

Planning Committee

28 April 2023

Agenda item number 9

Local Plan - 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 boat wash down, rural enterprise dwellings, safeguarded trackways, Oulton Broad and Horning.

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 bite size 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 at this Planning Committee are relating to boat wash down, rural enterprise dwellings, safeguarded trackways, Horning and Oulton Broad.

Author: Natalie Beal

Date of report: 17 April 2023

Appendix 1 - Boat wash down facilities

Appendix 2 - Rural enterprise dwellings

Appendix 3 - Safeguarded trackways

Appendix 4 - Horning policies

Appendix 5 - Oulton Broad policies



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

DM3: Boat wash-down facilities

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 PODM3: Boat wash-down facilities

1. Where development is proposed for recreational boating club facilities (new, rebuild or extensions) that increase the use of the club, there will be a requirement to designate and sign a suitable area for wash-down of vessels as part of good biosecurity practice.
2. Where development is proposed (new, rebuild or extensions) that increases the use of existing boatyards, marinas and mooring basins that have facilities to take boats out of the water, or maintain boats on site, or is related to maintaining or washing down boats, there will be a requirement to designate a suitable area with adequate facilities to enable the filtration of waste water from the washing of boat hulls, with the ultimate aim of preventing anti fouling paint residues (including paint flakes) entering the water and to stop the spread of invasive species.

Reasoned Justification

When vessels are removed from the water they tend to be washed down as part of the maintenance regime. Wash-down of vessels is also important to stop the spread of invasive aquatic species such as the killer shrimp. The equipment used ranges from a pressure hose to a closed loop system that filters contaminants.

Biosecurity in this instance means taking steps to make sure that good practices are in place to reduce and minimise the risk of spreading invasive non-native species. Non-native species (such as killer shrimp, Zebra Mussel and New Zealand Pygmyweed) can devastate

21 populations of native species and change whole ecosystems, for example by competing with
22 and displacing native species, spreading disease, altering the local ecology and physically
23 clogging waterways. A good biosecurity routine is essential, even as the life stages of some
24 invasive non-native species are microscopic and are not always apparent.

25 Recreational boating club users (e.g. sailing, rowing, wind surfing, water-skiing) tend to
26 remove boats/ vessels from the water when not in use or transport them to other water
27 bodies. Users should be aware of the good practice of 'check, clean and dry' to help stop the
28 spread of invasive aquatic species. The policy seeks the designation of areas that are signed
29 and equipped to help in the biosecurity process. The Authority considers that requiring
30 boating clubs to provide such facilities is not onerous.

31 Anti-fouling paints are applied to boat
32 hulls to prevent growth of organisms,
33 such as algae and mussels. They work by
34 creating a toxic barrier that prevents
35 organisms attaching to the hull. Fouling
36 increases the resistance of the hull to its
37 movement through the water, which
38 slows the boat and reduces its energy
39 efficiency and manoeuvrability. When
40 boats are maintained, antifouling paint
41 could run off into the nearby waterbody.
42 Recent research shows that past use of
43 antifouling paints, such as TBT (tributyltin)
44 based products, had a severe impact on
45 wildlife in the Broads. Although today's
46 anti-fouling products are less persistent,
47 they are still potentially harmful to
48 aquatic life. For example, increased
49 copper levels are now being found in the
50 sediment, which can have harmful effects
51 on water snails.



52 The policy requires commercial operations to have the facilities in place to prevent anti-
53 fouling paint from entering the watercourse. The Green Blue Guide **to Boat Wash Down**¹
54 provides more information and gives detailed advice and guidance on wash down systems.
55 There is a range of ways to tackle the issue of anti-fouling paint entering the water at a
56 range of costs and the Authority can provide advice. The best practice measures are
57 expected to be taken in accordance with the scale of the wash down operation, the type of
58 work to be undertaken and its impact on the water environment. Applicants are required, as
59 part of their application, to address the issue of boat wash down and justify the chosen
60 system.

¹ <https://thegreenblue.org.uk/resources/boat-user-resources/green-guides-to-boating/>

61 **Reasonable alternative options**

62 There are no reasonable alternatives. Given the importance of addressing the issue of
63 biosecurity and anti-fouling paint, so not to have a policy is seen as an unreasonable
64 alternative.

65 **Sustainability appraisal summary**

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

A: Original policy	3 positives. 0 negatives. 2 ? Overall, positive.
--------------------	---

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

68 According to recent Annual Monitoring Reports, the policy has been used and applications
69 have been in conformity with the policy.

70 **Why have the alternative options been discounted?**

71 No reasonable alternative options.

72 **UN Sustainable Development Goals check**

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

6 CLEAN WATER
AND SANITATION



14 LIFE
BELOW WATER



74 **Sustainability Appraisal**

75 SA objectives:

- 76 • ENV1: To reduce the adverse effects of traffic (on roads and water).
- 77 • ENV2: To safeguard a sustainable supply of water, to protect and improve water quality
- 78 and to use water efficiently.
- 79 • ENV3: To protect and enhance biodiversity and geodiversity.
- 80 • ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and
- 81 towns/villages.
- 82 • ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- 83 • ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk
- 84 and coastal change.
- 85 • ENV7: To manage resources sustainably through the effective use of land, energy and
- 86 materials.
- 87 • ENV8: To minimise the production and impacts of waste through reducing what is
- 88 wasted, and re-using and recycling what is left.
- 89 • ENV9: To conserve and enhance the cultural heritage, historic environment, heritage
- 90 assets and their settings
- 91 • ENV10: To achieve the highest quality of design that is innovative, imaginable, and
- 92 sustainable and reflects local distinctiveness.
- 93 • ENV11: To improve air quality and minimise noise, vibration and light pollution.
- 94 • ENV12: To increase the proportion of energy generated through renewable/low carbon
- 95 processes without unacceptable adverse impacts to/on the Broads landscape
- 96 • SOC1: To improve the health and wellbeing of the population and promote a healthy
- 97 lifestyle.
- 98 • SOC2: To reduce poverty, inequality and social exclusion.
- 99 • SOC3: To improve education and skills including those related to local traditional
- 100 industries.
- 101 • SOC4: To enable suitable stock of housing meeting local needs including affordability.
- 102 • SOC5: To maximise opportunities for new/ additional employment
- 103 • SOC6: To improve the quality, range and accessibility of community services and
- 104 facilities and to ensure new development is sustainability located with good access by
- 105 means other than a private car to a range of community services and facilities.
- 106 • SOC7: To build community identity, improve social welfare and reduce crime and anti-
- 107 social activity.
- 108 • ECO1: To support a flourishing and sustainable economy and improve economic
- 109 performance in rural areas.
- 110 • ECO2: To ensure the economy actively contributes to social and environmental well-
- 111 being.
- 112 • ECO3: To offer opportunities for Tourism and recreation in a way that helps the
- 113 economy, society and the environment.

