

Planning Committee

18 August 2023

Agenda item number 16

Local Plan for the Broads- Preferred Options- Bitesize pieces

Report by Planning Policy Officer

Summary

This report introduces some new or amended policies that are proposed to form part of the Preferred Options version of the Local Plan. The policies are relating to the historic environment, landscape, residential development as well as some site policies.

Recommendation

Members' comments on the policies are requested.

1. Introduction

- 1.1. The first stage of the production of the Local Plan is the preparation of the Issues and Options. These were presented to Members in 'bite size pieces' over a number of months, rather than as a complete document of Issues and Options. The production stages of the Issues and Options are now complete and work has begun on the Preferred Options version, which will contain proposed policies. This will also be presented in 'bitesize pieces'.
- 1.2. This report introduces some amended or new policies for Members to consider for inclusion in the Preferred Options version of the Local Plan.
- 1.3. It is important to note that until such time as the Local Plan is adopted, our current policies are still in place and will be used to guide and determine planning applications.
- 1.4. Members' comments are requested on the policies and amendments. The policies considered in this report cover the historic environment, landscape and residential development as well as some site policies.

Author: Natalie Beal

Date of report: 03 August 2023

Appendix 1: EV charging points design

Appendix 2: Policy DIL 1: Dilham Marina (Tyler's Cut Moorings)

Appendix 3: Landscape character

Appendix 4: Policy DM37: New residential moorings

Appendix 5: Policy DM39: Residential ancillary accommodation

Appendix 6: Policy DM40: Replacement dwellings

Appendix 7: Policy GTY1: Marina Quays (Port of Yarmouth Marina)

Appendix 8: Policy HOV1: Green infrastructure

Appendix 9: Policy HOV4: BeWILDerwood Adventure Park

Appendix 10: Policy NOR2: Riverside walk and cycle path

Appendix 11: Policy SP5: Historic Environment

Appendix 12: Policy SSSTAITHES: Staithes



Local Plan for the Broads - Review

Preferred Options bitesize pieces

August 2023

Electric Vehicle Charging Points - updated

1 Information for Members

2 Members have previously seen a policy on EV charging points – Appendix 8 of June’s [Local Plan - Preferred Options - bitesize pieces \(broads-authority.gov.uk\)](#)

4 Following internal discussions, as well as discussion with colleagues in other dark sky areas and
5 lighting experts, it seems there could be a need for the policy to also cover the design and lighting
6 associated with EV points. The previous policy has therefore been updated to include these
7 elements.

8 The following policy is proposed. The new sections are underlined and the text relating to fire
9 hazard and location of EV points, that has previously been to Members, is also included in this policy.

10 Proposed policy

This is a proposed draft section/policy for the Preferred Options Local Plan. Member’s comments and thoughts are requested.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal but is included here to show how the policy and options are rated.

This is a new policy and will only take effect once the Local Plan is adopted.

11 Policy PODMxx: Electric Vehicle (EV) Charging Points – fire safety, design, location and lighting.

- 12 1. Proposals that include the installation of electric vehicle charging points are welcome,
13 but they need to consider the location, design and lighting of such charging points. In
14 terms of the charging infrastructure, the location, design and any lighting associated
15 with the charging points will be key considerations.

16 Location

- 17 2. Electric vehicle charging points should be placed where the impact of any vehicle or
18 battery igniting/vapour cloud explosion hazard is minimal and to some extent, deemed
19 acceptable. Considerations may include the risk of the spread of fire, and if the fire
20 would prevent escape.

3. In terms of electric scooter or bicycle charging, provision in a suitable location for charging of these batteries should be included in a scheme and should be placed where the impact of any vehicle or battery igniting/vapour cloud explosion hazard is minimal and to some extent, deemed acceptable. Considerations may include the risk of the spread of fire, and if the fire would prevent escape.

4. EV charging points will be located where they do not cause a hazard or obstruct access. This includes how cables will be laid between the charging point and vehicle.

Design and lighting

5. EV charging infrastructure will be designed and located to not negatively impact the townscape, landscape, and dark skies of the Broads.

6. Fundamentally, in line with policy xx on dark skies, dark skies will be protected, and light pollution associated with units not permitted.

7. Schemes will be required to provide information about how they are to look at night, showing lighting of the units as well as other related lighting.

Reasoned justification

EV charging points for vehicles on land and water are generally welcomed and supported in the Broads, subject to appropriate location, lighting and design.

Light pollution

The Broads has good dark skies. Different types of EV charging units have varying levels of light associated with them. The units installed in the Broads must address light pollution, comply with policy DMxx and protect the dark skies of the Broads. Planning applications must show the lighting associated with any units proposed to be installed.

Trip hazards and obstacles

EV charging units need to be sensibly and considerately located so as to not cause difficulties for those wishing to pass by where they are to be located. Indeed, the cables that link the charging points to the vehicle that is charged are part of this consideration.

Design

Other than lighting, the choice of style of EV charging point needs to be acceptable in terms of design and bulk and scale for the use and its location, particularly taking into account the historic environment and landscape and townscape character.

Fire Hazard

The risks of an electric vehicle fire are that:

1. It occurs very rapidly without much warning;
2. The fires are very hot and intense and cannot be easily extinguished and can reignite; and
3. The nature of the thermal runaway process is that a lot of very dangerous smoke is produced.

Electric vehicle fires can occur when a battery is damaged, or if there is overcharging. Overcharging should be prevented by software and some technical blocks. However;

- a) Software can fail
- b) If a battery is used with a charger that doesn't match the battery chemistry, it can cause a failure.

At the time of writing, whilst there are regulations addressing the number of charging points for certain developments¹ (and hence no policy is included in the Local Plan relating to that issue), there are no regulations that raise or address the fire risk of electric vehicles. As such, the Authority includes a related policy to ensure applicants consider the location of charging points. If, during the production of this Local Plan, regulations are put in place that address the locations of charging points, the policy may not be required.

When considering the location of electric charging points, applicants should think about where is best should the battery/vehicle ignite. It is recommended that this is ideally away from property, and not inside a residential house.

The other safety issue highlighted in this policy is charging of e-bikes and e-scooters. A half kWh battery for example can produce 3000L of smoke very quickly, and is powerful enough to devastate a house. A particular concern is the charging of e-scooters and e-bikes in access areas. Provision for charging of such batteries, again in an area where it is deemed acceptable if they were to ignite, should be considered.

Reasonable alternative options

- a) No policy

Sustainability appraisal summary

The two options (of no policy and the preferred option) have been assessed in the SA. The following is a summary.

A: No policy	0 positives. 0 negatives. 6 ?
B: Preferred Option	6 positives. 0 negatives. 0 ? Overall, positive.

Why have the alternative options been discounted?

Given the move towards electric vehicles, given the Building Regulations standard in terms of how many and on what property type, but no regulations relating to fire impact and given the issue of batteries/vehicles igniting, a Local Plan response is deemed reasonable and preferred. Further, with some designs of EV charging points having lighting associated with them, the impact on the dark skies is an important consideration. The design and location elements of the policy are favoured because of the potential for impact on the historic environment, townscape and landscape as well as the potential for units and cables to be obstacles.

UN Sustainable Development Goals check

This policy meets these [UN SD Goals](#):

¹ [Infrastructure for charging electric vehicles: Approved Document S - GOV.UK \(www.gov.uk\)](#).

3 GOOD HEALTH
AND WELL-BEING



13 CLIMATE
ACTION



Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and 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, become resilient 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, 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
- SOC1: To improve the health and wellbeing 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 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.
- 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.

Assessment of policy

		A: No policy	B: Preferred Option
ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.</p>	
ENV2			
ENV3			
ENV4	?		+ Policy talks of location and design to reflect the local land and townscape.
ENV5	?		+ EV charging points are seen as part of the pathway to Net Zero.
ENV6			
ENV7			
ENV8			
ENV9	?		+ Policy talks of location and design to reflect the historic environment.
ENV10	?		+ The policy refers to the importance of design of the units.
ENV11	?		+ Light pollution is an important consideration in the policy.
ENV12			
SOC1	?		+ Fundamentally, the policy would hopefully result in fewer fires with devastating outcomes. Also, trip hazards are a consideration.
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			



Local Plan for the Broads - Review
Preferred Options bitesize pieces
August 2023

Sites Specifics – Dilham

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

Policy PODIL 1: Dilham Marina (Tyler's Cut Moorings)

Policy Map 6 DILHAM (broads-authority.gov.uk)

1. The continued use of this area for mooring of boats and uses incidental to that activity will be supported, and the semi-natural quality of the area retained.
2. The defined area will be kept generally free of buildings and above ground structures.
3. Provision of unobtrusive moorings, steps, ramps and small-scale storage lockers, for use incidental to the enjoyment of the moorings, may be permitted, subject to design and location. ~~will be permitted.~~
4. Residential moorings will not be permitted, as per locational criteria set out in the residential moorings policy DMxx.
5. The dark skies of the area will be protected in line with policy DMxx.
6. A predominantly green and semi-natural appearance of the area will be retained. The management and renewal of trees and other planting will be supported in a way which gives due regard to navigation and facilitates security and the enjoyment of the moorings, while also supporting wildlife and enhancing the landscape and visual amenity of the area.
7. The permanent or seasonal occupation of the land, vehicles, boats, etc., or the long-term stationing of caravans, will not be permitted.

17 Constraints and features

- 18 • Flood risk (site partly in zone 2, and indicative 3b by SFRA 2017 mapping).
- 19 • The area is close upstream from SSSI, SAC, SPA, and Ramsar site.
- 20 • [Dark sky zone 2.](#)

21 Reasoned Justification

22 This policy is intended to retain the existing positive qualities and facilities of the area, and harmonise its

23 policy treatment with similar mooring areas across the Broads. While it provides valuable mooring facilities,

24 there is a perceived need to control ancillary development, and this is best achieved by applying a similar

25 policy to those for other mooring areas in the Broads, but with specific reference to the importance of the

26 semi-natural quality of this area.

27 The site is at risk of flooding, but the Environment Agency supports both the current use and restriction on

28 permanent and seasonal occupation.

29 Applicants are directed to the Authority's adopted Mooring Design Guidance¹.

30 **Reasonable alternative options**

- 31 a) No policy
- 32 b) Original policy

33 **Sustainability appraisal summary**

34 The options (of the preferred policy, original policy and no policy) have been assessed in the SA.

35 The following is a summary.

A: No policy	0 positives. 0 negatives. 2 ?
B: Preferred Option	2 positives. 0 negatives. 0 ? Overall, positive.
C: Original policy	1 positives. 0 negatives. 0 ? Overall, positive.

36 **How has the existing policy been used since adoption in May 2019?**

37 According to recent Annual Monitoring Reports, the policy has not been used.

38 **Why has the alternative option been discounted?**

39 The cross reference to dark skies and residential moorings policies are favoured in order to help

40 guide what can happen at this site.

¹ [Mooring design guide \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/mooring-design-guide)

Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and 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, become resilient 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, 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
- SOC1: To improve the health and wellbeing 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 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.
- 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.

Assessment of policy

		A: No policy	B: Preferred Option	C: Original policy
ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.</p>		
ENV2				
ENV3				
ENV4	?		<p>+</p> <p>Fundamentally, the policies requirements will help ensure the character of the area is maintained.</p>	<p>+</p> <p>Fundamentally, the policies requirements will help ensure the character of the area is maintained.</p>
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11	?			<p>+</p> <p>Policy refers to dark skies.</p>
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				



Local Plan for the Broads - Review
Preferred Options bitesize pieces
August 2023

Landscape Character

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

Policy SP7: Landscape character

1. The high quality, diverse and distinct landscapes and seascapes of the Broads will be conserved and enhanced.
2. Development proposals will ensure that the location or intensity of the use or activity is appropriate to the character and appearance of the Broads and pay particular attention to the defining and distinctive qualities of the varied positive landscape character areas and the character, appearance and integrity of the historic and cultural environment.

Reasoned Justification

Landscape means an area as perceived by people, whose character is the result of the action and interaction of natural and/or human factors (definition from the European Landscape Convention).

The quality and uniqueness of the landscape, both visually and historically, are central to the attractiveness, distinctiveness and diversity of the Broads. It has high economic and cultural value and is a major draw for visitors to the area. The Authority recognises the need for a 'living landscape', with development necessary to support local communities and the economy being permitted, subject to policies that protect and enhance the essential qualities of the landscape, since it is that landscape which provides the basis of their livelihoods.

