plan and its supporting documents were made available to the public and consultation bodies via:

- East Suffolk Council website

(<https://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-plans-in-the-area/beccles-neighbourhood-area/>)

- Hard copies were available at Beccles Town Hall by appointment only.

1.2. During the publication period, representations from 28 different organisations/ individuals were received. The representations can be viewed here:

<https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Designated-Neighbourhood-Areas/Beccles/Responses-to-Beccles-Neighbourhood-Plan-Regulation-16-excluding-late-representations.pdf>

and the late representations here

<https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Designated-Neighbourhood-Areas/Beccles/Responses-to-Beccles-Neighbourhood-Plan-Regulation-16-late-representations.pdf>.

- 1.3. These representations were submitted, along with the Neighbourhood Plan and supporting information, to the independent Examiner, Mr Nigel McGurk. The examination was conducted via written representations during March/April 2021 (the Examiner deciding that a public hearing would not be required).
- 1.4. Legislation directs that an Examiner considers whether:
 - a) the draft plan meets the ‘basic conditions’¹ of a Neighbourhood Development Plan,
 - b) the draft plan complies with the definition of a Neighbourhood Development Plan and the provisions that can be made by such a plan,
 - c) the area for referendum should extend beyond the neighbourhood area, and
 - d) the draft plan is compatible with the Convention rights.
- 1.5. Planning legislation states that once a local planning authority has been issued with an Examiner’s report, they must consider the recommendations. If the authority is satisfied with the Examiner’s recommendations then any specified modifications should be made before the Plan proceeds to referendum.
- 1.6. If the Broads Authority and East Suffolk Council are satisfied then they will need to publicise their decision (a decision statement) and move to a referendum (should that be what the examiner recommends). If they are not satisfied, then they must refuse the plan proposal and publicise their decision. This decision would be subject to a further six-week consultation, with a possibility of a further independent examination.

2. The Examiner’s Report

- 2.1. The Examiner’s report concludes that, subject to amendments (as set out in the report), the Neighbourhood Plan can proceed to referendum. The Examiner also concluded that the area of the referendum does not need to be extended beyond Beccles. The report can be found here: <https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Designated-Neighbourhood-Areas/Beccles/Beccles-Neighbourhood-Plan-Examiners-Report.pdf>
- 2.2. Whilst it is disappointing that the Examiner did not take forward our comments² on the Plan, the changes proposed by the Examiner seem reasonable and are useful.
- 2.3. It is therefore recommended that Planning Committee support the Examiner’s report and support the Beccles Neighbourhood Plan proceeding to referendum.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

² https://www.broads-authority.gov.uk/_data/assets/pdf_file/0021/374007/Consultation_Responses_January-2021.pdf

3. Next Steps

- 3.1. Should the Examiner's recommendations be met with full approval by East Suffolk Council and the Broads Authority, then a decision statement will then be produced which will be published, along with the Examiner's report, on the Broads Authority and East Suffolk Council's website and made available in the other locations. Beccles Town Council will make the appropriate amendments to the plan as set out in the Examiner's Report.
- 3.2. Should the recommendation be to proceed to a referendum, then the next steps will involve East Suffolk Council publishing information and giving at least 28 days' notice of the referendum (not including weekends and Bank Holidays). Again, this information will be made available on the East Suffolk Council and Broads Authority websites and likely made available by Beccles Town Council.
- 3.3. Given this period of notice, should East Suffolk Council and the Broads Authority approve the Examiner's recommendations, then it is anticipated a referendum could be held in July/August 2021.
- 3.4. If more than half of the people who vote in this referendum vote in favour of the proposal then East Suffolk Council and Broads Authority must adopt/make the Neighbourhood Plan as soon as reasonably practicable, unless it considers that this would breach or be incompatible with any EU obligation or the Human Rights Convention.
- 3.5. This means that, should the referendum yield positive results for the Neighbourhood Plan, then the Plan would be subject to East Suffolk Council and the Broads Authority ratification before it is 'made', although the NPPG says that 'A neighbourhood plan comes into force as part of the statutory development plan once it has been approved at referendum'.
- 3.6. Should the local planning authority propose to make a decision that differs from the Examiner's recommendations (and the reason for the difference is wholly or partly as a result of new evidence or a new fact or a different view taken by the authority about a particular fact) then they:
 - Are required to notify all those identified in the consultation statement about this position and invite representations;
 - May refer the issue to an independent examination if they think it appropriate.