		A: Preferred Option
ENV1		
ENV2	+	A key aim of the policy is to reduce paint residues and copper levels in sediment.
ENV3	+	Paint residues and Copper in sediment can harm biodiversity. The policy also relates to biosecurity and invasive species.
ENV4		
ENV5		
ENV6		
ENV7		
ENV8		
ENV9		
ENV10		
ENV11		
ENV12		
SOC1		
SOC2		
SOC3		
SOC4		
SOC5		
SOC6		
SOC7		
ECO1	?	This extra requirement could add costs to a business.
ECO2	+	Appropriate wash down facilities will mean that businesses contribute to environmental wellbeing.
ECO3	?	The types of boats affected by this policy are used for recreation purposes. On one hand this policy requirement helps the environment but on the other it could be an extra financial burden.



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

DM38: Permanent and temporary dwellings for rural enterprise workers

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 DM38: Permanent and temporary dwellings for rural enterprise workers

1. Development of a new dwelling or a residential mooring for rural enterprise workers will only be permitted outside the defined development boundaries (or other locational criteria if for a residential mooring) if:
 - a) Satisfactory evidence is submitted that demonstrates an existing essential need for full-time worker(s) to be available on site or nearby at all times for the enterprise to function properly;
 - b) The need is arising from a worker employed either full-time or one employed primarily in the Broads in a rural enterprise;
 - c) Evidence is submitted that demonstrates that the business has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so;
 - d) The functional need cannot be met by an existing dwelling on the site or nearby, and there has been no sale on the open market of another dwelling on the site that could have met the needs of the worker in the past three years;
 - e) Where practicable and appropriate, first consideration has been given to the conversion of an existing building;
 - f) The dwelling is commensurate in size and scale with the needs of the enterprise and the cost would be viable in relation to the finances of the enterprise;

- 20 g) The dwelling is sited so as to meet the identified functional need and is well related to
21 any existing buildings of the enterprise;
22 h) The proposal would not adversely affect the historic environment, landscape character
23 or protected species or habitats ([see section on HRA](#)); and
24 i) [The scheme provides biodiversity net gain \(in line with policy xx\)](#).

25 [Occupancy condition](#)

- 26 2. Should a new dwelling be permitted under this policy, the Authority will impose a
27 condition restricting its occupation to a person (and their immediate family) solely or
28 mainly employed in agriculture, forestry or a Broads related rural enterprise, as
29 appropriate.

30 [Removal of occupancy condition](#)

- 31 3. The removal of an occupancy condition will only be permitted in exceptional
32 circumstances where it can be demonstrated that:
33 j) There is no longer a long-term need for the dwelling on the particular enterprise on
34 which the dwelling is located; and
35 k) Unsuccessful attempts have been made to sell or rent the dwelling at a price that takes
36 account of the occupancy condition.

37 [Temporary permission](#)

- 38 4. Applications for a temporary mobile home, caravan or residential mooring for rural
39 enterprise workers will only be permitted if:
40 l) Residential occupation would be for a period of up to three years;
41 m) There is clear evidence that the proposed enterprise has been planned on a sound
42 financial basis for the same period (or longer) which the application seeks permission for
43 a temporary dwelling/ residential mooring for;
44 n) The functional need cannot be met by an existing dwelling on the site or nearby;
45 o) In relation to temporary caravans and mobile homes, the proposed temporary dwelling
46 would not be located in Flood Risk Zone 3;
47 p) The temporary structure can be easily dismantled or taken away; and
48 q) The proposal would not adversely affect protected species or habitats, the historic
49 environment and landscape character.
- 50 5. Any planning permission granted will specify the period for which the temporary
51 permission is granted, and the date by which the temporary dwelling/mooring will have
52 to be removed. If there is no planning justification for a permanent dwelling, then the
53 mobile home or caravan must be removed or, for a residential mooring, the vessel's
54 residential use must cease. Successive extensions to a temporary permission will ~~not~~
55 ~~normally be granted~~ [rarely be justifiable](#) unless material considerations indicate
56 otherwise¹.

57 [Design](#)

¹ The NPPG (Use of planning conditions - GOV.UK (www.gov.uk)) says 'It will rarely be justifiable to grant a second temporary permission (except in cases where changing circumstances provide a clear rationale, such as temporary classrooms and other school facilities). Further permissions can normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning permission will then be granted permanently'.

58 6. Proposals shall be of a layout, form and design which strengthens the rural character
59 and its location in a National Park equivalent area, and which reinforce local
60 distinctiveness and landscape character and take into consideration the setting and
61 significance of nearby listed buildings and is in conformity with the Design Guide (or
62 successor document).

63 Habitats Regulations Assessment and biodiversity net gain

64 7. Proposals may need a project level Habitats Regulation Assessment and depending on
65 the location, may need to mitigate recreation recreation impacts (through the Norfolk or
66 Suffolk Coast GI RAMS tariff or equivalent mitigation) and may need to mitigate the
67 impact of nutrient enrichment.