While the Broads landscape as a whole (including the land and waterways) is protected for its natural beauty and national significance, there are areas that have suffered from inappropriate

19 development or neglect and where landscape changes would be beneficial. The aim is to work with
20 landowners and infrastructure providers to mitigate adverse impacts.

21 The term 'seascape' refers to the entire coastal landscape, as well as adjacent open water areas,
22 including views from land to sea, from sea to land and along the coast part of the Broads.

23 **Reasonable alternative options**

24 a) The original policy, with no amendments.

25 b) No policy

26 **Sustainability appraisal summary**

27 The three options (of the amended policy, the original policy and no policy) have been assessed in
28 the SA. The following is a summary.

A: No policy	0 positives. 0 negatives. 1 ?
B: Keep original policy	1 positives. 0 negatives. ? Overall, positive.
C: Preferred Option - amend policy.	1 positives. 0 negatives. 0 ? Overall, positive.

29 **How has the existing policy been used since adoption in May 2019?**

30 According to recent Annual Monitoring Reports, the policy has been used and applications have
31 been determined in accordance with the policy.

32 **Why has the alternative option been discounted?**

33 With the Broads being a protected landscape, it is prudent to have a strategic policy relating to
34 landscape. The additions to the original policy strengthen the policy.

35 **UN Sustainable Development Goals check**

36 This policy meets these [UN SD Goals](#):

37 None identified

Policy DM16: Development and landscape

1. Development proposals which conserve and enhance the key landscape characteristics of the Broads and comply with other relevant policies, in particular Policy DM43 (design), will be permitted.
2. Development will not be permitted where it would have a significant adverse impact on the natural beauty and special qualities of the Broads, that cannot be adequately mitigated.
3. Planning applications shall clearly demonstrate that development proposals are informed by:
 - a) The Broads Landscape Character Assessment^{(2017¹ and/or Landscape Sensitivity Study² (or successor documents); and}
 - b) Appropriate site-based investigations;
 - c) Relevant Planning Guides³; and
 - d) The Broads Authority Design Guide (xx or successor document)⁴.
4. The design, layout and scale of proposals shall conserve and enhance landscape features that are worthy of retention and that contribute positively to landscape features which typify the traditional characteristics of the area and safeguard the positive experiential and visual amenity qualities of the landscape.
5. Development proposals shall incorporate appropriate landscape enhancement and softening impact of development.
6. To reflect that the East of England is an area of water stress, new landscaping/planting is expected to follow sustainable planting principles and be adaptive to climate change and be water-smart: using plants that are not dependent on additional watering/do not require a large amount of water.
7. The restoration of landscapes will be sought where either natural or cultural heritage features of importance have been lost or degraded.
8. Opportunities to conserve, enhance and restore important landscapes, seascapes and their characteristics, including minimising existing visual detractors, will be encouraged.
9. Development proposals that would have an adverse impact on either the character of the immediate or the wider landscape or the special qualities of the Broads will not be permitted. Any development that could have adverse impact on landscape and or character should be accompanied by an LVIA or a Landscape Appraisal, and the scope of that would be determined by the Authority through consultation.
10. In exceptional circumstances (as determined by the Broads Authority), where the landscape, biodiversity, navigation, public interest, social or economic benefits of a proposal are ~~considered~~ demonstrated to outweigh the loss of a feature or the impact on landscape character or existing habitat, the development may be permitted subject to adequate

¹ [Landscape Character Assessment \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

² [Landscape Sensitivity Study \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

³ [Broads planning guides \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

⁴ ~~xxxxx~~

compensatory measures being implemented. However, wherever possible the design and layout of the development should be configured to make provision for the retention, enhancement or restoration of these features.

Reasoned Justification

Despite its distinctiveness, the landscape of the Broads is not homogeneous and there are some areas more able to accommodate change than others.

The Authority has undertaken a Landscape Character Assessment (LCA), which identifies 31 distinctive local character areas. The LCA provides information on the key characteristics that combine to give a particular area its unique sense of place, incorporating information on topography, land cover and important landscape features.

Where appropriate, development proposals will be expected to be accompanied by a landscaping strategy that assesses the impact of the proposal on the landscape and details the measures that will be implemented to mitigate any adverse impact.

~~Applications considered to be significant in terms of scale and/or impact should provide a Landscape and Visual Impact Assessment (informal or full LVIA) which assesses the impact of the development from a full range of viewpoints, including from the waterways, and is completed in accordance with the Guidelines for Landscape and Visual Impact Assessment, published by the Landscape Institute and Institute of Environmental Management and Assessments. Applicants will be advised at a pre-application stage whether a LVIA is likely to be required.~~

Applications considered to have potentially significant adverse impacts on landscape and visual amenity should be informed by a Landscape and Visual Impact Assessment (LVIA) and appropriate landscape mitigation. Applications with potential to impact upon sensitive landscape areas may require a Landscape Appraisal, even if they do not meet the criteria for a full LVIA. Landscape Appraisals and LVIAs should be completed in accordance with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by the Landscape Institute and Institute of Environmental Management and Assessments. Applicants will be advised at a pre-application stage whether a Landscape Appraisal or LVIA is likely to be required, and the scope of assessment including viewpoints will be agreed.

To make sure development proposals do not have a detrimental effect on the distinctive landscape character, condition, features and sensitivities, including amenity and experiential qualities, the Landscape Character Assessment should be considered by applicants and will be used by the Authority to assess the impact of development proposals and the suitability of any proposed mitigation measures. There may also be occasions when the Landscape Character Assessments of our constituent districts are of importance to a particular scheme or proposal.

The Broads Biodiversity Action Plan and county species and habitat action plans will be used when assessing the appropriateness of landscaping schemes and the potential for enhancements to Broads' BAP habitats⁵.

⁵ Broads BAP at [Biodiversity \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk/biodiversity)

110 The Broads is a mainly open and low-lying environment. However, there are areas where trees and
111 other natural features form essential features of the landscape, providing vital habitats for a range
112 of species and having potential historic/cultural significance in demonstrating traditional land
113 management.

114 Where a development would involve works that could affect any tree or landscape feature, detailed
115 site plans showing the species, spread, roots and position of these features will be required. This
116 plan should be accompanied by an arboriculture assessment carried out in accordance with the
117 relevant British Standard that explains which features, if any, will be removed or cut back, and how
118 any of these features will be protected during the course of the development. Details of
119 replacement trees or hedges, including measures for maintenance and aftercare, should also be
120 included.

121 In terms of water-smart landscaping, The Royal Horticultural Society have a webpage on Trees for
122 Climate Change⁶, which includes trees that are resistant to drought and therefore are water
123 efficient.

124 The Authority has produced guides⁷ to help applicants assess and respond to landscape when
125 preparing schemes, as well as setting out approaches to submitting relevant information.

126 **Reasonable alternative options**

- 127 a) The original policy, with no amendments.
128 b) No policy

129 **Sustainability appraisal summary**

130 The three options (of the amended policy, the original policy and no policy) have been assessed in
131 the SA. The following is a summary.

132

A: No policy	0 positives. 0 negatives. 1 ?
B: Keep original policy	1 positives. 0 negatives. 2 ? Overall, positive.
C: Preferred Option - amend policy.	3 positives. 0 negatives. 0 ? Overall, positive.

133 **How has the existing policy been used since adoption in May 2019?**

134 According to recent Annual Monitoring Reports, the policy has been used and applications have
135 been determined in accordance with the policy.

136 **Why has the alternative option been discounted?**

137 The Broads is a protected landscape and therefore should have a policy relating to impact of
138 development on landscape. As such, not having a policy is discounted. The amended version is
139 favoured because it clarifies the policy and the additions make it stronger.

140 **UN Sustainable Development Goals check**

⁶ [Trees for climate change / RHS Gardening](#)

⁷ Landscape and Landscaping Guide and Biodiversity Enhancements Guide at [Broads planning guides \(broads-authority.gov.uk\)](#)

141 This policy meets these [UN SD Goals](#):

142 None identified

Policy DM19: Utilities infrastructure development

1. Proposals for utilities infrastructure and associated development will only be permitted where:
 - a) The proposal has an essential role in the provision of a regional and national network;
 - b) There is no opportunity for undergrounding or no suitable alternative locations outside the Broads protected landscape;
 - c) There is no adverse impact on the character of the locality, the wider landscape, character and significance of the historic environment and the amenity of neighbours;
 - d) Full consideration has been given to the opportunities for sharing a site, mast, pole or facility with existing utilities infrastructure already in the area and the least environmentally intrusive option has been selected;
 - e) It is of a scale and design appropriate to the Broads;
 - f) The proposal does not affect dark skies (see policy DMxx).
 - g) The proposal is in conformity with the latest national guidelines on radiation protection where applicable; and
 - h) It would not adversely affect protected species or habitats.
2. The operator will also be required to remove any utilities equipment when it is redundant.

Reasoned Justification

For the purposes of this policy, 'utilities infrastructure' includes telecommunications, electricity, gas and water and associated paraphernalia.

The Authority understands the importance of utilities infrastructure for local communities and the economy, including rural broadband coverage and extending 4G coverage and the rollout of 5G infrastructure. However, by its nature, utilities infrastructure and its associated equipment has the potential to have a significant impact on the landscape, built environment and wildlife of the Broads. In particular, the open and low-lying character of the area increases the likelihood of installations forming visually prominent features that detract from the special character of the Broads.

Planning applications for utilities infrastructure development must be accompanied by supplementary information on the area of search, details of any consultation undertaken, details of the proposed structure and measures to minimise its visual impact, photomontages, and technical justification for the proposed development, as appropriate. Measures to reduce the visual impact of a proposal will be secured by planning condition where necessary. To avoid the proliferation and visual impact of new utility installations, preference will be to accommodate new installations on existing masts and/or within existing utility apparatus sites where this represents the least environmentally intrusive option. Applicants who choose not to mast or site share where there is an opportunity to do so should submit a statement setting out the extent of the area of search and fully justifying their reasons for discounting this option.

The Authority will require all telecommunications operators to demonstrate that their proposed installation would be in conformity with the latest national guidelines on radiation protection. To this end, the submission of information to certify compliance with the International Commission of Non-Ionizing Radiation Protection (ICNIRP⁸) standards will be sufficient to demonstrate that a proposed development would not have an unacceptable impact on people's health.

⁸ [International Commission of Non-Ionizing Radiation Protection \(ICNIRP.org\)](https://www.icnirp.org/)

184 Because of the rapid pace of change in technology, permissions could be temporary so that utilities
185 infrastructure is required to be removed when no longer necessary to meet the requirements of
186 the operator.

187 The Authority, working with utility providers, has had some success in getting some cables that
188 were visible in the landscape, underground. For example, at Buckenham Marshes and Barsham
189 Marshes. We continue to work with utility providers to look into ways of undergrounding other
190 cables that are prominent in the landscape.

191 The setting of the Broads will be an important consideration for our constituent districts when they
192 determine planning applications for utilities infrastructure. The Authority will refer to the
193 Landscape Sensitivity Study⁹ (or successor document) in the first instance. While this study
194 considered solar farms and wind turbines, some utilities structures are similar in scale and bulk.

195 The Cabinet Siting and Pole Siting Code of Practice may be of relevance:
196 [https://www.gov.uk/government/publications/cabinet-siting-and-pole-siting-code-of-practice-](https://www.gov.uk/government/publications/cabinet-siting-and-pole-siting-code-of-practice-issue-2-2016)
197 [issue-2-2016](https://www.gov.uk/government/publications/cabinet-siting-and-pole-siting-code-of-practice-issue-2-2016). Please note that this may be updated from time to time.

198 **Reasonable alternative options**

- 199 a) The original policy, with no amendments.
200 b) No policy

201 **Sustainability appraisal summary**

202 The three options (of the amended policy, the original policy and no policy) have been assessed in
203 the SA. The following is a summary.

A: No policy	0 positives. 0 negatives. 5 ?
B: Keep original policy	4 positives. 0 negatives. 0 ? Overall, positive.
C: Preferred Option - amend policy.	5 positives. 0 negatives. 0 ? Overall, positive.