4. Financial Implications

- 4.1. Officer time in assisting East Suffolk Council with the Neighbourhood Plan process. Referendum and examination costs have been borne by East Suffolk Council.

Author: Natalie Beal

Date of report: 01 June 2021

Planning Committee

18 June 2021

Agenda item number 11

Consultation responses

Report by Planning Policy Officer

Summary

This report informs the Committee of the officer's proposed response to planning policy consultations received recently, and invites members' comments and guidance.

Recommendation

To note the report and endorse the nature of the proposed response.

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 comments, guidance and endorsement are invited.

Author: Natalie Beal

Date of report: 01 June 2021

Appendix 1 – Planning Policy consultations received

Appendix 1 – Planning Policy consultations received

Organisation: Winterton Parish Council

Document: Winterton on Sea Neighbourhood Plan <https://www.great-yarmouth.gov.uk/planning-consultations>

Due: 16 July 2021

Status: Regulation 16

Proposed level: Planning Committee endorsed

Notes

Proposed response

Summary of response

The Plan is welcomed, but concerns continue to remain about conflict with national policy. Namely, the change that small-scale rural exception sites or entry-level exception site proposals for affordable housing can be reasonably related/adjacent to development boundaries; national policy says adjacent to. No clear justification for the change to national policy is given. There is also concern about the wording of policies relating to protecting grade 1 and 2 agricultural land. There are also some concerns about the design policy and the character appraisal which is now part of the document and has been brought into policy.

Comments on the Neighbourhood Plan

Main concerns

- Para 37 – rural exception/entry level sites are required to be adjacent to development boundaries as stated in the NPPF. This paragraph implies that they can be further from the development boundary. We do not think this is the same as the NPPF, para 71b that says such sites need to be ‘adjacent’ and does therefore not meet the basic conditions, namely, basic condition A as it is contrary to national policy - para 71 of the NPPF.
- HO2 a and Para 38 – we maintain that we do not support the policy wording that says development can be away from the development boundary. The word ‘adjacent’ means next to or adjoining something else, and not away from something. We consider saying that sites can be ‘reasonably related’ to development boundaries is contrary to the NPPF. Further, this approach would be open to interpretation. A developer has the potential to interpret the meaning in a way that could see development proposals far from the boundary, thus resulting in the issues set out in para 37. It is not clear how or where a need for a departure from national policy is proven. This does therefore not meet the basic conditions namely, basic condition A as it is contrary to national policy - para 71 of the NPPF.
- Policy E2 – I have just noticed that this refers to major development only. So, schemes of up to 9 dwellings or up to 0.49 Hectares, or up to 999.99 sq m could be allowed on grade 1 and 2 land. In a response to one of my comments relating to the 5 dwelling

threshold used in some policies of this Neighbourhood Plan, you responded saying that the average scheme size is 5 dwellings (see section 3 of the original evidence document). So as this policy only applies to 10 or more dwellings, 0.5Ha or 1,000 sqm or larger, it could be argued that it may not actually apply to any development in the parish and so grade 1 and 2 land will not actually be protected. Is this the intention? Should the policy apply to all development? If my interpretation is correct, this seems contrary to the Local Plan for the Broads. I do not know if it is different to the GYBC Local Plans and that may need checking. This does therefore not meet the basic condition D because the policy seeks to protect grade 1 and 2 land for the interests of sustainability, but due to the threshold used in the policy and the typical size of schemes in the area, the policy will be ineffective. This policy also does not meet the basic condition E because it is not in general conformity with policy SP4 of the Local Plan and SP4 is a strategic policy. This issue could be overcome by reconsidering the threshold used in the policy.

