

Broads Authority Local Plan Regulation 19 version Representation Form

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

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

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

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

Please note:

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

* 1. Your Contact Details:

Name: [Sarah Bowerman](#)

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

2. Agent Details (if applicable):

Name: [Mark Hodgson](#)

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

3. Group Representations:

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

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

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

Paragraph Number:

Policy Number: [Policy PUBSP16: Biodiversity Net Gain](#)

Map Reference:

Appendix:

Supporting Document:

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

Yes

~~No~~

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

~~Yes~~

No

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

Positively Prepared:

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

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

Consistent with National Policy:

(Select this option if you did not answer no)

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

Point 5 of Policy PUBSP16: Biodiversity Net Gain states (underline added by Savills for emphasis):

"The Biodiversity Net Gain will be provided on site with habitats functionally linked to the wider habitat network creating coherent ecological networks".

It is considered unreasonable that the Local Planning Authority require Biodiversity Net Gain to always be delivered on site. On Essex & Suffolk Water's capital projects, it is not always appropriate to provide Biodiversity Net Gain on site due to the nature of their projects whereby land is not always acquired to deliver essential infrastructure projects. As per Schedule 14 Part 1 Section 90A of the Town and Country Planning Act 1990, Biodiversity Net Gain can be achieved on-site, off-site, or via buying statutory biodiversity credits, and is therefore not restricted purely to on-site delivery. Flexibility within local policy is therefore required, and is not currently provided.

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

~~Yes~~

No

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

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

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

Current Policy PUBSP16: Biodiversity Net Gain point 5 reads:

"The Biodiversity Net Gain will be provided on site with habitats functionally linked to the wider habitat network creating coherent ecological networks".

Policy PUBSP16 should be updated to read:

"The Biodiversity Net Gain should be provided on site where possible, with habitats functionally linked to the wider habitat network creating coherent ecological networks. Off-site provision or purchase of credits is also acceptable".

This wording change would enable flexibility that still encourages the delivery of on-site Biodiversity Net Gain wherever possible, whilst ensuring that local policy is able to support and accommodate those schemes where on-site delivery is not possible due to the nature of the project, such as Essex & Suffolk Water's capital infrastructure projects.

It is also important to highlight that many of Essex & Suffolk Water's schemes are delivered on operational land or on 3rd party land, and it will not always be appropriate or feasible to deliver Biodiversity Net Gain on operational land or land owned by 3rd parties. Ensuring flexibility within local policy will therefore enable the continued delivery and maintenance of essential infrastructure projects.

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

Yes

~~No~~

~~I am not seeking changes~~

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

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

Yes

~~No~~

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

Signature:

Date: 25/9/25

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