204 **How has the existing policy been used since adoption in May 2019?**

205 According to recent Annual Monitoring Reports, the policy has been used and applications have
206 been determined in accordance with the policy.

207 **Why has the alternative option been discounted?**

208 Utilities infrastructure can have an impact on the Broads and so a policy is prudent. The change
209 referring to lighting and dark skies is preferred as some schemes may have lighting associated with
210 them.

211 **UN Sustainable Development Goals check**

212 This policy meets these [UN SD Goals](#):

213 None identified

⁹ [Landscape Sensitivity Study \(broads-authority.gov.uk\)](#)

**Policy DM20: Protection and enhancement of settlement fringe landscape character
(mapping to follow)**

1. Proposals for development lying within settlement fringe areas shall be informed by and be sensitive to the distinctive characteristics and special qualities of the Broads landscape, and should contribute to the active conservation, enhancement and restoration of these areas.
2. Development in settlement fringe areas shall be permitted where it can be demonstrated that its location, scale and design (with particular regard to materials and colour) will protect, conserve and where possible enhance:
 - a) The special qualities, local distinctiveness and the natural beauty of the Broads (including its historical, biodiversity and cultural character);
 - b) The visual and historical relationship between settlements and their landscape settings;
 - c) The pattern of distinctive landscape elements such as dyke networks, woodland, trees (especially hedgerow trees), and field boundaries along with their function as ecological corridors; and
 - d) Visually sensitive skylines, significant views towards key landscape features such as drainage mills, and/or important vistas.
3. It shall also be demonstrated that the development will not, as a result of cumulative and/or sequential landscape and visual effects of development, detract from the natural beauty of the Broads and the experience of tranquillity.

Reasoned Justification

There are many areas in the Broads where traditional landscape features and elements are being eroded as a result of unauthorised and/or unsympathetic development.

Settlement fringe is a landscape type found repeatedly throughout the Broads, where settlement and semi natural/natural environment converge. The Broads' Landscape Character Assessment identifies areas that are classed as Settlement Fringe. Invariably around any settlement there are pressures for use other than for traditional agriculture. Many of these pressures are generated as a direct result of recreational and leisure activities. Developments can be varied and include garden extensions with their associated fencing and features, allotments, poultry keeping, horse keeping, sports pitches, pond construction (fishing and wildfowling), storage of scrap items and so on.

The proximity of a settlement can also influence the presence and extent of strategic infrastructure such as poles and cables for telecommunications and electricity supply.

The land subject to these types of development pressure will generally have the basic underlying characteristics of the prevailing landscape type within the locality. It can become heavily modified though the annexation, subdivision, changes of use or introduction of ancillary buildings and structures that meet the needs of the activity.

The changes on the areas of land subject to these activities can both individually (depending on their scale and nature) and cumulatively (if it is following a trend in an area) have an effect on the landscape character of an area through changes to the traditional land use and land cover. The landscape character of an area is determined by distinct and recognisable patterns of both elements, or by characteristics (both physical such as topography, soils water quality vegetation

254 and perceptual such as visual, sound, tranquillity) that make one landscape different from another,
255 rather than better or worse.

256 Many activities will require the submission of a planning application. As part of that process,
257 consideration as to the likely impacts on the landscape character of an area will be an aspect the
258 planning authority will need to consider.

259 Some site specific policies relate to areas on the fringe of settlements, such as the Acle policies that
260 refer to infrastructure requirements like cemeteries and playing fields which could lead to a more
261 ordered landscape than the current agricultural land use. Such important infrastructure benefits
262 the community. The policies refer to the importance of landscaping any such schemes. Other
263 policies allow modest development in some settlement fringe areas, but again tend to state that a
264 semi-natural appearance of the area will be retained or that the defined area will be kept generally
265 free of buildings, and above ground structures or the semi-natural quality of the area retained.

266 **Reasonable alternative options**

267 a) No policy

268 **Sustainability appraisal summary**

269 The three options (of the preferred policy and no policy) have been assessed in the SA. The
270 following is a summary.

A: No policy	0 positives. 0 negatives. 1 ?
B: Preferred policy	1 positives. 0 negatives. 0 ? Overall, positive.

271 **How has the existing policy been used since adoption in May 2019?**

272 According to recent Annual Monitoring Reports, the policy has been used and applications have
273 been determined in accordance with the policy.

274 **Why has the alternative option been discounted?**

275 As stated in the supporting text to the policy, settlement fringe is a landscape type found
276 repeatedly throughout the Broads, where settlement and semi natural/natural environment
277 converge. The Broads' Landscape Character Assessment identifies areas that are classed as
278 Settlement Fringe. Invariably around any settlement there are pressures for use other than for
279 traditional agriculture. As such, a policy is favoured.

280 **UN Sustainable Development Goals check**

281 This policy meets these [UN SD Goals](#):

282 None identified

Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and 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, become resilient 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, 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
- SOC1: To improve the health and wellbeing 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 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.
- 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.

Assessment of policy

Policy SP7: Landscape character

		A: No policy	B: Keep original policy	C: Preferred Option - amend policy
ENV1		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.		
ENV2				
ENV3				
ENV4	?		+ Fundamentally, the policy seeks to protect the landscape of the Broad.	+ Fundamentally, the policy seeks to protect the landscape and seascape of the Broad.
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

Policy DM16: Development and landscape

		A: No policy	B: Keep original policy	C: Preferred Option - amend policy
ENV1		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.		
ENV2				+ Policy refers to planting needing to be water smart.
ENV3				
ENV4	?		+ Fundamentally, the policy seeks to protect the landscape of the Broads.	+ Fundamentally, the policy seeks to protect the landscape and seascape of the Broads.
ENV5				+ Policy refers to planting needing to consider climate change.
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

Policy DM19: Utilities infrastructure development

		A: No policy	B: Keep original policy	C: Preferred Option - amend policy
ENV1		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.		
ENV2				
ENV3	?		+ Policy refers to biodiversity.	+ Policy refers to biodiversity.
ENV4	?		+ Fundamentally, the policy seeks to protect the landscape of the Broads.	+ Fundamentally, the policy seeks to protect the landscape and seascape of the Broads.
ENV5				
ENV6				
ENV7				
ENV8				
ENV9	?		+ Policy refers to historic environment.	+ Policy refers to historic environment.
ENV10				
ENV11	?			+ Policy includes considering impact of lighting.
ENV12				
SOC1	?		+ Policy refers to health impacts of utilities infrastructure.	+ Policy refers to health impacts of utilities infrastructure.
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

Policy DM20: Protection and enhancement of settlement fringe landscape character

		A: No policy	B: Preferred policy
ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.</p>	
ENV2			
ENV3			
ENV4	?		+ Fundamentally, the policy seeks to protect the landscape of the Broads.
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			



Local Plan for the Broads - Review
Preferred Options bitesize pieces
August 2023

Residential moorings policy

- 1 Responses received as part of the Issues and Options consultation.
- 2 One of the sections in the Issues and Options consultation talked about the residential moorings' need. It referred to the study that identified
- 3 the need for this Local Plan, which is for 48 residential moorings. The question that was asked is as set out below, with the comments received
- 4 included in the following table.
- 5 Question 43: do you have any thoughts or comments on the study and the residential moorings need for the Broads?

Organisation	Comment	BA response	Action
Bradwell Parish Council	No comment	Noted.	No further action.
Broads Society	Firstly the Society considers that there is a clear difference between 'residential moorings' and 'liveaboards'. With regard to Residential Moorings, the Society would support a clear, criteria based policy which allowed for designated residential moorings throughout the Broads area. These designated areas, however, should be providing modern, on-shore facilities for users to promote a more environmentally acceptable approach that leads to a less detrimental impact on the visual quality and amenity of the Broads.	DM37 is in place and will be checked and amended and updated if required as the Preferred Options is produced.	Amend and update DM37 as required.
Brooms Boats	Planning should support a modern approach to both using agile means to help answer the vital questions of environmental impacts and economic viability	Noted.	No further action.

Organisation	Comment	BA response	Action
East Suffolk Council	The production of updated evidence by the Broads Authority in relation to new residential moorings is supported. In the preparation of the current Broads Local Plan the former Waveney District Council commented that Somerleyton should be considered as a suitable area for a modest number of residential moorings, and the site subsequently allocated under Policy SOM1 is acknowledged as providing a contribution to meeting the identified needs.	Noted.	No further action.
East Suffolk Council	Suffolk Coastal District Council and Waveney District Council (now East Suffolk Council), alongside Ipswich Borough Council, Babergh District Council, and Mid Suffolk District Council commissioned RRR Consultancy Ltd to prepare the Gypsy, Traveller, Travelling Showpeople, and Boat Dweller Accommodation Needs Assessments (2017) (available here: https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Local-Plan-Review/Evidence-base/Gypsy-Traveller-Travelling-Showpeople-Boat-Dwellers-Accommodation-Needs-Assessment-May-2017.pdf). The needs assessment concluded that 28 permanent residential moorings were required over the period 2016-2036, of which 10 arose from need in Babergh, 17 in the former Suffolk Coastal area, and 1 in the former Waveney area. Our monitoring data shows the Local Plan policy relating to houseboats has not been used and no residential moorings/houseboat applications have been received.	Noted. We have policies and guidance relating to residential moorings that seek to enable successful schemes.	No further action.
RSPB	If moorings can be constructed and maintained in a sustainable manner, then the approach is acceptable.	Noted.	No further action.
South Norfolk Council	The Council welcomes the Authority identifying an objectively assessed need for residential moorings. In respect of the identified allocation, it will be important not only that allocations exist but also that there is proportionate evidence that those moorings are deliverable/developable in accordance with paragraph 68 of the NPPF.	Noted and agreed and that is why the call for sites refers to deliverability and seeks information from site	No further action

Organisation	Comment	BA response	Action
		promoters on that very issue.	
Woodbastwick Parish Council	Residential moorings: The plan does not make clear what residential moorings would consist of, nor does it explain why there has been little or no progress in developing designated sites.	More detail is in the current Local Plan, much of which will be rolled forward. We allocate the sites and it is down to the site owner to put in an application and develop the site. For this Local Plan, our Call for Sites asks more questions about deliverability.	Ensure Local Plan is clear about residential moorings.
Woodbastwick Parish Council	Residential moorings: The people who live on boats should be consulted as a priority and their views should influence future development	Noted. We advertise the consultation far and wide and also consult the Residential Boat Owners Association.	None.
Broadland Council	The Council welcomes the Authority identifying an objectively assessed need for residential moorings. In respect of the identified allocation, it will be important not only that allocations exist but also that there is proportionate evidence that those moorings are deliverable/developable in accordance with paragraph 68 of the NPPF.	Noted and agreed and that is why the call for sites refers to deliverability and seeks information from site promoters on that very issue.	No further action

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

Policy DM37: New residential moorings

1. The Authority will endeavour to enable delivery to meet its assessed need of ~~63~~ 48 residential moorings.
2. Applications for permanent residential moorings will be permitted provided that the proposals ~~mooring~~:
 - a) ~~is~~ are in a mooring basin, marina or boatyard that is within or adjacent to a defined development boundary or 800m/10 minutes walking distance to three or more key services (see reasoned justification) and the walking route is able to be used and likely to be used safely, all year round or is in Norwich City Council's Administrative Area.
 - b) Provides an adequate and appropriate range of ancillary facilities on site to meet the needs of the occupier of the residential moorings (for example potable water, wastewater pumpout (see j m below), and electricity) or provides adequate access to these ancillary facilities in the vicinity of the residential mooring;
 - c) Would not result in the loss of moorings available to visitors/short stay use;
 - d) Would not impede the use of the waterway;
 - e) Would not have an adverse impact upon:
 - i) the character and appearance of the site or the surrounding area arising from the moorings and the use of adjacent land incidental to the moorings;
 - ii) protected species, priority habitats and designated wildlife sites;
 - iii) the amenities of neighbouring occupiers; or
 - iv) bank erosion.
 - f) Provides safe access between vessels and the land without interfering with or endangering those using walkways and ensures pedestrians can move around the site safely;
 - g) Has adequate car and cycle parking;
 - h) Makes provision for safe and convenient access for ~~service and~~ emergency vehicles ~~and pedestrians~~;
 - i) Makes provision for safe and convenient access for service vehicles;
 - j) Would not prejudice the current or future use of adjoining land or buildings;