68 Reasoned Justification

69 The erection of dwellings outside defined development boundaries has the potential to
70 have a negative impact on the openness and special character of the Broads. Rural
71 Enterprise dwellings outside development boundaries will require special justification for
72 planning permission to be granted. The NPPF states one such example as accommodation
73 required to enable agricultural, forestry and certain other full-time rural workers to live at or
74 nearby their place of work.

75 For the purposes of this policy, the term 'rural enterprise workers' relates to those who
76 work in agriculture, horticulture, forestry, tourism and boatyards and other enterprises that
77 require a rural location. Any application would need to fully justify why it considers the
78 dwellings to be linked to a rural enterprise.

79 Proposals that support the proper functioning of rural enterprises will generally be
80 supported because of the contribution such enterprises make to the local economy.
81 However, to protect the landscape character of the Broads, as well as considering the issue
82 of dwellings isolated from services and facilities, **essential** rural enterprise worker dwellings
83 will only be permitted where there is a demonstrable need for a full-time worker to live at
84 or very close to the site of their work, and that this functional need cannot be met by an
85 existing dwelling on the site or in the locality.

86 When judging locality, the Authority will take into account the requirement of the business
87 for an employee to live nearby, and a reasonable distance to travel to the business. This will
88 vary on a case-by-case basis, and an application should explain what distance is appropriate
89 and why.

90 To make sure the demand for a dwelling is likely to be sustained, proposals must be
91 accompanied by evidence to demonstrate that the business has been established for at
92 least three years, profitable for at least one of them, currently financially sound and with a
93 clear prospect of remaining so. A business plan for the subsequent three years will assist in
94 assessing the future prospects.

95 Any proposals to convert buildings to a rural enterprise dwelling (criterion e) will be
96 considered against the relevant conversion policies in the Local Plan. When looking at
97 dwellings that already exist nearby (criterion d), properties available for rent need to be

98 considered as well as those available to buy, and it should be demonstrated what price the
99 enterprise can reasonably afford. Properties that are outside of the Broads Authority
100 Executive Area (but nearby) will also need to be considered.

101 Any new dwelling permitted under this policy will be restricted in size and scale to one
102 which is commensurate with the needs of the enterprise, so that the proposal does not have
103 an unacceptable impact on the special landscape character of the Broads. The cost of
104 constructing the dwelling in relation to what can be afforded by the enterprise is an
105 important consideration, as the erection of a dwelling should not affect the finances such
106 that the enterprise would no longer be financially viable. Permitted development rights for
107 future extensions and alterations may be removed to maintain control over the size of the
108 dwelling, and in the interests of protecting the landscape and local character.

109 If a proposal is considered in the context of this policy to potentially have an effect on an
110 internationally designated site, it will need to be considered against the Habitats
111 Regulations and a project level Appropriate Assessment undertaken. The policy raises
112 recreation impacts and nutrient enrichment as two particular areas which may need
113 mitigation, depending on the location. For both nutrient enrichment and recreation impact,
114 given the small-scale nature of rural enterprise dwellings, this may easily be mitigated
115 through the RAMS payments that are in place as well as through nutrient neutrality
116 mitigation schemes.

117 Applicants should be aware that the Authority will use appropriate external expertise when
118 necessary to assess the more technical information needed to accompany proposals. The
119 independent review shall be carried out entirely at the applicant's expense - the applicant
120 will need to meet the cost of this.

121 Where a new dwelling is permitted, the occupancy will be restricted by condition to ensure
122 that it is occupied by a person, or persons currently or last employed working in local
123 agriculture, horticulture, forestry and other rural activities, or their surviving partner or
124 dependant(s).

125 Because of changing farm practices, the vulnerability of the agricultural sector and potential
126 decline in other rural businesses, there may be instances where a dwelling or mooring for a
127 rural worker is no longer needed. The Authority will only consider favourably applications to
128 remove occupancy conditions where it can be demonstrated that there is no longer a need
129 for the dwelling on the particular enterprise on which the dwelling is located, either due to
130 changes in the nature of the business or because the business is no longer viable.

131 Applications for the removal of occupancy conditions will also need to be accompanied by
132 robust information to demonstrate that unsuccessful attempts have been made, for a
133 continuous period of at least 12 months, to sell or rent the dwelling at a reasonable price.
134 This should take account of the occupancy condition, including offering it to a minimum of
135 three local Registered Social Landlords operating locally on terms which would prioritise its
136 occupation by a rural worker as an affordable dwelling, and that option has been refused.
137 With regards to criterion j), unless there are special circumstances to justify restricting the
138 dwelling to the particular enterprise where the dwelling is located, an occupancy condition
139 is likely to allow occupation by other workers in the locality. In this case it should be

140 considered whether there is other demand locally, not just whether the demand for this
141 particular enterprise has ceased.

142 Proposals for a temporary mobile home or residential mooring for rural workers will only be
143 permitted for a period of up to three years. To protect the landscape character of the
144 Broads, a planning condition will be attached to any permission to ensure that any mobile
145 home or vessel is removed at the end of this three-year period.

146 The NPPG lists caravans and mobile homes for permanent occupation as a ‘highly
147 vulnerable’ use. Accordingly, a proposal to site a caravan or mobile home in an area defined
148 as being within Flood Zone 3 will be contrary to the NPPG on flood risk.

149 [The policy highlights the need for the scheme to ensure Biodiversity Net Gain in line with](#)
150 [policy xxx.](#)

151 [The design of the development shall meet the requirements of the Design Guide and design](#)
152 [policy xx.](#)

153 **Reasonable alternative options**

- 154 a) No policy
- 155 b) Amended, preferred policy
- 156 c) The original policy, with no amendments.