- HO3 – we have a few comments on this policy which are listed below. We generally think this policy can be improved. Taken together, we think that our comments relate to the policy not meeting basic conditions as follows. Basic condition A, because the importance of design is greatly emphasised in national policy (see section 12 of the NPPF) and so too is the impact of schemes on the Broads (see paragraph 172 of the NPPF) as well as basic condition D as there is lack of reference to landscape (see various parts of the NPPF, including para 170).
 - This mainly deals with the built environment and architectural design. It doesn't really make any reference to landscape either in the policy text or supporting text. I think this is something of an omission and contrasts with the BA design policy which makes clear reference to the need for high quality landscaping.
 - Para 41. *The Character Appraisal ... summarises aspects of the built-environment that are characteristic of the parish and which, individually or in combination, are considered to be essential in order to maintain the character and appearance of the parish.* I don't feel that it fully achieves this. The Character assessment is mainly descriptive, focussed on the built environment, and doesn't include much analysis or identification of key issues/aims or characteristics which are valued and should therefore be protected or enhanced. For example, it identifies important views of key landmarks but doesn't offer any prescription such as the need to protect or maintain these views. As a result, its usefulness in policy terms is perhaps rather limited.
 - A map to identify key views and landmarks would be helpful.
 - In general, landscape is not dealt with in any detail. There isn't much coverage of natural features/trees/hedgerows and open space. Given that the plan area includes countryside around Winterton, it would be useful to have some consideration of the village setting and also the importance of the setting of the Broads.

- Could say 'Alterations or extensions to buildings of heritage value, whether in the historic village centre or not, should use traditional materials and designs'; and delete 'for roofs, chimneys, porches, elevations, windows, doors etc'.
- I have concerns that in tying this Character Appraisal to the policy, and because of its suggestion that buildings are 'very diverse', it may become harder to ensure that new development does reflect the predominant character and relate well to its immediate context.
- Character Appraisal – Appendix 1.
 - I don't fully agree with the summary that states that the buildings are 'very diverse in terms of styles, heights and materials'. In terms of height they are predominantly 1 and 2 storeys. I'd also say that the predominant building material is red brick, with some flint, pebble stones and painted brickwork or render in the historic core – no mention of the render or painted brickwork is made.
 - Could the Character Assessment expand on the boundary treatments in the village?
 - Is there a Conservation Area Appraisal for the area that can also be referenced?
 - The village has quite distinct areas containing different types of development and I wonder if the document could be developed to include 'character areas' that could be described?

Comments seeking clarity

Whilst these comments may not be related to basic conditions, they are important issues that need addressing in the interest of clarity. To not address these could leave aspects of the Plan open to interpretation.

- Para 33 says 'It is recommended that the Local Planning Authority removes permitted development rights on new homes that are two or three bedrooms to prevent much needed smaller housing from being extended without appropriate consideration of the impacts'. Do you mean for this to apply to all dwellings? Or do you mean for this to apply to one bedroom dwellings as well? It seems that the point is to require planning permission to extend, rather than make it permitted development and by missing out one dwelling houses in the sentence, they could be extended and you say that small housing is much needed. As worded, it does not seem that the threshold will meet the desired effect.
- HO3 – This seems to say that development in the village centre does not have to be of high environmental standards? Is that what is intended?
- HO3 - What kind of walking route and distance would be acceptable? We say 800m for a route that can be used all year round. Not necessarily lit though because of impact on dark skies.