- 34 k) Makes adequate provision for waste, sewage disposal and the prevention of pollution¹;
35 l) Protects the dark skies of the Broads (see policy DMxx); and
36 m) Provides for the installation of pump-out facilities (where on mains sewer) unless there are
37 adequate facilities in the vicinity.
- 38 3. Cabinets and storage of any kind nearer to the moorings, if required, will be kept to a minimum
39 and sensitively designed.
- 40 4. Flood risk will be an issue to consider, and proposals will need to be accompanied by a Flood
41 Risk Assessment.
- 42 5. If more than one residential mooring is proposed, the proposal must be commensurate with the
43 scale of development proposed for that settlement (as a whole).
- 44 6. Converting an entire basin, marina or boatyard to residential moorings would be judged on a
45 case by case basis to assess and take account of the impact on infrastructure in the area (such
46 as highways) and the impact on neighbouring uses.
- 47 7. Whilst the policy contains a general presumption in support of residential moorings in Norwich,
48 the cumulative impact resulting from any proposal will be considered, along with the impact on
49 the infrastructure and amenity of the area.
- 50 8. The economy policies of the Local Plan will also be of relevance. ~~and~~ In Norwich, so too will the
51 City Council's policies for proposals in Norwich.
- 52 9. Conditions will be used to restrict the number, scale and size of boats using the residential
53 moorings. A management plan for the site and a register of those who live on boats will be
54 required and will be covered by a planning condition imposed on any planning permission
55 granted.
- 56 10. Proposals need to set out how provisions will be made for facilities associated with residential
57 uses (such as rubbish, amenity space, external storage and clothes drying for example).
- 58 11. All such development will meet the requirements of the Water Framework Directive.
- 59 12. Depending on the location, schemes may need to mitigate nutrient enrichment and recreation
60 impacts on protected sites. Schemes may require project level HRAs to be completed.
- 61
62 13. In line with policy xx on the Natural Environment, biodiversity enhancements may be required.

63 Reasoned Justification

64 The Authority acknowledges that the high environmental quality of the Broads and wide range of
65 opportunities it offers for boating make the area a popular location. As a consequence, there is a
66 significant associated demand for residential moorings. The provision of residential moorings must,

¹ Refer to www.gov.uk/guidance/pollution-prevention-for-businesses for information on pollution prevention measures.

67 however, be carefully managed to make sure the special qualities of the Broads and their
68 enjoyment are protected.

69 Preventing the loss of visitor/short term moorings

70 Tourism makes a valuable contribution to the local economy, and a statutory purpose of the Broads
71 is to provide opportunities for the understanding and enjoyment of the special qualities of the area
72 by the public. To make sure there are sufficient facilities to allow visitors to enjoy the Broads, the
73 Authority will resist proposals for permanent residential moorings where they would result in the
74 loss of visitor/short term moorings or boatyard services.

75 Lighting and dark skies

76 The provision of residential moorings could result in additional lighting. The impact of artificial light
77 on local amenity, intrinsically dark landscapes and nature conservation should be minimised as
78 schemes are likely to be on the edge of settlements and the Broads is generally as area of good
79 dark skies – see policy DM22.

80 Key services and access to facilities

81 To ensure that people living on boats have access to adequate facilities and services such as
82 education, recreation, and domestic waste collection, and to minimise impact of new development
83 on landscape character, the Authority will require new residential moorings to be directed to
84 mooring basins, marinas or boatyards within walking distance of at least three of the key services
85 listed below or in or adjacent to defined development boundaries (which could be within the
86 Broads Authority Executive Area or in the planning area of our constituent districts). Residential
87 moorings may also be appropriate on parts of the river in Norwich, subject to other policy
88 considerations in particular the impact on neighbouring uses and impact on navigation of the river.
89 Proposals for residential moorings will be expected to be commensurate in scale with the size of
90 the settlement and the level of residential development proposed for the settlement by the
91 relevant Local Planning Authority. Furthermore, converting an entire marina, basin or boatyard, or
92 in Norwich the entirety of the riverbanks, may not be appropriate because of the potential impact
93 on neighbouring uses and infrastructure in the area, as well as the consequences of the loss of the
94 facility for non-residential boaters; the Authority will consider such proposals on a case-by-case
95 basis.

96 The key services referred to in the policy could be three or more of the following. These key
97 services reflect the Housing and Economic Land Availability Assessment methodology:

- 98 • A primary school
- 99 • A secondary school
- 100 • A local healthcare service (doctors' surgery)
- 101 • Retail and service provision for day-to-day needs (district/local shopping centre, village
102 shop)
- 103 • Local employment opportunities which are defined as follows, which reflect areas with
104 potentially a number of and variety of job opportunities:
 - 105 ○ Existing employment areas allocated/identified in our districts' Local Plans; or
 - 106 ○ City, Town or District Centre as identified in the Local Plan for the Broads or our
107 District's Local Plan. We note that this means such centres count towards two of the
108 three key services test; or

- 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)

Residential moorings and the natural environment

Residential moorings that have the potential to affect a protected site or species will only be permitted where a project level Appropriate Assessment (under the Habitats Directive) can successfully demonstrate that there are no adverse effects on qualifying features on the site or a detrimental impact on the species. Schemes may need to mitigate recreation impacts, and this is most easily done through paying the GI RAMS tariff. In terms of nutrient enrichment impacts, the Broads Authority will assess the location of any scheme and whether there is a need to mitigate impacts which will probably be through Nutrient Neutrality.

Depending on the details of the scheme, they may need to meet Biodiversity Net Gain requirements. That being said, schemes that are changing the use of existing moorings to residential moorings are not likely to result in any habitat degradation and so BNG may not be a requirement.

Schemes may be required to provide biodiversity enhancements in line with policy DMxx on the Natural Environment. ~~Development proposals for residential moorings should provide a biodiversity net gain as a result of the development~~ as there are likely to be significant opportunities for waterside biodiversity enhancement.

Management of moorings and surrounding land

Where permission is granted for a new permanent residential mooring, planning conditions and/or obligations will be used to secure agreements for the management of the mooring and surrounding land. This will be done to protect visual and residential amenity and make sure the use of residential moorings does not compromise public safety. The use of surrounding land for incidental purposes such as storage and seating can have a negative impact if incorrectly managed. Proposals will need to set out how they will address areas for the drying of clothes and amenity space, as well as any other related facilities for those living on the boats. In terms of storage, the form, design and location will be important in understanding any impacts on the character of the area. The Authority does not expect marinas and boatyards to subdivide or demarcate areas of land to be associated with residential moorings. Policy DM50 provides guidance on the forms of development permissible on the adjacent waterside environment associated with a mooring.

Management Plan

The policy requires a management plan for the site as well as a register of those boats being lived on. These will be required through conditions on planning application(s). The management plan will help ensure the site as a whole is appropriately managed. This would normally cover things like noise, waste, delivery times etc. and would have contact details of who to contact if the management requirements of the site are not adhered to. A breach of this management plan would then be a breach of condition and could be enforced. The register of who lives on which boat will be maintained at all times. The Authority has produced a Residential Moorings Guide that includes a section on Management Plans – see later in this reasoned justification for link.

Definition of a residential mooring and what can moor there

151 For the purposes of this policy, a 'residential mooring' is a mooring where someone lives aboard a
152 vessel, the vessel is capable of navigation, where the vessel is used as the main residence, and
153 where the vessel is moored in one location for more than 28 days in a year. The vessel may
154 occasionally/periodically go cruising and return to base.

155 For the purposes of this policy, it should be noted that there is an expectation that the moorings
156 will be occupied by a vessel of standard construction and appearance and which is conventionally
157 understood to be a boat.

158 Houseboats and lodges or other structures that float

159 ~~For the avoidance of doubt, the policy does not apply to houseboats.~~ Houseboats and lodges or
160 other structures that float are considered to be structures without means of independent
161 propulsion. They are not considered to be vessels for the purposes of this policy. They may also be
162 considered differently in terms of flood risk when compared to more traditional boats that are lived
163 on. and Any such proposals will be dealt with on a case-by-case basis due to their potential impact
164 on character of the area. This policy on residential moorings may be used to help determine the
165 acceptability and suitability of such schemes.

166 Flood risk

167 Whilst the Authority acknowledges that boats float, there are some issues that could arise with
168 boats being lived on at times of flood. A Flood Risk Assessment will be required and proposals for
169 residential moorings must ensure they have adequately considered the following:

- 170 a) The technique/method of mooring the vessel. The Flood Risk Assessment (FRA) should show
171 how the boat will be moored to prevent it being too tight or too loose. If the vessel is moored
172 too tightly it could list, and by being too loose it could float onto the landside of the quay
173 heading or be cast adrift at times of flooding. Both scenarios have safety concerns for occupiers,
174 possessions and other objects or vessels that could be hit by a loose boat, and should be
175 addressed within the FRA.
- 176 b) A Flood Response Plan needs to be produced. While it is acknowledged that residential boats
177 will float, the access to the boat could be disrupted at times of flood, causing the occupier to be
178 stranded on board the boat. The Flood Response Plan needs to advise what the occupier should
179 do at times of flood to ensure their safety - whether they should evacuate the boat in advance
180 of flooding or take refuge in the boat and therefore have supplies to help them sit out the flood.
- 181 c) Finally, the FRA should include consideration of how the boat moored at the residential
182 mooring will be monitored at times of flood to make sure it does not cause damage to other
183 vessels, and to prevent damage to the belongings on board and the boat itself.

184 Additional information

185 ~~The Authority intends to produce a guide for residential moorings as well as a template to assist~~
186 ~~with the production of management plans. The Authority is aware of guidance being produced by~~
187 ~~other organisations on residential moorings and we will ensure we are involved with those guides~~
188 ~~and reflect them in our own guide.~~ The Broads Authority has produced a guide to help make
189 schemes for residential moorings as successful as possible: [https://www.broads-](https://www.broads-authority.gov.uk/data/assets/pdf_file/0035/397682/Residential-Moorings-Guide.pdf)
190 [authority.gov.uk/ data/assets/pdf file/0035/397682/Residential-Moorings-Guide.pdf](https://www.broads-authority.gov.uk/data/assets/pdf_file/0035/397682/Residential-Moorings-Guide.pdf)

191 HSE Safety in docks ACOP (www.hse.gov.uk/pubns/books/l148.htm) is applicable to Marinas and
192 will set out the minimum standards expected in relation to the safety provision.

193 Meeting the need for residential moorings
194 The Accommodation Needs Assessment completed in [August 2022](#)²~~2017~~ identifies a need for [48](#) ~~63~~
195 residential moorings. This figure needs to be interpreted with some caution, as it is based on
196 limited interviews with boat dwellers and on anecdotal estimates rather than a comprehensive
197 count or survey of the people who live on boats.

198 The study also indicates that those living on boats do so from choice, rather than from an ethnic
199 background, and that most are single people or childless couples.

200 The Local Plan seeks to address the need for residential moorings by allocating sites for residential
201 moorings to meet the need. See policies xxxxx. It is important to note that whilst those sites have
202 their own policies, they will also need to address the criteria in this general policy on residential
203 moorings in several ways:

- 204 • ~~Ten residential moorings have been permitted on appeal at Waveney River Centre and six sites~~
205 ~~have been allocated for residential moorings amounting to around 41 residential moorings. See~~
206 ~~Appendix K for the residential moorings trajectory which shows the total identified supply as 10~~
207 ~~residential moorings.~~
- 208 • ~~Some areas of the Broads have been identified in this Local Plan as suitable in principal for~~
209 ~~residential moorings and these are policies STA1 and HOR6. Although they are potentially~~
210 ~~suitable in principle, deliverability is not confirmed, therefore they are not allocated in the Plan~~
211 ~~and do not appear in the identified supply figures.~~
- 212 • ~~The Authority also intends to meet with marinas and boatyards that meet the locational criteria~~
213 ~~of the policy to discuss the potential for residential moorings.~~

214 ~~The Residential Moorings Topic Paper~~³ ~~(revised 2017) has more information on meeting the need~~
215 ~~for residential moorings.~~

216 **Reasonable alternative options**

- 217 a) The original policy, with no amendments.
- 218 b) No policy

219 **Sustainability appraisal summary**

220 The three options (of the amended policy, the original policy and no policy) have been assessed in
221 the SA. The following is a summary.