157 **Sustainability appraisal summary**

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

A: No policy	0 positives. 0 negatives. 9 ? Overall, positive.
B: Preferred Option	6 positives. 2 negatives. 1 ? Overall, positive.
C: Original policy	5 positives. 2 negatives. 1 ? Overall, positive.

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

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

163 **Why have the alternative options been discounted?**

164 There are some rural enterprises in the Broads that benefit from workers living on site and
165 given the general principle of isolated dwellings tending to not be appropriate, a policy that
166 support them in this instance, subject to specific criteria seems logical. The amendments
167 improve the formatting of the policy, as well as address the issues of design, RAMS, nutrient
168 neutrality and biodiversity net gain and are therefore considered appropriate.

169 **UN Sustainable Development Goals check**

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

8 DECENT WORK AND
ECONOMIC GROWTH



9 INDUSTRY, INNOVATION
AND INFRASTRUCTURE



171 **Sustainability Appraisal**

172 SA objectives:

- 173 • ENV1: To reduce the adverse effects of traffic (on roads and water).
- 174 • ENV2: To safeguard a sustainable supply of water, to protect and improve water quality
- 175 and to use water efficiently.
- 176 • ENV3: To protect and enhance biodiversity and geodiversity.
- 177 • ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and
- 178 towns/villages.
- 179 • ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- 180 • ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk
- 181 and coastal change.
- 182 • ENV7: To manage resources sustainably through the effective use of land, energy and
- 183 materials.
- 184 • ENV8: To minimise the production and impacts of waste through reducing what is
- 185 wasted, and re-using and recycling what is left.
- 186 • ENV9: To conserve and enhance the cultural heritage, historic environment, heritage
- 187 assets and their settings
- 188 • ENV10: To achieve the highest quality of design that is innovative, imaginable, and
- 189 sustainable and reflects local distinctiveness.
- 190 • ENV11: To improve air quality and minimise noise, vibration and light pollution.
- 191 • ENV12: To increase the proportion of energy generated through renewable/low carbon
- 192 processes without unacceptable adverse impacts to/on the Broads landscape
- 193 • SOC1: To improve the health and wellbeing of the population and promote a healthy
- 194 lifestyle.
- 195 • SOC2: To reduce poverty, inequality and social exclusion.
- 196 • SOC3: To improve education and skills including those related to local traditional
- 197 industries.
- 198 • SOC4: To enable suitable stock of housing meeting local needs including affordability.
- 199 • SOC5: To maximise opportunities for new/ additional employment
- 200 • SOC6: To improve the quality, range and accessibility of community services and
- 201 facilities and to ensure new development is sustainability located with good access by
- 202 means other than a private car to a range of community services and facilities.
- 203 • SOC7: To build community identity, improve social welfare and reduce crime and anti-
- 204 social activity.
- 205 • ECO1: To support a flourishing and sustainable economy and improve economic
- 206 performance in rural areas.
- 207 • ECO2: To ensure the economy actively contributes to social and environmental well-
- 208 being.
- 209 • ECO3: To offer opportunities for Tourism and recreation in a way that helps the
- 210 economy, society and the environment.

211 Assessment of policy

		A: No policy	B: Preferred Option - amend policy		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.	-	Likely to be negative. These dwellings are likely to be in isolated locations, away from key services (although close to place of work of course) and so the private car will be relied upon for school, medical and shopping journeys.	-	Likely to be negative. These dwellings are likely to be in isolated locations, away from key services (although close to place of work of course) and so the private car will be relied upon for school, medical and shopping journeys.
ENV2						
ENV3	?		+	The policy emphasises biodiversity net gain and HRA related issues.	+	The policy refers to HRA related issues.
ENV4	?		+	Policy refers to impact on landscape.	+	Policy refers to impact on landscape.
ENV5						
ENV6						
ENV7	?		+	The policy seeks the use of existing houses or buildings before new build.	+	The policy seeks the use of existing houses or buildings before new build.
ENV8						
ENV9						
ENV10	?		+	The policy emphasises the importance of good design.		
ENV11						
ENV12						
SOC1						
SOC2	?		?	These dwellings will be isolated and away from key services.	?	These dwellings will be isolated and away from key services.
SOC3						
SOC4	?		+	Whilst not market dwellings, would still be a dwelling for someone or a family to live in.	+	Whilst not market dwellings, would still be a dwelling for someone or a family to live in.
SOC5						
SOC6	?		-	Likely to be negative. These dwellings are likely to be in isolated locations, away from key services (although close to place of work of course) and so the private car will be relied upon for school, medical and shopping journeys.	-	Likely to be negative. These dwellings are likely to be in isolated locations, away from key services (although close to place of work of course) and so the private car will be relied upon for school, medical and shopping journeys.
SOC7						
ECO1	?	+	Fundamentally, rural enterprise dwellings will need to be proven to be essential to assist the enterprise to be successful.	+	Fundamentally, rural enterprise dwellings will need to be proven to be essential to assist the enterprise to be successful.	
ECO2						
ECO3						



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

Former rail trackways

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 POSSTRACKS: Former rail trackways

Map: Rail trackways map bundle - https://www.broads-authority.gov.uk/data/assets/pdf_file/0034/259288/SSTRACKS_RAILWAYS.pdf

1. Those parts of the former railway track beds identified on the Adopted Policies Map will be protected for their potential for walking, cycling, and/or horse-riding routes. Development which could prevent such a use will not be permitted while use for walking, cycling, or horse riding remains a potential.
2. Where a former rail trackway passes through a development site and has the potential for walking, cycling and/or horse riding (or does so at present), developers will be required to incorporate/deliver the route as part of their application or provide an acceptable alternative that delivers at least equivalent transport and green network benefits (see 5 below).
3. Path or route creation must avoid adverse impacts to the sensitive designated habitats and species in the vicinity, particularly in relation to recreation pressure and the landscape. Whilst this policy protects the trackway from development, any projects or proposals for walking and cycling or horse routes along these tracks may require project level HRAs' (see policy **PODMxx**)
4. Any route signage or interpretation is expected to be well designed, kept to a minimum, and positioned to ensure a minimal landscape impact.