- Para 55 says 'A 10% net gain will be applied unless a higher standard is required by the Environment Bill'. I wonder if it would be better to say 'Environment Act, when it is finalised' rather than referring to the Bill?
- Para 58 says that all development must demonstrate no increase in flood risk, but para 1 of policy E4 only applies to schemes of 5 or more dwellings. Is that threshold needed, considering the concern locally and the supporting text referring to all development needing to not cause issues? Para 1 of E4 does say that the strategy needs to be proportionate.
- Policy E4 – a layout and formatting issue perhaps, but why are there bullet points? There does not seem to be an introductory sentence to the bullet points which is what I would expect. The first few seem to relate to the Surface Water Drainage Strategy, but the rest are about other things. They may be relevant and useful, but the format is confusing.
- Policy E4 – the last paragraph seems to refer to foul water drainage. Perhaps the title of the policy needs to say foul water drainage rather than just drainage? Reading the title as it is now does not really say that the policy also talks about foul water drainage. Could the two parts of the policy have sub titles? So, the first part is about surface water and the second is about foul water?

Typos and grammatical errors

- Para 43 says 'The socio-economic effects **of** second and holiday homes are being felt by the local community'.
- Policy numbering is a bit off – we go from E1 to E4.

General comments

- Number/letter all bullet points so they can be easily referenced by DM Officers.
- Policy E4 - last paragraph. We already cover this and set out a foul water drainage hierarchy. See Policy DM2 of the Local Plan.
- Add map of the SSSIs and CWS's as other assets, such as water and soils are mapped.
- Could a map of the potential biodiversity net gain sites or projects, or commitment to form a local action plan to identify these be mentioned. I note that a footpath connection project is mentioned, so adding the commitment for a biodiversity net gain project seem appropriate.
- Add in para 55 recognition that Winterton could potentially receive biodiversity net gain projects that occur from development outside of this neighbourhood plan area.
- In a couple of places in this document and some of the supporting documents, reference is made to locally important 'landmark' buildings, in particular the Fisherman's Rest PH, the lighthouse, the Hermanus Holiday Park roundhuts. I would suggest that these are candidates for local listing and perhaps this is an exercise that

should be considered as part of the NP process? Other candidates for consideration would be the former Methodist Chapel on Beach Road, Corner Croft on Back Road and the row of mid-20th century thatched cottages along The Lane.

Comments on the evidence base

- This does not include the Broads' Landscape Character Assessment
- Not sure of the date of figures 16 and 17. Does that need updating?

Comments on the Basic Conditions Statement

- Figure 3 still includes the old HO1
- Concern about 'reasonably' adjacent still. That is not what the NPPF says and not what GYBC policy says. This does therefore not meet the basic conditions (namely, basic condition a).

Comments on evidence base update

I note that this updates parts of the original evidence base, that was dated 2018. However, I see that this update has not updated:

- housing numbers
- GP Practice resilience
- number on roll at the school
- the situation regarding the consultation on closing the school (though I appreciate this is covered in the main Plan).

Organisation: Suffolk County Council

Document: Developers Guide to Infrastructure Contributions in Suffolk:

<https://www.suffolk.gov.uk/council-and-democracy/consultations-petitions-and-elections/consultations/developers-guide-to-infrastructure-contributions-in-suffolk>

Due: 28 June 2021

Status: Draft final

Proposed level: Planning Committee endorsed

Notes

The original Section 106 Developers Guide was first published in 2011 and has now been rewritten and updated, to reflect up-to-date costs and the mitigation required for infrastructure provisions in Suffolk.

Whenever major developments are considered, for example new housing or industrial sites, they will likely have an impact on the local community. This could result in increased demands on the local infrastructure, for example more local traffic, more people living in a community, more school places needed, and many other local services.

To make sure that new developments result in improvements to local communities, developers must make financial contributions to local authorities, known as Section 106 agreements, or through the Community Infrastructure Levy. This money can then be put towards services to support the increase in demand made by the new development.

Local infrastructure is key to local and neighbourhood plans, and this guide gives everyone a central document for how to include county council infrastructure within the planning system in Suffolk.

Proposed response

Summary of response

There are no major comments. The document could have more consistent terminology and there are some areas that need clarification.