A: No policy	0 positives. 0 negatives. 11 ?
B: Keep original policy	7 positives. 0 negatives. 0 ? Overall, positive.
C: Preferred Option - amend policy.	11 positives. 0 negatives. 0 ? Overall, positive.

222 **How has the existing policy been used since adoption in May 2019?**

² [Residential Moorings Need Assessment \(broads-authority.gov.uk\)](#)

³ Residential Moorings Topic Paper: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base>

223 According to recent Annual Monitoring Reports, the policy has been used and applications have
224 been determined in accordance with the policy.

225 **Why has the alternative option been discounted?**

226 We need to assess and then meet the need for residential moorings as we produce this local plan.
227 Therefore, it is appropriate to have a policy that identifies and addresses issues that could arise as a
228 result of schemes for residential moorings. Therefore, to not have a policy has been discounted. In
229 terms of the amended policy, this reflects use over the previous years as well as emphasises the
230 importance of considering flood risk, impact of storage and lighting as well as referring to nutrient
231 enrichment and recreation impacts that need mitigating. The amended policy is therefore
232 preferred.

233

234 **UN Sustainable Development Goals check**

235 This policy meets these [UN SD Goals](#):

11 SUSTAINABLE CITIES
AND COMMUNITIES



236

Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and 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, become resilient 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, 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
- SOC1: To improve the health and wellbeing 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 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.
- 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.

Assessment of policy

		No policy		Original policy		Amended policy – preferred option
ENV1	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	+	Policy requires access by means other than the private car to key services.	+	Policy requires access by means other than the private car to key services.
ENV2	?				+	Policy refers to the potential for nutrient enrichment to need to be mitigated.
ENV3	?		+	Policy refers to net gain and protected sites.	+	Policy refers to net gain, RAMS and Nutrient neutrality as well as biodiversity enhancements.
ENV4	?		+	Generally, by directing to areas with access to key services and within marinas and boatyard, landscape impact will be reduced.	+	Generally, by directing to areas with access to key services and within marinas and boatyard, landscape impact will be reduced. Also refers to design of cabinets and storage.
ENV5	?			Supporting text did refer to flood risk, but not the policy.	+	Policy now refers to flood risk.
ENV6						
ENV7						
ENV8						
ENV9	?		+	Generally, by directing to areas with access to key services and within marinas and boatyard, impact on heritage assets is not likely to occur.	+	Generally, by directing to areas with access to key services and within marinas and boatyard, impact on heritage assets is not likely to occur.
ENV10	?				+	Policy refers to the design of storage.
ENV11	?				+	Policy refers to light pollution.
ENV12						
SOC1						
SOC2						
SOC3						
SOC4	?		+	Living on boats provides people with somewhere to live.	+	Living on boats provides people with somewhere to live.
SOC5						
SOC6	?		+	Access to key services by modes other than the private car is key to the policy.	+	Access to key services by modes other than the private car is key to the policy.
SOC7						
ECO1	?		+	Residential moorings could help a boatyard be successful.	+	Residential moorings could help a boatyard be successful.
ECO2						
ECO3						



Local Plan for the Broads - Review
Preferred Options bitesize pieces
August 2023

Residential Ancillary Accommodation

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

Policy PQDM39: Residential ancillary accommodation

1. Residential ancillary accommodation within the curtilage of an existing residential dwelling is acceptable in principle, subject to other policies of the Local Plan.
2. Residential ancillary accommodation shall be functionally integral to the main dwelling. Where this is not possible, residential ancillary accommodation shall be physically attached to the main dwelling. Only where this is not feasible will consideration be given to the conversion of a suitable existing detached outbuilding within the curtilage, and only where this is not feasible will consideration be given to new build detached residential ancillary accommodation. In all cases, there will be no boundary treatments that physically separate the accommodation from the main dwelling or a separate vehicular access, and this will be managed by condition.
3. Where permission is required, development proposals for the creation of a residential annexe will only be supported where:
 - a) the annexe is clearly ancillary to and subservient in size and scale to the host dwelling, and of a design which, taken as a whole, complements the host dwelling; and
 - b) the annexe is within the residential curtilage and situated near to the host dwelling such that future separation from the host dwelling will not be achievable.
4. In all cases, restrictions will be applied limiting the occupation of the residential ancillary accommodation by condition/planning obligation to remain ancillary to the main dwelling ~~and~~

~~in occupation by family members~~ and preventing the sale of the residential ancillary accommodation on the open market separate to the main dwelling.

5. Development proposals not meeting these criteria will be considered as a new dwelling and will be assessed against relevant policies as such.
6. Schemes may be required to mitigate for Nutrient Enrichment and Recreation Impacts, depending on their location and depending on the details of the scheme.
7. In terms of design, residential ancillary accommodation proposals will meet the following criteria, as well as other relevant policies in the Local Plan:
 - a) The proposal must not cause any other harm, such as, but not limited to, amenity (including on occupiers of the annexe, the original dwelling and neighbours), heritage and biodiversity assets, highways, parking, flood risk or character of the locality.
 - b) Proposals will be water efficient (see policy **PODMXX**) and meet the requirements of the energy efficiency policy.
 - c) Applicants should consider the proposal to be adaptable in line with policy **PODMXX**.
8. Any proposal for residential ancillary accommodation to be used as holiday accommodation will need to comply with the sustainable tourism policies.

Reasoned Justification

The creation of residential ancillary accommodation to an existing dwelling can create a useful facility for the support and care of family members. With an increasingly elderly population and rising life expectancy in the area, there are more people who, although capable of living relatively independently, could benefit from living close to relatives or carers for support. This need can often be met through the purchase of a nearby property. However, on some occasions it may be important for the carer or relative to be closer at hand to provide care and support at short notice. Residential ancillary accommodation can offer a way of addressing this more immediate need. It can also provide additional domestic accommodation.

Fundamentally, residential ancillary accommodation needs to be designed so that it will continue to be used as part of (integral to) the main dwelling, without creating an independent dwelling unit. This should include the option of absorbing the residential ancillary accommodation back into the main dwelling accommodation if necessary, by the same or future occupiers. The occupiers should still all be living together as one family and not occupying the buildings completely separately and independently of one another.

There are two ways the Authority considers residential ancillary accommodation to be integral. Residential ancillary accommodation can be functionally integral, which means that only a bathroom or kitchen is provided and not both, with the existing building providing the other facility. If physically attached to the main building, independent facilities could be acceptable subject to a link being maintained between main dwelling house and residential ancillary accommodation. Residential ancillary accommodation can also be physically integral/dependent, which means it is attached to the existing building and therefore shares facilities with the existing building. In both cases, it is acceptable for residential ancillary accommodation to have a separate entrance.

71 The provision of residential ancillary accommodation outside of development boundaries could
72 lead to detrimental impacts on the environment and landscape. Unduly large or detached
73 residential ancillary accommodation can prove an economic and practical liability when vacated or
74 when the property changes hands, leading to pressure for the residential ancillary accommodation
75 to be severed and sold or let separately from the main dwelling. This can create sub-standard
76 dwellings with inadequate standards of access, amenity and space and future pressure to permit
77 the residential ancillary accommodation to be let or sold as an independent unit, contrary to the
78 objectives of sustainable development and to other policies in the Local Plan. This could create a
79 new dwelling where it would not otherwise be permitted.

80 As such, it is usually preferable for residential ancillary accommodation in rural areas to be in the
81 form of extensions to existing dwellings, capable of serving the needs of the dependents but easily
82 re-integrated into the existing dwelling when no longer required.

83 Detached residential ancillary accommodation in the countryside is more likely to be visually
84 prominent and is often set in larger plots, thereby being more likely to be capable of being let or
85 sold independently in the future. The conversion of existing outbuildings (such as garages) to
86 residential ancillary accommodation can be preferable to a new annexe being built. The conversion
87 of an existing suitable building is less likely to be visually intrusive and it is likely that a converted
88 building can be returned to its original use when no longer required. However, in some
89 circumstances the conversion of existing buildings may be undesirable, particularly if it would lead
90 to the requirement for new outbuildings to be built or for the converted building to be substantially
91 altered (in order, for example, for it to be habitable as it may not be a building intended to be lived
92 in, such as a garden shed). An additional consideration will be the distance from the main dwelling
93 of any existing outbuilding proposed to be converted to a residential ancillary accommodation. The
94 further away the proposed residential ancillary accommodation is from the main dwelling, the less
95 the functional integration.

96 In relation to the design of the accommodation, other policies of the Local Plan will be of relevance.
97 For example, where there is a supply of water in the new accommodation, it shall be designed to
98 only use 110l/h/d of water. As another example, it may be beneficial to make the accommodation
99 adaptable so its form can change over time to reflect circumstances.

100 Any residential ancillary accommodation will have planning conditions or obligations attached to
101 the permission which could relate to the occupier(s) of the accommodation or prevent use as an
102 independent separate dwelling.

103 **Reasonable alternative options**

- 104 a) The original policy, with no amendments.
105 b) No policy

106 **Sustainability appraisal summary**

107 The three options (of the amended policy, the original policy and no policy) have been assessed in
108 the SA. The following is a summary.

A: No policy	0 positives. 0 negatives. 9 ? Overall, positive.
B: Keep original policy	2 positives. 0 negatives. 2 ?

	Overall, positive.
C: Preferred Option - amend policy.	9 positives. 0 negatives. 0 ? Overall, positive.

109 **How has the existing policy been used since adoption in May 2019?**

110 According to recent Annual Monitoring Reports, the policy has been used and the vast majority
111 applications have been determined in accordance with the policy.

112 **Why has the alternative option been discounted?**

113 The preferred option policy is favoured because it brings out the importance of design and clarifies
114 things in relation to if the proposal is to be used for holiday accommodation as well as clarifying
115 that friends may be able to use the accommodation.

116 **UN Sustainable Development Goals check**

117 This policy meets these [UN SD Goals](#):

118 None identified

Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and 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, become resilient 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, 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
- SOC1: To improve the health and wellbeing 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 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.
- 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.

Assessment of policy

		A: No policy	B: Keep original policy	C: Preferred Option - amend policy
ENV1	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.		+ Policy highlights that highways impact will be a consideration.
ENV2	?			+ Clarifies that water efficiency policy relates to this type of development.
ENV3	?			+ Policy clarifies that biodiversity impacts will be a consideration.
ENV4	?			+ Policy refers to landscape character being an important consideration.
ENV5	?			+ Clarifies that the accommodation needs to be designed to energy efficient standards.
ENV6	?			+ Policy raises flood risk as an issue
ENV7				
ENV8				
ENV9	?			+ Policy includes reference to the historic environment.
ENV10	?		+ The design and how the accommodation operates is a key consideration.	+ The design and how the accommodation operates is a key consideration.
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4	?		+ Policy enables appropriate ancillary living accommodation.	+ Policy enables appropriate ancillary living accommodation.
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				



Local Plan for the Broads - Review
Preferred Options bitesize pieces
August 2023

Replacement Dwellings

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

Policy PODM40: Replacement dwellings

1. There is a presumption towards re-using and refitting dwellings rather than replacing them, in order to reduce carbon emissions. If a proposal seeks the demolition and replacement of an existing dwelling, it will need to be fully justified and explained why the existing dwelling cannot be re-used and/or refitted. Where there is no justification or an inadequate justification is provided, the replacement of the dwelling will not be permitted.
2. Where the requirements of (1) have been met, replacement dwellings ~~outside of the development boundary~~ will be permitted on a one-for-one basis provided that:
 - a) The existing dwelling has a lawful residential use; and
 - b) The existing dwelling has no historic, architectural or cultural significance making it worthy of retention and it is not valuable to the character of the settlement or wider landscape; and
 - c) The original dwelling is a permanent structure, not a temporary or mobile structure.
3. If criteria a and b and c have been met, that:
 - d) The scale, mass, height, design and external appearance of the replacement dwelling are appropriate to its setting and the landscape character of the location; and
 - e) The replacement would be located ~~within~~ on the same building footprint as the existing dwelling or in an alternative location within the same curtilage, which would be at a lower risk of flooding or would provide benefits for landscape, wildlife or cultural heritage; and
 - f) Dark skies are protected, in line with policy DMxx; and
 - g) Biodiversity enhancements are included, as per policy DMxx.