18 | 5. Any foot/cycle path or bridleway could make a deviation from the rail route if provision of
19 | similar convenience and amenity to users is guaranteed.

20 | Constraints and features

- 21 | • Flood risk (zones 2 & 3 by EA mapping; zone 2, 3a/indicative 3b and modelled 3b by SFRA 2017
- 22 | mapping).
- 23 | • Parts within Beccles Marshes Suffolk County Wildlife Site and adjacent to SPA, SAC and Ramsar
- 24 | site.

25 | Reasoned Justification

26 | The routes are:

- 27 | a) Haddiscoe to Beccles
- 28 | b) Beccles to Ditchingham
- 29 | c) Great Yarmouth to Fritton

30 | The Broads Integrated Access Strategy has identified the potential that remnant disused railway
31 | lines can add to the access provision in the Broads, particularly for improving cycle route links and
32 | bridleway routes - there are only 17km of bridleways in the Broads Authority Executive Area.
33 | Establishing routes for walkers, cyclists and horse riders on these disused railways, which are linked
34 | to the rural road network, would improve opportunities for recreation and enjoyment of the
35 | Broads. Cycling will help deliver the Government's cycling ambition in the National Parks
36 | Programme.

37 | The recreational potential of these routes (or parts of them) has long been noted, and Norfolk and
38 | Suffolk County Councils support their protection for these purposes. In view of the importance of
39 | recreation to the Broads, including the statutory purpose of enjoyment, and the desirability of
40 | developing the tourism and recreational potential of the southern Broads, these routes are
41 | protected.

42 | These routes are no longer protected for future rail use. Both County Councils, as the transport
43 | authorities for the area, have advised there is no realistic prospect of this happening in the
44 | foreseeable future.

45 | It is important to note that sections of these routes are outside the Broads Authority Executive
46 | Area. The relevant authorities have been asked to consider protecting the routes in their Local
47 | Planning Authority areas, in a similar way to this policy.

48 | Such routes will benefit from the presence and proximity of wildlife and habitat associated
49 | designations, but will need to have regard to such sensitivities in route creation, alignment, and
50 | management.

51 | The impact of changes to the landscape of the Broads is also an important consideration.

52 | The Authority would welcome well-designed art and interpretation - see policy **DM11** on linking to
53 | the past. However, signage and interpretation should only be that necessary to promote and direct
54 | along the route, and should not impact on the landscape of the Broads (see policy **DM16**).

55 **Reasonable alternative options**

- 56 a) No policy
- 57 b) Original policy

58 **Sustainability appraisal summary**

59 The two options (no policy and the original policy) have been assessed in the SA. The
60 following is a summary.

A: No policy	5 positives. 0 negatives. 0 ? Overall, positive.
B: Original policy	5 positives. 0 negatives. 0 ? Overall, positive.
C: Preferred Policy (amended)	5 positives. 0 negatives. 0 ? Overall, positive.

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

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

63 **Why have the alternative options been discounted?**

64 These routes have great potential in providing access and recreation routes for walking,
65 cycling and horse riding. Perhaps the routes may not be at risk from development, but
66 having a policy shows the intention clearly as well as ensures protection of these routes
67 from any unforeseen development. The amended policy is preferred because it emphasises
68 how any proposed development can deliver part of the route for recreation uses.

69 **UN Sustainable Development Goals check**

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

3 GOOD HEALTH
AND WELL-BEING



71 **Sustainability Appraisal**

72 SA objectives:

- 73 • ENV1: To reduce the adverse effects of traffic (on roads and water).
- 74 • ENV2: To safeguard a sustainable supply of water, to protect and improve water quality
- 75 and to use water efficiently.
- 76 • ENV3: To protect and enhance biodiversity and geodiversity.
- 77 • ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and
- 78 towns/villages.
- 79 • ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- 80 • ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk
- 81 and coastal change.
- 82 • ENV7: To manage resources sustainably through the effective use of land, energy and
- 83 materials.
- 84 • ENV8: To minimise the production and impacts of waste through reducing what is
- 85 wasted, and re-using and recycling what is left.
- 86 • ENV9: To conserve and enhance the cultural heritage, historic environment, heritage
- 87 assets and their settings
- 88 • ENV10: To achieve the highest quality of design that is innovative, imaginable, and
- 89 sustainable and reflects local distinctiveness.
- 90 • ENV11: To improve air quality and minimise noise, vibration and light pollution.
- 91 • ENV12: To increase the proportion of energy generated through renewable/low carbon
- 92 processes without unacceptable adverse impacts to/on the Broads landscape
- 93 • SOC1: To improve the health and wellbeing of the population and promote a healthy
- 94 lifestyle.
- 95 • SOC2: To reduce poverty, inequality and social exclusion.
- 96 • SOC3: To improve education and skills including those related to local traditional
- 97 industries.
- 98 • SOC4: To enable suitable stock of housing meeting local needs including affordability.
- 99 • SOC5: To maximise opportunities for new/ additional employment
- 100 • SOC6: To improve the quality, range and accessibility of community services and
- 101 facilities and to ensure new development is sustainability located with good access by
- 102 means other than a private car to a range of community services and facilities.
- 103 • SOC7: To build community identity, improve social welfare and reduce crime and anti-
- 104 social activity.
- 105 • ECO1: To support a flourishing and sustainable economy and improve economic
- 106 performance in rural areas.
- 107 • ECO2: To ensure the economy actively contributes to social and environmental well-
- 108 being.
- 109 • ECO3: To offer opportunities for Tourism and recreation in a way that helps the
- 110 economy, society and the environment.