Comments

- Throughout – you say ‘district and borough councils’. That excludes the Broads Authority. How about using ‘Suffolk Local Planning Authorities’ and ‘Suffolk LPAs’? In some instances, you use LPA, but then in others LA. Suggest a go through to check which term is best.
- Page 9: “The purpose of the Developers Guide to Infrastructure Contributions in Suffolk (is to provide” – random bracket
- Page 13 says: ‘For those district councils that have adopted CIL, what infrastructure they may wholly or partially fund through CIL is set out in their Infrastructure Funding

Statement (IFS), which can be found on the specific district websites'. This implies that only LPAs that charge CIL need to do an Infrastructure Funding Statement – but all LPAs need to do one.

- 3.1.1 says: 'Therefore, developers should discuss the potential impact of their proposed development on archaeological remains prior to submission of planning applications'. Discuss with whom? Or should it say 'assess'?
- Top of document page 40 – maybe reference that some local plans have a M4(2) standard.

Planning Committee

18 June 2021

Agenda item number 12

Appeals to the Secretary of State update - June 2021

Report by Senior Planning Officer

Summary

This report sets out the position regarding appeals against the Authority.

Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/C/20/3245609 BA/2017/0024/UNAUP2	Mr L Rooney	Appeal received by BA on 26 January 2020 Start date 17 August 2020	Blackgate Farm, High Mill Road, Cobholm Great Yarmouth	Appeal against Enforcement Notice	Committee decision 8 November 2019 Hearing date confirmed as 20 July 2021

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/D/20/3258679 BA/2020/0105/HOUSEH	Mr N Hannant	Appeal received by BA 02 September 2020 Start date 9 November 2020.	Gunton Lodge Broadview Road Lowestoft NR32 3PL	Appeal against refusal of planning permission: Second floor balcony	Delegated Decision on 25 August 2020 Questionnaire and supporting papers submitted 16 November 2020 Appeal Dismissed 27 May 2021
APP/E9505/W/21/3267755 BA/2020/0138/FUL	Mr Keith Wheeler	Appeal received by BA 27 January 2021 Start date 23 April 2021	39 Riverside Estate Brundall Norwich NR13 5PU	Appeal against conditions imposed on planning permission.	Delegated Decision 14 August 2020 Questionnaire submitted 30 April 2021 LPA statement submitted 28 May 2021
APP/E9505/C/21/3269284 BA/2017/0035/UNAUP3	Mr Henry Harvey	Appeal received by BA 18 February 2021	Land East Of Brograve Mill Coast Road Waxham	Appeal against Enforcement Notice	Committee Decision 8 January 2021

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
		Start date 26 April 2021			LPA Statement submitted 7 June 2021
APP/E9505/C/21/ 3276150 BA/2020/0453/FUL	Mr & Mrs Thompson	Appeal received by BA 31 May 2021 Awaiting Start Date	Ye Olde Saddlery The Street Neatishead	Appeal against refusal of planning permission: Change of use of outbuilding to cafe (Class E(b)) & pizza takeaway (Sui Generis)	Delegated Decision 8 February 2021

Author: Cheryl Peel

Date of report: 08 June 2021

Background papers: BA appeal and application files

Planning Committee

18 June 2021

Agenda item number 13

Decisions made by officers under delegated powers

Report by Senior Planning Officer

Summary

This report sets out the delegated decisions made by officers on planning applications from 10 May 2021 to 06 June 2021 and Tree Preservation Orders confirmed within this period.

Recommendation

To note the report.

Decisions made by officers under delegated powers

Parish	Application	Site	Applicant	Proposal	Decision
Beccles Town Council	BA/2021/0108/HOUSEH	45 Northgate Beccles NR34 9AU	Mr Gary Boughen	Conversion of integral garage to habitable room with bay window	Approve Subject to Conditions
Beccles Town Council	BA/2021/0118/ADV	Morrisons George Westwood Way Beccles NR34 9EJ	Morrisons Supermarket	Solar powered totem	Refuse