4. Where permission is granted, conditions/[legal agreement](#) will be attached to ensure that the existing dwelling is demolished and removed from the site prior to the replacement dwelling first being occupied.

Reasoned Justification

Applications for replacement dwellings often come forward where an existing dwelling is in disrepair. [The policy seeks full justification for demolition and replacement as opposed to retrofit and repair. Given the climate crisis this measure is intended to reduce emissions and retain embodied carbon in existing buildings.](#)

Replacement dwellings of a scale, mass, height, design or external appearance inappropriate to their setting can, either individually or cumulatively, have a detrimental impact on the landscape character of the Broads or undermine the reasons for its designation. The replacement of dwellings ~~outside defined development boundaries~~ therefore needs to be managed to prevent development that would be unacceptable by virtue of its size, design or positioning.

Where the residential use has been [determined to have been](#) abandoned, any proposals will be assessed against policies relevant to new build residential dwellings.

Replacement by a new dwelling of modern building and energy efficiency standards will demand particular attention to design and siting to avoid harm to the landscape and character of the area.

The replacement dwelling should be sited on or close to the existing footprint of the building unless the benefits that may be achieved for flood risk, landscape character, wildlife or cultural heritage can justify the replacement dwelling to be sited in an alternative location. In such situations, locations inherently more sustainable will be favoured, such as replacing a remote substandard dwelling in the open countryside with a dwelling in a nearby settlement.

In terms of this policy the 'existing dwelling' is the dwelling as it exists at the point of application to the Broads Authority.

[Proposals need to consider dark skies \(see policy DMxx\) and be designed to be water efficient \(see policy DMxx\). Furthermore, the Design Guide \(or successor document\) will be of relevance.](#)

A [legal agreement](#)/condition will also be attached to any planning permission to ensure that where the existing building is not demolished prior to construction, it is removed from the site prior to the replacement building being occupied.

If a proposal is considered in the context of Policy DM13 to potentially have an effect on an internationally designated site, it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment undertaken. [Being a replacement dwelling, it is not likely to require mitigating in terms of recreation impact. As set out in policy DM2, replacement dwellings are required to improve their existing method of disposing of foul water, and therefore nutrient enrichment may be a consideration.](#)

Of relevance to proposals for replacement dwellings is policy DM2 on water quality and policy DM5 on flood risk, in particular the information relating to footprint in Policy DM5: Development and Flood Risk. [Wording in the Flood Risk SPD¹ in relation to size and permitted development will also be of relevance.](#)

Reasonable alternative options

- a) Original policy
- b) No policy

¹ [Broads-Flood-Risk-SPD-2020.pdf \(broads-authority.gov.uk\)](#)

60 **Sustainability appraisal summary**

61 The following is a summary of the assessment of the policy.

A: keep the original policy	2 positives. 0 negatives. 0 ? Overall positive
B: No policy	0 positives. 0 negatives. 6 ?
C: Preferred Option	6 positives. 0 negatives. 0 ? Overall positive

62 **How has the existing policy been used since adoption in May 2019?**

63 According to recent Annual Monitoring Reports, the policy has been used and schemes have been
64 in conformity.

65 **Why has the alternative option been discounted?**

66 Not having a policy is discounted because applications for replacement dwellings are fairly common
67 in the Broads. The amended policy includes some important issues such as justifying demolition,
68 addressing light pollution and biodiversity enhancements. These issues are important and therefore
69 the amended policy is preferred.

70 **UN Sustainable Development Goals check**

71 This policy meets these [UN SD Goals](#):

11 SUSTAINABLE CITIES
AND COMMUNITIES



72

Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and 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, become resilient 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, 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
- SOC1: To improve the health and wellbeing 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 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.
- 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.

Assessment of policy

		A: Keep original policy.	B: No policy	C: Amended policy
ENV1			<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.</p>	
ENV2				
ENV3				+ Policy refers to biodiversity enhancements.
ENV4	+	Policy seeks to retain buildings that are beneficial to the landscape.		+ Policy seeks to retain buildings that are beneficial to the landscape.
ENV5				
ENV6				
ENV7				+ Policy seeks to promote reuse and retrofit rather than demolition.
ENV8				+ Policy seeks to promote reuse and retrofit rather than demolition.
ENV9				
ENV10	+	Policy seeks to retain buildings of good design and beneficial to the area.		+ Policy seeks to retain buildings of good design and beneficial to the area.
ENV11				+ Policy refers to light pollution.
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				



**Local Plan for the Broads - Review
Preferred Options bitesize pieces
August 2023**

Sites Specifics – Great Yarmouth

Policy GTY1: Marina Quays (Port of Yarmouth Marina)

Policy Map 9

1. The ~~reuse and enhancement of existing facilities at Marina Quays~~ [use of this site](#) for river and other leisure users, or appropriate redevelopment, will be encouraged where this is compatible with the flood risk to the site.
2. Careful consideration will be given to the design, scale and layout of any redevelopment, [including any associated lighting \(in line with policy DMxx\)](#), its potential additional impacts on nearby residents and setting of the Halvergate Marshes Conservation Area, and its role as a landscape buffer between the Bure Park and more urban areas.
3. Any boatyard/marina uses will need to address risks to the natural environment, including disturbance and water pollution in relation to designated sites.
4. An archaeological assessment may be required as part of any application.
5. [Depending on the details of the scheme, it may need to provide biodiversity net gain \(in line with policy xx\) and mitigate recreation impacts \(through the GI RAMS tariff or equivalent mitigation\).](#)
6. [Proposals for electric hook up points for moored boats will only be supported if any associated lighting is kept to a minimum.](#)

Constraints and features

- River frontage with riverside footpath passing through.
- Current access to the mooring frontage does not meet modern Health and Safety requirements.
- Adjacent to Bure Park.
- Petrol station and main road (Caister Road) adjacent.
- Flood risk zone 3 by EA mapping and part 2 and indicative 3b by SFRA 2017 mapping.
- Some areas of the river are not the required depth for safe mooring and dredging is likely to be required. Dredging immediately in front of the Quay heading would be the responsibility of the landowner or operator. Discussions with the Broads Authority, in order to obtain a works licence, would be required.
- River in this area is tidal and water flow can be quite fast.
- Halvergate Marshes Conservation Area over the river.
- Adjacent to the extended Outer Thames Estuary SPA.

- 32 • Close to a number of World War Two sites, including the site of an anti-aircraft battery.
33 Potential for archaeological remains associated with these sites and the use of the adjacent
34 River Bure.

35 Reasoned Justification

36 The marina, public house and public toilets on this site ~~are closed and boarded up. have been~~
37 ~~demolished and the site cleared. While their reuse and upgrading would be welcome, it is uncertain~~
38 ~~whether this will be achieved.~~ The policy wording ~~reflects this situation, and also~~ supports
39 ~~alternative~~ redevelopments which will bring the area back into use, while addressing the need to
40 ensure appropriate regard is given to neighbouring uses and occupiers. Any such development
41 would be subject to the Natural Environment policy **DM13** and required to demonstrate no likely
42 adverse impact on the integrity of the National Sites Network ~~Natura 2000 sites~~, including Breydon
43 Water (which is designated as both an SPA and Ramsar). Indeed, given the edge of settlement
44 location, lighting will be an important consideration.

45 This site has planning permission for development as follows, which has commenced:

- 46 • BA/2018/0312/FUL | Full application for the erection of 8 residential dwellings, 1 mooring
47 for Broads Authority use, 12 residential moorings, moorings allocated to dwellings, visitor
48 moorings, the refurbishment of the marina building and associated car parking and
49 landscaping on land
- 50 • BA/2020/0053/FUL | Demolition of former marina building & erection of 2 residential
51 dwellings with parking & residential moorings

52 ~~Something about the planning applications xxxxx.~~ The allocation for the site continues as the
53 development has not yet been completed, although the schemes have commenced.

54 The Environment Agency advises that more recent evidence indicates the flood risk to the area is
55 greater than that suggested by the Broads Strategic Flood Assessment. While this may limit the
56 potential for other development, the continued use for boating and for outdoor leisure is likely to
57 be compatible with flood risk policies. The EA also draws attention to this site in relation to the
58 potential for water pollution from boatyard or industrial uses in waterside sites.

59 The policy highlights the need for the scheme to ensure Biodiversity Net Gain in line with policy **xxx**.
60 The scheme will also need to mitigate recreation impacts and this is most easily done through
61 paying the GI RAMS tariff.

62 In terms of Nutrient Neutrality, the Broads Authority consider that the sites itself is outside of the
63 Broads SAC catchment and this scheme's foul water would drain to a Water Recycling Centre that is
64 not within the Broads SAC catchment and so does not need to mitigate for Phosphate or Nitrates.

65 Reasonable alternative options

66 Another option would be to not have a policy and not allocate the site, but this site has planning
67 permission and so that is not deemed a reasonable alternative. The amendments to the original
68 policy are factual.

69 Sustainability appraisal summary

70 The following is a summary of the assessment of the policy.

A: Preferred Option	7 positives. 0 negatives. 0 ?
---------------------	-------------------------------

71 **How has the existing policy been used since adoption in May 2019?**

72 According to recent Annual Monitoring Reports, the policy was used and the application was in
73 conformity with the policy.

74 **Why has the alternative option been discounted?**

75 The changes relating to numbers, BNG, GI RAMS and NN are factual.

76 **UN Sustainable Development Goals check**

77 This policy meets these [UN SD Goals](#):

11 SUSTAINABLE CITIES
AND COMMUNITIES



78

Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and 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, become resilient 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, 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
- SOC1: To improve the health and wellbeing 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 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.
- 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.

A: Preferred Policy		
ENV1		
ENV2	+	Policy refers to water pollution.
ENV3	+	Policy refers to impact of any future scheme on the natural environment.
ENV4	+	Policy refers to impact on landscape.
ENV5		
ENV6	+	Policy refers to flood risk.
ENV7	+	The area is brownfield land.
ENV8		
ENV9	+	Policy refers to historic environment.
ENV10	+	Policy refers to design.
ENV11	+	Policy refers to light pollution
ENV12		
SOC1		
SOC2		
SOC3		
SOC4		
SOC5		
SOC6		
SOC7		
ECO1		
ECO2		
ECO3		



**Local Plan for the Broads - Review
Preferred Options bitesize pieces
August 2023**

Sites Specifics – Hoveton and Wroxham

Information for Members

As part of the Examination of the current Local Plan, Wroxham Parish Council asked for another area to be part of this policy. The Inspector did not take that forward. The map later in this document shows the proposed additional area. It is proposed to have a specific question in the Preferred Options to ask stakeholders and the public their thoughts on this extension.

If it is considered appropriate to add the proposed area to Policy Hov1, it will be necessary provide a description of it in the Reasoned Justification.

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

Policy POHOV1: Green infrastructure

Policy Map 11 and inset map [https://www.broads-](https://www.broads-authority.gov.uk/_data/assets/pdf_file/0027/259263/11.-HOVETON-and-WROXHAM.pdf)

[authority.gov.uk/_data/assets/pdf_file/0027/259263/11.-HOVETON-and-WROXHAM.pdf](https://www.broads-authority.gov.uk/_data/assets/pdf_file/0027/259263/11.-HOVETON-and-WROXHAM.pdf)

The identified significant areas of green infrastructure will be maintained and enhanced for their combined and respective contributions to the character and appearance of the village, the amenity of visitors and local residents, floodwater capacity and nature conservation.

Constraints and features

- Parts lie within the Wroxham Conservation Area.
- Most at serious risk of flooding, according to SFRA.
- Flood risk - zones 1, 2 & 3 by EA mapping and all 2, some 3a and some modelled 3b by SFRA 2017.

Reasoned Justification

12 This policy seeks to protect a number of areas of open space/green infrastructure. It is important to
13 recognise that it is protecting their openness, and not specifically promoting public access to them - parts of
14 the proposed area have public access, but others are private and do not.