111 Assessment of policy

		A: Keep original policy	B: No policy	C: Preferred policy	
ENV1	+	The policy is about travel, albeit recreation.	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	+	The policy is about travel, albeit recreation.
ENV2					
ENV3	+	The policy seeks protection of designated sites.		+	The policy seeks protection of designated sites.
ENV4	+	The policy refers to landscape considerations.		+	The policy refers to landscape considerations.
ENV5					
ENV6					
ENV7					
ENV8					
ENV9					
ENV10					
ENV11					
ENV12					
SOC1	+	The use of the routes would benefit mental and physical health and wellbeing.	+	The use of the routes would benefit mental and physical health and wellbeing.	
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					
ECO1					
ECO2					
ECO3	+	The recreation routes may benefit tourism in the area by being attractions.	+	The recreation routes may benefit tourism in the area by being attractions.	



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

HOR7 and HOR8

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 POHOR7: Woodbastwick Fen moorings

Policy Map x - https://www.broads-authority.gov.uk/data/assets/pdf_file/0026/259262/10.-HORNING.pdf

This area will be conserved for the green and semi-natural backdrop it gives to Horning village while providing a significant number of moorings for navigable craft. Improvements to the appearance of the area will be sought. If opportunities arise, houseboats and residential moorings will be removed.

Particular care will be taken to protect the landscape, environmental and wildlife value of Woodbastwick Fen, including the adjacent internationally protected wildlife site.

The defined area will be kept generally free of buildings and above ground structures. Provision of unobtrusive moorings, steps, ramps and small-scale storage lockers, for use incidental to the enjoyment of the moorings, will be permitted. External storage, and extensive hard paving or boardwalks will not be acceptable.

To avoid further restriction of the navigable area of the river, no new moorings will be permitted on the river frontage.

New residential moorings or houseboats will not be permitted. The area will be treated as not meeting the locational criteria of Policy **DM37**.

18 Constraints and features

- 19 • Immediately adjacent to (and slightly overlaps) SSSI, SAC, SPA, Ramsar site.
- 20 • Part of setting of the Horning Conservation Area on the opposite bank of the river.
- 21 • Flood risk zones 2 & 3 by EA mapping and all 2 and 3a with some modelled 3b by SFRA
- 22 2017 mapping.

23 Reasoned Justification

24 The area is an important boating resource, but is also sensitive in terms of landscape,
25 wildlife, and habitat. There is also potential to impinge on navigation in one of the busiest
26 stretches of water in the Broads.

27 Woodbastwick Parish Council has specifically sought restrictions to development in the
28 parish to retain the natural landscape where important habitats have evolved.

29 The area excludes the less developed western extent of moorings, now considered best
30 treated as open countryside for planning purposes.

31 The policy’s restriction on buildings, and intended removal of houseboats and residential
32 moorings, if opportunities arise, are supported by the Environment Agency on flood risk
33 grounds.

34 The houseboats and residential moorings give rise to parking problems in the village and
35 reduce the use of the staithe by the public. They also have limited, if any, facilities such as
36 water, and tend to look unsightly and generally have a negative impact on landscape and
37 river scene.

38 Applicants are directed to the Authority’s adopted Mooring Design Guidance¹.

39 **Reasonable alternative options**

- 40 a) No policy

41 **Sustainability appraisal summary**

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

BA Preferred Option	3 positives. 0 negatives. 0 ? Overall, positive.
C: No policy	0 positives. 0 negatives. 3 ? Overall, positive.

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

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

46 **Why have the alternative options been discounted?**

¹ Mooring Design Guide: www.broads-authority.gov.uk/_data/assets/pdf_file/0005/703940/Mooring-design-guide.pdf

47 Given the importance of the area to the Broads and given how busy this stretch of water is,
48 a policy is deemed required.

49 **UN Sustainable Development Goals check**

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



51 **Policy POHOR8: Land on the Corner of Ferry Road, Horning**

52 **Policy map x - [53 **\[authority.gov.uk/ data/assets/pdf file/0026/259262/10.-HORNING.pdf\]\(https://www.broads-authority.gov.uk/data/assets/pdf_file/0026/259262/10.-HORNING.pdf\)**](https://www.broads-</p></div><div data-bbox=)**

54 The existing live/work units shall be retained for the contribution they make to small
55 business and the local economy. The ground floors shall be used for ~~A1, A2, A3, B1~~, [Class E](#),
56 [F2](#) and ~~B2B8~~ uses (use classes order 1987 as amended). Such uses shall be capable of being
57 carried out without detriment to the amenity in the area.

The upper floors shall be used as residential for persons solely or mainly employed in the management or operation of the business activity on the ground floor below.

58 Proposals need to improve the existing disposal of surface water and ensure that any
59 additional surface water generated by the development is addressed appropriately.

60 Constraints and features

- 61 • Close to SAC, SPA, Ramsar site, SSSI, NNR.
- 62 • Flood risk - predominantly zone 3 by EA mapping, with small areas of zones 1 & 2). By
63 SFRA 2017, part 2 and 3a.
- 64 • Knackers Wood Water Recycling Centre capacity constraints.
- 65 • Surface water concerns (linked to Knackers Wood Water Recycling Centre).

66 Reasoned Justification

67 The live/work units are a unique offer in the Broads. They offer business space, residential
68 accommodation, and off-street parking, and have moorings associated with them. Each unit
69 is relatively small and provides an opportunity for small-scale and new businesses to
70 become established, with reduced overheads as the operators can live onsite. The objective
71 of this policy is to retain the units in beneficial use and ensure their contribution to the local
72 economy and community is maintained long term.

73 Any business use must not affect the amenity of nearby land uses, in line with policy **DM21**.

74 The site is outside of a development boundary and therefore dwellings would not normally
75 be permitted. However, residential use is restricted to the upper floors only and must be
76 used only by staff (and family) associated with the business operating on the ground floor.