Parish	Application	Site	Applicant	Proposal	Decision
Chedgrave Parish Council	BA/2021/0097/FUL	River Bank 21C Church Close Chedgrave NR14 6NH	Mr & Mrs J Tubby	Proposed boat shed	Approve Subject to Conditions
Coltishall Parish Council	BA/2020/0217/HOUSEH	Boatyard Maltings 30 Anchor Street Coltishall Norwich NR12 7AQ	Ms Penny Keeley	Conversion of the other half of the loft, removal of a chimney, two storey rear extension and internal reconfiguration.	Approve Subject to Conditions
Coltishall Parish Council	BA/2021/0093/HOUSEH	Landfall 8 Anchor Street Coltishall Norwich NR12 7AQ	Mr and Mrs D Barry	Render and clad exterior, replacements and changes to windows and doors and convert garage to accommodation	Approve Subject to Conditions
Fritton With St Olaves Parish Council	BA/2020/0457/FUL	Burwin Priory Road St Olaves Fritton And St Olaves NR31 9HQ	Mr D Long	Remove collapsed timber quayheading and replace with steel piling and timber capped quayheading	Approve Subject to Conditions
Great Yarmouth	BA/2020/0053/FUL	Port Of Yarmouth Marina Caister Road Great Yarmouth NR30 4DL	Mr Burton	Demolition of former marina building & erection of 2 residential dwellings with parking & residential moorings.	Approve Subject to Section 106 Agreement
Halvergate Parish Council	BA/2021/0139/APPCON	Six Mile House Drainage Mill Acle	Water Mills & Marshes	Details of condition 3: new materials/repair	Approve

Parish	Application	Site	Applicant	Proposal	Decision
		New Road Halvergate Great Yarmouth Norfolk	Landscape Partnership Scheme	materials, joinery/ironwork & rainwater goods permission BA/2018/0267/LBC	
Halvergate Parish Council	BA/2021/0138/APPCON	Six Mile House Drainage Mill Acle New Road Halvergate Great Yarmouth Norfolk	Water Mills & Marshes LPA Scheme	Details of Conditions 3: joinery, 4: bat check, 5: barn owl box, 6: ecology check of permission BA/2018/0266/FUL	Approve
Hoveton Parish Council	BA/2021/0099/FUL	Barnes Brinkcraft Day Launch Hire Site Riverside Road Hoveton Norfolk NR12 8UD	Barnes Brinkcraft Ltd	Replacement boatshed	Approve Subject to Conditions
Langley With Hardley Parish Council	BA/2021/0113/HOUSEH	15 Hardley Street Hardley NR14 6BY	Mr Stone	Replacement side extension	Approve Subject to Conditions
Ludham Parish Council	BA/2021/0082/FUL	Hall Common Farm Hall Common Ludham NR29 5NS	Mr Stephen Pitkethly	Installation of 2 rows of 10 solar panels	Approve Subject to Conditions
Mautby Parish Council	BA/2021/0136/AGR	Manor Farm Manor Farm (track) Mautby Norfolk	Mr Ed Wharton	Prior approval notification for proposed demolition of old agricultural building and	Prior Approval not Required

Parish	Application	Site	Applicant	Proposal	Decision
				replace with new steel portal framed building	
Oulton Broad Parish Council	BA/2020/0464/HOUSEH	North Landing Borrow Road Lowestoft Suffolk NR32 3PW	Dr & Mrs Paul Roper	Replace timber quay heading with steel, including increase in height & overall length.	Approve Subject to Conditions
Postwick With Witton Parish Council	BA/2021/0106/COND	Colts Lodge Fair Lane Postwick Norwich NR13 5FT	Mr Christopher Langridge	Variation of condition 10 of permission BA/2019/0393/COND: change of wording to place onus for occupation stipulation on owners/occupiers of Colts Lodge.	Approve Subject to Conditions
Woodbastwick Parish Council	BA/2021/0080/HOUSEH	Amber Lodge Broad Road Ranworth Norwich NR13 6HS	Mr Jonathan Kirk	Installation of larch cladding, erection of two storey front projection. Relocation of front door and replacement glazing on primary elevation.	Approve Subject to Conditions

Author: Cheryl Peel

Date of report: 08 June 2021