15 The area has four distinct parts:

- 16 1. The first area is off Brimblelow Road, much of which is private garden and mooring, but which makes an
17 important contribution to the landscape and amenity of the vicinity, is a visual and wildlife link to the
18 open land (marshes and woodland) close to the east, and is where significant development would not be
19 acceptable because of flood risk and access/highway limitations.
- 20 2. The second area comprises the extensive gardens of properties in Beech Road. The inclusion of the area
21 in this policy is intended to provide greater clarity about what the Authority wishes to see here, and to
22 avoid some recent developments creating a precedent.
- 23 3. The third area is the public open areas along the riverside between Granary Quay (included) and
24 stretching up past the pub, moorings, Visitor Centre, Railway Bridge, and a little beyond. Hoveton Parish
25 Council has previously stated that it wished to see Granary Staithe kept open and accessible to the public
26 for the enjoyment of both residents and visitors and as an asset on the northbound entry into Hoveton,
27 and that this view is widely supported by feedback from residents.
- 28 4. The fourth area is the public staithe, Trafford Memorial Ground, Caen Meadow area off Church Road.
29 The area is remote from the development boundaries in this plan but very close to those of the
30 development boundary in the current Broadland Local Plan, just across the road and outside the Broads
31 Authority Executive Area boundary.

32 The wording of the policy is intended to highlight their common and combined value and treatment, while
33 recognising the differences in their qualities and access.

34 **Specific Question x:** As part of the Examination into the current Local Plan, Wroxham Parish Council
35 requested that an extra area of land be included in this policy. That request was not taken forward by the
36 Planning Inspector. The area of land is shown on the following map.

37 **What do you think about extending the area to which this policy applies to include the area of land shown**
38 **on the following map?**

39 **Are there any other areas of green infrastructure in Wroxham/Hoveton that you would like to see**
40 **protected?**



© Crown copyright [and database rights] 2023 OS AC0000814754. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

41 **Reasonable alternative options**

42 a) No policy

43 **Sustainability appraisal summary**

44 The options (of the preferred policy and no policy) have been assessed in the SA. The following is a
45 summary.

A: No policy	0 positives. 0 negatives. 2 ?
B: Preferred Option	2 positives. 0 negatives. 0 ?

	Overall, positive.
--	--------------------

How has the existing policy been used since adoption in May 2019?

According to recent Annual Monitoring Reports, the policy has been used and applications have been determined in accordance with the policy.

Why has the alternative option been discounted?

The green infrastructure in Wroxham and Hoveton are part of the character of the area and so a policy that seeks their protection is favoured.

Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and 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, become resilient 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, 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
- SOC1: To improve the health and wellbeing 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 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.
- 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.

Assessment of policy

		A: No policy	B: Preferred Option
ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.</p>	
ENV2			
ENV3	?		+ These areas will benefit biodiversity.
ENV4	?		+ These areas add to the character of the area.
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			



Local Plan for the Broads - Review
Preferred Options bitesize pieces
August 2023

Sites Specifics – BeWILDerwood Adventure Park

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

Policy HOV4: BeWILDerwood Adventure Park

Policy Map 11 and inset map

The retention of the park, as identified on the policies map, as an outdoor adventure and education facility will be supported.

Ancillary development to meet the operational needs of the park, alterations to existing development and modest new development that supports the outdoor adventure and education facility will be permitted if the following considerations are satisfactorily addressed:

- a) impacts on individual trees and the woodland as a whole;
- b) impacts on protected species and habitats;
- c) adequate and appropriate provision of biodiversity enhancements (see policy PODMxx);
- d) impacts on amenity of adjoining occupiers, including from changes in activities on site and opening times;
- e) traffic, transport, access and parking (including appropriate cycle parking provision and electric vehicle charging points as necessary);
- f) light pollution (see Policy PODMxx);
- g) flood risk and water quality;
- h) ongoing management of the activities of the park to protect the trees, woodland, habitats and species; and
- i) impacts on visual amenity and landscape character of the area.

The outdoor adventure and education facilities shall remain within the existing main facility area (as identified on the policies map).

22 Appropriate complementary diversification necessary to support the existing park may be acceptable,
 23 subject to consideration of the above points and other policies in the Local Plan and NPPF.

24 The policies map identifies three main areas:

25 i) The main area of the outdoor adventure and education park. In this area, retention and alteration of the
 26 existing play structures and other features will be broadly acceptable. Some modest new development
 27 may also be appropriate.

28 ii) The maturing woodland area is protected as a visual and amenity buffer. Small-scale park related
 29 activities, which do not result in adverse impacts, may be supported in this area; and

30 iii) The car parking and service areas will be retained in such a use.

31 Constraints and features

- 32 • Previous surveys have found BAP invertebrates, bats, breeding birds, otter, and water voles.
- 33 • There are large areas of wet woodland.
- 34 • Flood risk has changed over time. Previous FRAs have found parts of the area in Flood Zone 2 and 3.
 35 Much more is affected when considering climate change allowance. SFRA 2017 shows some of the area
 36 in flood zone 2.
- 37 • The Three Rivers Way walking and cycle route passes by the entrance to BeWILDerwood.
- 38 • The site is also home to The Norfolk Broads Cycling Centre.
- 39 • Contains cropmarks of field systems. Some of the boundaries may be Roman.
- 40 • [An area of dark skies](#)

41 Reasoned Justification

42 BeWILDerwood Adventure Park is one of the major attractions in the Broads. There are treehouses, zip
 43 wires, storytelling, boat trips and marsh walks, and the BeWILDerwood education programmes offer cross-
 44 curricular activities.

45 Being a unique and popular attraction in a special setting, a policy is deemed necessary to manage change in
 46 a way that seeks to protect and enhance the trees, species, [dark skies](#) and amenity of nearby and adjoining
 47 occupiers. The park has continued to develop incrementally since first opening, but the trees and habitat are
 48 sensitive to the activities of the park. This policy also seeks to help the local community understand what
 49 may or may not happen in future.

50 The Park is required to be within the existing woodland because of visual, landscape and amenity impact.

51 The Horning Road access shall remain the primary access, with internal circulation on the track permitted by
 52 planning applications 2012/0038 and 2016/0063 and limited emergency and delivery access via Long Lane in
 53 accordance with planning applications 2012/0038 and 2016/0063. Any development that would result in an
 54 increase in visitor numbers should be served by appropriate sustainable transport options. Additional
 55 demands for on-site parking, if acceptable with regards to traffic and highway safety, would need to be
 56 carefully designed to integrate into the landscape and protect the amenity of adjoining occupiers.

57 All proposed development within the park should be assessed in line with BS5837:2012-Trees in relation to
 58 design, demolition and construction (or any successor standard). The policy seeks to make sure the
 59 management of the existing development and any future development takes account of the following
 60 impacts on trees:

- 61 • Reduction in tree cover
- 62 • Compaction of roots and associated impact on tree vigour
- 63 • Severance of roots
- 64 • Impact damage
- 65 • Tree protection during construction
- 66 • Comprehensive and sustainable woodland management

- 67 With regard to habitats around the site:
- 68 • The **wet woodland habitat** is the most important and species rich of the habitats on the site.
69 Any future development should avoid adverse impacts to wet woodland habitat and associated plant
70 and invertebrate species.
 - 71 • **Grassland** is used by resident breeding barn owls for hunting and should remain available and managed
72 as such.
 - 73 • The **woodland** on the site supports many species including bats, birds and invertebrates, and some
74 reptile potential such as grass snake. Any further development should take into account protected
75 species mitigation and enhancement.

76 The car parking lies outside these areas but is an important component of the development, and there are
77 dedicated service areas. It would be appropriate to retain these uses in these areas. In terms of parking, the
78 policy also refers to the need for appropriate provision of cycle parking and electric vehicle charging points.

79 ~~The emphasis of this policy is in line with BeWILDerwood's own Environment Policy³ which states that the~~
80 ~~Parks was designed to 'have a light environmental impact and to carry a sustainable approach throughout~~
81 ~~every aspect of the business'.~~

82 Reasonable alternative options

- 83 a) An alternative option could be to have no specific policy relating to BeWILDerwood; any
84 application would be considered using existing policies.
- 85 b) The original policy, with no amendments.

86 Sustainability appraisal summary

87 The three options (of the amended policy, the original policy and no policy) have been assessed in
88 the SA. The following is a summary.

A: No policy	0 positives. 0 negatives. 8 ?
B: Keep original policy	7 positives. 0 negatives. 2 ? Overall, positive.
C: Preferred Option - amend policy.	8 positives. 0 negatives. 0 ? Overall, positive.

89 How has the existing policy been used since adoption in May 2019?

90 According to recent Annual Monitoring Reports, the policy has been used and applications have
91 been determined in accordance with the policy.

92 Why has the alternative option been discounted?

93 BeWILDerwood is an important tourism site in the area, set in an important context. It is an area
94 with many constraints. By setting out the key considerations, the policy supports appropriate
95 change at the site. The preferred policy is favoured as it emphasises the importance of dark skies,
96 cycle provision and biodiversity enhancements.

97 UN Sustainable Development Goals check

98 This policy meets these [UN SD Goals](#):

³ BeWILDerwood's Environment Policy: <https://www.bewilderwood.co.uk/our-policies/environmental/>

15 LIFE ON LAND



Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and 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, become resilient 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, 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
- SOC1: To improve the health and wellbeing 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 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.
- 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.

Assessment of policy

		A: No policy	B: Keep original policy		C: Preferred Option - amend policy	
ENV1	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	+	Policy refers to travel and transport.	+	Policy refers to travel and transport and refers to cycle parking.
ENV2	?		+	Policy refers to water quality.	+	Policy refers to water quality.
ENV3	?		+	Policy seeks to protect biodiversity.	+	Policy seeks to protect biodiversity and requires biodiversity enhancements.
ENV4	?		+	Policy seeks to protect landscape character.	+	Policy seeks to protect landscape character.
ENV5						
ENV6	?		+	Policy refers to flood risk.	+	Policy refers to flood risk.
ENV7						
ENV8						
ENV9						
ENV10						
ENV11	?				+	Policy refers to light pollution.
ENV12						
SOC1	?		+	The tourist attraction helps with an active lifestyle.	+	The tourist attraction helps with an active lifestyle.
SOC2						
SOC3						
SOC4						
SOC5						
SOC6						
SOC7						
ECO1						
ECO2						
ECO3	-			+	Fundamentally, the policy seeks to ensure that the site is a success and reflects its context.	+



**Local Plan for the Broads - Review
Preferred Options bitesize pieces
August 2023**

Norwich riverside walk

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

Policy NOR2: Riverside walk and cycle path

Policy Map 12 and inset map: https://www.broads-authority.gov.uk/_data/assets/pdf_file/0028/259264/12.-NORWICH-POLICY.pdf

1. Land will be safeguarded for a riverside walk and cycle path along the Wensum/Yare, and implemented in a way which links to the wider network of public access in the area.
2. Development of the walkway will need to address the archaeological and minerals potential of the area.
3. The provision of appropriately designed and located art and its interpretation will be supported.
4. Lighting will be designed in line with good lighting principles given the riverside location.
5. Continuing the path to link to Carey's Meadow (see policy xxx) is supported in principle, subject to the design and any impact on navigation and the natural environment.
6. Proposals need to fit in with the East Norwich regeneration scheme and policy NOR1.

Constraints and features

- Likely archaeological interest in the area (Roman wharfs, WW2 structures found in vicinity).
- Flood risk - zone 2 by EA mapping and small parts in zone 2, 3a and modelled 3b by SFRA 2017 mapping.
- Being next to the river, will need to consider impact on navigation.
- The earmarked route ends close to Carey's Meadow.

- [The earmarked route passes the Utilities Site \(part of the East Norwich scheme\) see policy NOR1.](#)

Reasoned Justification

Public access to the riverside along this stretch of the River Yare (from the confluence of the rivers Yare and Wensum to the railway bridge over the Yare) has long been a policy objective. This is included in the aspirations for the development of the Utilities Site, but is proposed as an additional and separate policy so that this is clearly indicated as an intention even if the adjacent site is developed later, or in a way different to that envisaged by that policy. [The policy intends for the path to be delivered in a way that complements the East Norwich regeneration scheme.](#)

The Environment Agency highlights the need for Flood Defence Consent from the Agency for development and for any trees in proximity to the river.

[In terms of lighting, whilst it is acknowledged that the route is in Norwich, it is along a river corridor and these areas are foraging areas for bats and so lighting needs to be well designed, if required.](#)

~~The safety by the water policy requirements will be of particular importance to this riverside path.~~

Reasonable alternative options

- The original policy, with no amendments.
- No policy

Sustainability appraisal summary

The three options (of the amended policy, no policy and the original policy) have been assessed in the SA. The following is a summary.