77 Alternative uses will only be considered in line with this policy and employment policies if it
78 can be satisfactorily demonstrated the existing permitted range of uses are not financially
79 viable and the proposed new use is compatible with flood risk, protecting amenity and the
80 location outside a defined development boundary and other policies in this Local Plan. The
81 Authority will need to verify the content of any viability report and may need to employ
82 external expertise to do so (the applicant will need to meet the cost of this).

83 **Reasonable alternative options**

84 a) No policy

85 The amendments are simply factual and are not seen as an alternative.

86 **Sustainability appraisal summary**

87 The three options (of the preferred policy and no policy) have been assessed in the SA. The
88 following is a summary.
89

BA Preferred Option	4 positives. 0 negatives. 0 ? Overall, positive.
C: No policy	0 positives. 0 negatives. 4 ? Overall, positive.

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

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

92 **Why have the alternative options been discounted?**

93 The amendments to the original policy are factual. Given how these units are unique in their
94 offer, but given the flood risk in the area, a bespoke policy is favoured.

95 **UN Sustainable Development Goals check**

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

8 DECENT WORK AND
ECONOMIC GROWTH



9 INDUSTRY, INNOVATION
AND INFRASTRUCTURE



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 **POHOR7: Woodbastwick Fen moorings**

		B: Preferred policy	C: No policy
ENV1	+	The policy states no additional moorings in order to protect the navigable waterways.	?
ENV2			
ENV3	+	The policy seeks to protect biodiversity.	?
ENV4	+	The policy seeks to protect landscape character.	?
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.

Policy POHOR8: Land on the Corner of Ferry Road, Horning

		B: Preferred policy	C: No policy
ENV1			
ENV2			
ENV3			
ENV4			
ENV5	+	The policy reflects and highlights flood risk in the area.	?
ENV6	+	The policy reflects and highlights flood risk in the area.	?
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5	+	The units provides space for small enterprises.	?
SOC6			
SOC7			
ECO1	+	The units provides space for small enterprises.	?
ECO2			
ECO3			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.



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

Oulton Broad Policies

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 POOUL1: Boathouse Lane Leisure Plots

Policy Map 14

1. The rural and semi-natural character of the area, its contribution to the views from the Broad, and floodwater capacity will be protected.
 2. Development will be strictly managed to support these aims, and in view of the poor road access and the serious risk of flooding affecting significant parts of the policy area.
 3. The provision of...
 - a) small scale storage lockers for use incidental to the enjoyment of moorings, or
 - b) modest sized single room day huts, storage sheds and boat sheds
- will generally be permitted provided:
- i) the plot within which they are located remains predominantly open;
 - ii) the number of buildings does not lead to an over-developed site (usually one building is acceptable);
 - iii) in the case of day huts and storage sheds, that these are sited well back from the water's edge and not prominent in views from the Broad; and

- 16 iv) the design, materials, and boundary treatments are not intrusive in the area or in views
17 from the Broad.
18
- 19 4. The raising of ground levels will not generally be acceptable, in order to retain flood
20 capacity.
- 21 5. The permanent or seasonal occupation of the land, vehicles, boats, etc., or the
22 stationing of caravans, will not be permitted.
- 23 6. In the light of the potential for archaeological remains in the area, an archaeological
24 survey may be required in advance of any grant of planning permission.

25 Constraints and features

- 26 • Within Oulton Broad Conservation Area. Near (across broad) SAC, SPA, and SSSI.
- 27 • Article 4 Direction (1981) – removes permitted development rights for walls, gates,
28 enclosures, etc.
- 29 • Flood risk (zones 1, 2 & 3 by EA mapping; mainly zones indicative 3b, and some zone 2,
30 by SFRA 2018 mapping).
- 31 • Site is within Suffolk’s minerals consultation area for sand and gravel. However, the site
32 is heavily constrained by flood risk, heritage and nature designations, dark sky areas,
33 access and amenity, so is likely not economically viable as a mineral extraction site.

34 Reasoned Justification

35 The area features some long-established leisure plots accessed by a narrow-unmade lane.
36 The area forms an important part of the setting of Oulton Broad and the trees and
37 shrubbery contribute to a semi-natural appearance. Maintaining an appropriate balance
38 between the lawful use of the land and the control of additional buildings, structures and
39 vehicles that owners often want to install on their plots has been a challenge for many
40 years.

41 The policy seeks to clarify what the Authority is trying to achieve, and permit a basic level of
42 built development in support of the plots’ lawful uses while minimising adverse impacts on
43 the scenic beauty of the Broads and on the floodwater capacity of the area.

44 The Environment Agency supports the intention to keep buildings back from the river
45 frontage/water front. While ‘well back’ is difficult to define and depends on particular local
46 circumstances, in general setting the building back by a third of a plot could be appropriate.
47 Being hard up or too close to the water’s edge could enclose the river or broad’s edge and
48 be overbearing. Setting of buildings with an undeveloped area in front will also allow
49 architectural interest of buildings to be appreciated.

50 **Reasonable alternative options**

- 51 a) No policy

52 **Sustainability appraisal summary**

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

A: Keep original policy	4 positives. 0 negatives. 0 ? Overall, positive.
B: No policy	0 positives. 0 negatives. 4 ? Overall, positive.

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

56 According to recent Annual Monitoring Reports, the policy has not been used and schemes
57 were in conformity.

58 **Why have the alternative options been discounted?**

59 Given the importance of this area to the setting of the Broad, a policy that seeks to control
60 development in the area is important and preferred.

61 **UN Sustainable Development Goals check**

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

63 None identified.

64 **Policy POOUL2: Oulton Broad - Former Pegasus/Hamptons Site**

65 **Policy Map 14**

66 1. This site is allocated for:

- 67 a) a boatyard use; and
68 b) (optionally) housing, recreation, entertainment, or employment use (or uses) where
69 compatible with the boatyard use, road access, neighbouring uses and flood risk.

