

Broads Local Plan: Preferred Options – Policies with Navigation Implications
Report by Planning Policy Officer

Summary:	This report introduces the selected policies with potential navigation implications from the Broads Local Plan Preferred Options. This is the second consultation stage of the Local Plan production. It includes draft policies for the stakeholders and public to consider. Consultation will run from 5 December 2016 to 4pm on 3 February 2017 (a period of nine weeks).
Recommendation:	Members' Views are requested.

1 Introduction

- 1.1 Local Planning Authorities are required to prepare a Local Plan which will define planning policies within its local planning authority area. These are given significant weight when deciding planning applications as all decisions are required to be made in accordance with the policies unless there are strong material reasons not to. Local plans must be positively prepared, justified, effective and consistent with national policy.
- 1.2 The National Planning Policy Framework (NPPF) (The Framework) states that every local planning authority in England should have a clear, up to date Local Plan, which conforms to the Framework, meets local development needs, and reflects local people's views of how they wish their community to develop. The process should fully involve everyone who has an interest in the document or area and they should have had the chance to comment.
- 1.3 The Broads Authority has three adopted Planning Policy documents: The Core Strategy, Development Management Document and the Sites Specifics Local Plan. Some of the policies have existed since 2007 and are not fully in line with Government policy now. As such, we are reviewing all our current policies and looking into new issues as we produce a new and up to date Local Plan.
- 1.4 For the avoidance of doubt, until the new Local Plan is adopted, the existing adopted and saved policies are in place and will be used in determining planning applications.

2 The Issues and Options Stage

- 2.1 Members may recall we completed the consultation on this version of the Local Plan between 15 February and 8 April 2016. We received many comments and these can be found on the Broads Authority website¹. These comments have helped inform the Preferred Options.

3 About the Preferred Options

- 3.1 This is the second stage of producing a Local Plan. The document includes draft policy wording, reasons for having such a policy as well as a vision and objectives.
- 3.2 The document is still work in progress however, there are some policies that have potential navigation implications and therefore the views of the Navigation Committee on these policies are sought.
- 3.3 This report identifies some particular policy areas that may be of interest to the Navigation Committee Members, Page numbers refer to the page of the Preferred Options document.
- 3.4 Please note that the Local Plan is still "work in progress" and the version you have received is the most up to date version at the time of submitting reports for Navigation Committee.

Challenges and Opportunities – Section 7, Page 20.

This section sets out a SWOT analysis (Strength, Weaknesses, Opportunities and Threats) of the Broads.

Vision and Objectives – Section 8, page 23.

The vision used in the Local Plan is the same as the Broads Plan vision. There are draft objectives for the Local Plan in this section as well.

Overarching Sustainable Development Policy – POSP2, page 27.

A policy that guides sustainable development in the Broads.

Policy PODM2: Boat wash down facilities, page 35

Wash down areas required as part of relevant development to tackle bio-security and anti-fouling paint entering the water.

Policy PODM7: Staithes, page 48

Seeks to protect staithes from development and

Policy PODM10: Peat, page 55

Policy seeks to reduce amount of peat lost/affected as part of proposals.

¹ <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan>

Section 20 – Navigation, page 109.

- Policy POSP10: Navigable Water Space
- Policy PODM28: Access to the Water
- Policy PODM29: Riverbank stabilisation
- Policy POSP11 Mooring Provision
- Policy PODM30: Moorings, mooring basins and marinas.

Policy PODM35: New Residential Moorings, page 130.

The policy is generally similar to the current adopted policy.

Policy PODM43: Safety by the Water, page 152

A new policy raising the importance of safety features for waterside development.

Policy PODM44: Planning Obligations and Developer Contributions, page 154

Refers to instances when planning obligations will be required and what kind of infrastructure they would be spent on.

Policy PODM47: Leisure plots and mooring plots, page 160

New leisure plots will not be permitted. The use of mooring plots will be restricted to the mooring of boats and uses incidental to that activity. Mooring plots will be kept generally free of buildings and above ground structures

Section 28 – Site Specific Policies.

There are numerous policies in this section. The majority will be relates to waterside sites or areas important for navigation. It is recommended that Navigation Committee members use the contents page of the Local Plan to navigate to settlements that are of particular interest.

With regards to the XNS policies, these are non-settlement based and cover a range of locations or a large area. Policies relevant to navigation are summarised below:

- Policy POXNS1: Trinity Broads, page 202. Seeks to protect the tranquillity of the area.
- Policy POXNS2: Upper Thurne, page 203. Seeks to protect the tranquillity of the area.
- Policy POXNS6: Waterside Pubs Network, page 209. Seeks to retain waterside pubs in public house use.

4 Next Steps

- 4.1 The Preferred Options version of the Local Plan will be taken to Planning Committee for Members' consideration on 11 November 2016.
- 4.2 Following Planning Committee, the Preferred Options will be taken to Full Authority on 18 November for Members' consideration.
- 4.3 If Full Authority agrees, the Preferred Options will then be published for public consultation for 9 weeks beginning on the 5 December.

4.4 When the consultation ends, the comments will be considered and reported back to Members in due course.

5 Conclusion

5.1 The Preferred Options of the Local Plan is the second stage of producing a new Local Plan for the Broads. It identifies draft policy wording.

5.2 This report seeks to explain the process as well as highlight particular draft policies that might be of particular interest to Navigation Committee members.

5.3 The views of Navigation Committee Members are sought.

Background papers: None

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Appendices: [APPENDIX A: The Broads Local Plan – Preferred Options](#)