A: Keep original policy	3 positives. 0 negatives. 0 ? Overall, positive.
B: Preferred Option - amend policy.	4 positives. 0 negatives. 0 ? Overall, positive.
C: No policy	0 positives. 0 negatives. 4 ?

How has the existing policy been used since adoption in May 2019?

According to recent Annual Monitoring Reports, the policy has not been used.

Why have the alternative options been discounted?

The amendments to the original policy add further important considerations such as lighting, art and interpretation, the potential to link to Carey's meadow as well as to complement the East Norwich regeneration scheme and these changes are favoured.

UN Sustainable Development Goals check

This policy meets these [UN SD Goals](#):

3 GOOD HEALTH
AND WELL-BEING



13 CLIMATE
ACTION



Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and 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, become resilient 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, 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
- SOC1: To improve the health and wellbeing 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 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.
- 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.

Assessment of policy

	A: Keep original policy		B: Preferred Option - amend policy		C: No policy	
ENV1	+	Fundamentally, the policy is for a walking and cycling path.	+	Fundamentally, the policy is for a walking and cycling path.	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.
ENV2						
ENV3						
ENV4						
ENV5						
ENV6						
ENV7						
ENV8						
ENV9						
ENV10						
ENV11			+	Policy talks of light pollution considerations.	?	
ENV12						
SOC1	+	Fundamentally, the policy is for a walking and cycling path and walking and cycling are part of a healthy lifestyle.	+	Fundamentally, the policy is for a walking and cycling path and cycling are part of a healthy lifestyle.	?	
SOC2						
SOC3						
SOC4						
SOC5						
SOC6	+	When considered in light of the East Norwich regeneration scheme, this path could help with access to services.	+	When considered in light of the East Norwich regeneration scheme, this path could help with access to services.	?	
SOC7						
ECO1						
ECO2						
ECO3						



**Local Plan for the Broads - Review
Preferred Options bitesize pieces
August 2023**

Heritage and historic assets

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

Policy SP5: Historic Environment

1. The historic environment of the Broads will be protected and enhanced.
2. Key buildings, structures and features which contribute to the Broads' character and distinctiveness will be protected from inappropriate development or change.
3. Proposals which maintain, enhance and provide better understanding of the significance of the overall cultural heritage value of the Broads will be sought through:
 - a) Supporting the repair and appropriate re-use of buildings and structures of historic, architectural, cultural or landscape value where the repair and/or use would not be detrimental to the character, appearance or integrity of the building or structure, its context or setting; and
 - b) Requiring the highest standard of design and highest quality of appropriate materials which will protect the historic environment and add to the future cultural heritage value of the locality.
4. The archaeology of the Broads will be better understood, protected and enhanced by:
 - a) Protecting archaeology from inappropriate development or change; and
 - b) Ensuring proposals take account of the area's status as having 'exceptional waterlogged heritage'

27 5. Appropriate development proposals that bring into use or improve an asset so it is no longer
28 deemed at risk on the heritage at risk register will be supported where appropriate to their
29 significance.

30 Reasoned Justification

31 The NPPF defines Historic Environment as '*all aspects of the environment resulting from the*
32 *interaction between people and places through time, including all surviving physical remains of past*
33 *human activity, whether visible, buried or submerged, and landscaped and planted or managed*
34 *flora*'.

35 The Broads has a rich and varied cultural heritage. The historic environment makes a significant
36 contribution to sustainable communities through supporting economic vitality, social and cultural
37 links to the past and a dynamic and varied built environment.

38 Much of the landscape of the Broads is a product of historic and cultural practices and is of itself an
39 historic landscape. There are many designated and non-designated heritage assets, as discussed at
40 section 3.8.

41 Our policies aim to set new standards to complement the current character and to create
42 development that will be valued in future. The design quality of new structures in the Broads may
43 impact on identified features, and by requiring a high quality of design, it is hoped the cultural
44 heritage value of the area will be enhanced.

45 The quality and type of materials used is important in historic contexts and sensitive landscapes.
46 Modern materials such as uPVC or composite boarding or cladding, bargeboards, soffits and
47 rainwater goods, or composite tiles and other roof coverings often visually compete with softer and
48 traditional materials typically used on historic properties. Hard cement renders, as an example, can
49 also restrict moisture movement and create damp within historic properties. It is often honest,
50 simple, breathable and traditional materials that will be the most appropriate in historic contexts.
51 Modern materials will need to be thought about carefully and given full justification for their use
52 when used on or attached to historic properties or within their wider setting.

53 Heritage assets are defined by the NPPF as '*a building, monument, site, place, area or landscape*
54 *identified as having a degree of significance meriting consideration in planning decisions, because of*
55 *its heritage interest. Heritage asset includes designated heritage assets and assets identified by the*
56 *local planning authority (including local listing)*'.

- 57 • Designated heritage asset. The NPPF defines these as World Heritage Sites, Scheduled
58 Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered
59 Battlefield or Conservation Area designated under the relevant legislation.
- 60 • Non-Designated Heritage Assets. The NPPG says these are locally designated '*buildings,*
61 *monuments, sites, places, areas or landscapes identified as having a degree of significance*
62 *meriting consideration in planning decisions but which are not formally designated heritage*
63 *assets*'.

64 Some non-designated heritage assets can be found on the Authority's Local List, which identifies
65 buildings and structures that significantly contribute to the local character but may not meet the
66 strict criteria for nationally listed assets. It should be noted that not all non-designated heritage

67 assets are on the local list. Some non-designated heritage assets have not been formally identified
68 and may be discovered through the planning process.

69 There will be archaeological interest in a heritage asset if it holds, or may potentially hold, evidence
70 of past human activity worthy of expert investigation. Heritage assets with archaeological interest
71 are the primary evidence source about the substance and evolution of places, and the people and
72 cultures that made them.

73 Heritage at Risk is a term applied to designated heritage assets at risk as a result of neglect, decay,
74 or inappropriate development, or vulnerable to becoming so. The Authority generally supports
75 improvements to the 'at risk' assets that will enable them to be taken off the register, but these
76 changes must be in conformity with the other adopted policies of the Local Plan and with national
77 planning policies.

78 The only Conservation Area at risk in the Broads is the Halvergate Marshes Conservation Area. ~~The~~
79 One of the reasons for this is the poor condition of ~~the numerous~~ many of the numerous mill
80 structures within it. ~~being poor and also continuing (in the main) to deteriorate.~~ There has recently
81 been a slight improvement in condition recently with some structures being repaired as part of the
82 Water Mills and Marshes project and the separate repair of the Stracey Arms Mill. receiving
83 ~~attention. One of the primary outcomes of the Water Mills and Marshes project is the~~
84 ~~improvement in condition of a number of the structures. This in turn should mean that within 5~~
85 ~~years the conservation area will have improved enough to come off the 'at risk' register.~~

86 Relevant sources of information

- 87 • The Norfolk and Suffolk Historic Environment Records: <http://www.heritage.norfolk.gov.uk/>
88 and <https://heritage.suffolk.gov.uk/>
- 89 • HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING, Historic England. Notes 1,
90 The Historic Environment in Local Plans. [https://historicengland.org.uk/images-](https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/)
91 [books/publications/gpa1-historic-environment-local-plans/](https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/)
- 92 • HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING, Historic England. Notes, 2
93 Managing Significance in Decision-Taking in the Historic Environment.
94 [historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-](https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/)
95 [taking/](https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/)
- 96 • HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING, Historic England. Notes 3,
97 The Setting of Heritage Assets.
98 historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/

99 **Reasonable alternative options**

- 100 a) No policy
101 b) Original policy

102 **Sustainability appraisal summary**

103 The options (of the preferred policy, original policy and no policy) have been assessed in the SA.
104 The following is a summary.

A: No policy	0 positives. 0 negatives. 3 ?
B: Preferred Option	3 positives. 0 negatives. 0 ?

	Overall, positive.
C: Original policy	3 positives. 0 negatives. 0 ? Overall, positive.

105 **How has the existing policy been used since adoption in May 2019?**

106 According to recent Annual Monitoring Reports, the policy has been used and applications have
107 been determined in accordance with the policy.

108 **Why has the alternative option been discounted?**

109 Because the Broads benefits from many different types of heritage assets all around the area, to
110 have strategic policy is considered prudent. The slight amendment which brings in materials is
111 favoured as inappropriate materials can harm heritage assets.

Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and 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, become resilient 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, 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
- SOC1: To improve the health and wellbeing 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 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.
- 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.

Assessment of policy

		A: No policy		B: Preferred Option		C: Original policy
ENV1		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.				
ENV2						
ENV3						
ENV4	?		+	The historic environment is part of the landscape of the area.	+	The historic environment is part of the landscape of the area.
ENV5						
ENV6						
ENV7						
ENV8						
ENV9	?		+	Fundamentally, the policy relates to the historic environment.	+	Fundamentally, the policy relates to the historic environment.
ENV10	?		+	Design is an important element of the policy.	+	Design is an important element of the policy.
ENV11						
ENV12						
SOC1						
SOC2						
SOC3						
SOC4						
SOC5						
SOC6						
SOC7						
ECO1						
ECO2						
ECO3						



Local Plan for the Broads - Review
Preferred Options bitesize pieces
August 2023

Staithe

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

Policy POSSSTAITHE: Staithe

Staithe are protected, in line with their existing access rights, from:

- i) Encroachment;
- ii) Inappropriate built development;
- iii) Their access being obstructed; and
- iv) Development which detrimentally impacts their historic character and setting.

Proposals to enhance staithe will be supported subject to meeting the requirements of other relevant policies of the Local Plan.

Reasoned justification

A **staithe** (as defined in the 1988 Broads Act) means any land that is adjacent to a waterway and that the inhabitants of the locality are entitled to use as a landing place. A staithe is for loading and unloading.

There have been a number of instances where staithe have been adversely possessed by individuals, for example being fenced off, or claimed as an individual's property. By losing staithe, there is a negative impact on public access to the water as well as use of the staithe for loading. The Broads Act 1988 sets powers on the Broads Authority to protect the existence of staithe and the ability of the public to use and access them (Part 2, section 37).

Reasonable alternative options

19 a) No policy

20 **Sustainability appraisal summary**

21 The original policy has been assessed in the SA. The following is a summary.

A: Keep original policy	6 positives. 0 negatives. 0 ? Overall, positive.
B: No policy	0 positives. 0 negatives. 6 ?

22 **How has the existing policy been used since adoption in May 2019?**

23 According to recent Annual Monitoring Reports, the policy has been used and applications have
24 been determined in accordance with the policy.

25 **Why has the alternative option been discounted?**

26 An alternative option is to not have a policy. If this option were to be taken forward, there would
27 be no protection for staithes through the planning process. This is deemed an unreasonable option
28 and has not been taken forward for consideration. This is because the policy is in the current Local
29 Plan and there have not been any suggestions to remove it. Also, fundamentally, the policy
30 provides a level of protection for staithes, which are important locally.

31 **UN Sustainable Development Goals check**

32 This policy meets these [UN SD Goals](#):

33 None seem applicable.

Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and 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, become resilient 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, 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
- SOC1: To improve the health and wellbeing 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 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.
- 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.

Assessment of policy

A: Keep original policy		B: No policy
ENV1	+ Staithes are areas where boats can be unloaded safely thus not impacting on the navigable parts of the Broads. These facilities could also make using boats for transporting goods more appealing.	Not having a policy does not necessarily mean that staithes would be lost as the Authority does have some legal powers regarding staithes. A policy is another way of protecting staithes.
ENV2		
ENV3		
ENV4	+ Staithes can contribute to the character of a area. Staithes have the potential to benefit the local economy by being somewhere for tourists to moor as well as enabling the off-loading of goods.	
ENV5		
ENV6		
ENV7		
ENV8		
ENV9	+ Using the waterways and staithes is related to the history and traditions of the Broads.	
ENV10		
ENV11		
ENV12		
SOC1	+ Staithes can help access the water with the related positive impact of active lifestyles.	
SOC2		
SOC3		
SOC4		
SOC5		
SOC6		
SOC7		
ECO1		
ECO2		
ECO3	+ Depending on any access right or ownership, staithes can be used to enjoy the water, with related tourism and recreation positive impacts.	