70 2. Development of the site will be required to:

71 i) Be of high standards of design in line with the Design Guide (or successor document);

72 ii) Have high quality landscaping;

73 iii) Fully assess the impact of the development on the surrounding road network,
74 demonstrate adequate capacity to meet the likely traffic demands and demonstrate
75 adequate capacity or provision of satisfactory mitigation to meet the likely traffic
76 demands of the site;

77 iv) Incorporate appropriate measures to manage any risk of water pollution arising from
78 the development;

79 v) Incorporate appropriate measures to mitigate or remedy any ground contamination;

80 vi) Provide evidence, including a site flood risk assessment, to confirm that any
81 development will be consistent with national and local policy in terms of both on-site
82 and off-site flood risks;

83 vii) Preserve or enhance the character or appearance of the Oulton Broad Conservation
84 Area;

85 viii) Provide appropriate and safe access to the water (slipways, moorings) and facilitate
86 views of the water; and

87 ix) The scheme provides biodiversity net gain (in line with policy xx).

88 3. If housing forms part of the scheme, the provision of serviced self-build/custom build
89 plots is encouraged.

90 4. In the light of the potential for archaeological remains in the area, an archaeological
91 survey may be required in advance of any grant of planning permission.

92 5. Project Level Habitats Regulation Assessments will be needed to assess implications on
93 sensitive European Sites. Measures to mitigate for the effects of new growth may be
94 required, in particular to mitigate recreation impacts (through the Suffolk Coastal GI
95 RAMS tariff or equivalent mitigation as well as potentially the provision of good quality
96 on-site green infrastructure) ~~to mitigate for recreational disturbance.~~

97 Constraints and features

- 98 • Within the Oulton Broad Conservation Area.
99 • Opposite (across broad) SAC, SPA, SSSI.
100 • Flood risk zones 1, 2 & 3 by EA mapping and some 2 and indicative 3b by SFRA 2018
101 mapping.
102 • Future growth could have an impact on the foul sewerage network capacity.
103 • Close to a pumping station.
104 • A particular local issue is the congestion north of Mutford Lock

105 Reasoned Justification

106 Please note that this allocation received planning permission in 2012¹ for 76 market
107 dwellings, office accommodation, and moorings. The policy is being carried forward from
108 the ~~Site Specific Policies Local Plan 2014~~ 2019 Local Plan for the Broads because the
109 permission is yet to be built out.

110 This is a visually prominent site on the Broad, ~~now largely derelict~~, and the Authority has
111 long sought redevelopment of the site. We recognise that it is unlikely that the whole of it
112 will remain in boatyard use, but seek to retain boatyard use and the availability of moorings,
113 etc., at the waterside because of its importance to the local economy and the recreational
114 value of the wider area. This policy sets out our approach to achieving such redevelopment,
115 and reflects the essentials of earlier adopted Supplementary Planning Guidance for the site,
116 published jointly with the former Waveney District Council.

117 A particular local issue is the congestion north of Mutford Lock, as set out in the Local
118 Transport Plan, which may be impacted upon by development of this site. Any transport
119 assessment under this policy should include this constraint. Suffolk County Council may seek
120 contributions from this development, to mitigate any impacts on the highway network.

121 The Environment Agency highlights the need to address the risks of water pollution for
122 waterside sites in industrial/boatyard use, and the need to deal with the risk of existing
123 ground contamination.

124 There may be a requirement for an evidence based, project level HRA to assess the impact
125 of this development on European Protected Species and Habitats and mitigation could be
126 required. The scheme will also need to mitigate recreation impacts and this is most easily
127 done through paying the Suffolk Coastal GI RAMS tariff although there could be a need for
128 open space that could provide adequate daily recreation and dog walking facilities to meet
129 needs.

130 The policy highlights the need for the scheme to ensure Biodiversity Net Gain in line with
131 policy xxx.

132 The design of the development shall meet the requirements of the Design Guide and design
133 policy xx.

134 There could be potential for serviced plots to be provided for people to build their own
135 homes as part of any residential element of the scheme.

136 It is anticipated that the dwellings will be delivered as follows: ~~by the end of 2024.~~

<u>End 2025</u>	<u>End 2026</u>	<u>After 2027</u>
<u>15</u>	<u>15</u>	<u>46</u>

137 **Reasonable alternative options**

¹ The Planning Application is BA/2012/0271/FUL

138 a) The original policy, with no amendments.

139 **Sustainability appraisal summary**

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

A: Keep original policy	12 positives. 0 negatives. 0 ? Overall, positive.
B: Preferred Option - amend policy.	12 positives. 0 negatives. 0 ? Overall, positive.
C: No policy	0 positives. 0 negatives. 12 ? Overall, neutral

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

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

144 **Why have the alternative options been discounted?**

145 The amendments relate to design, biodiversity net gain and HRA related issues which are
146 important and are therefore the amended policy is preferred.

147 **UN Sustainable Development Goals check**

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

6 CLEAN WATER AND SANITATION



8 DECENT WORK AND ECONOMIC GROWTH



9 INDUSTRY, INNOVATION AND INFRASTRUCTURE



11 SUSTAINABLE CITIES AND COMMUNITIES



149

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 POOUL1: Boathouse Lane Leisure Plots

	A: Keep original policy		B: No 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	+	Policy refers to landscape character.		?
ENV5	+	Policy identifies the area as important for flood capacity.		?
ENV6	+	Policy identifies the area as important for flood capacity.		?
ENV7				
ENV8				
ENV9	+	The policy refers to potential archaeology.		?
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

Assessment of Policy POOUL2: Oulton Broad - Former Pegasus/Hamptons Site

	A: Keep original policy	B: Preferred Option - amend policy	C: No policy
ENV1	+ Policy highlights potential traffic issues.	+ Policy highlights potential traffic issues.	?
ENV2	+ Policy emphasises the issue of water quality.	+ Policy emphasises the issue of water quality.	?
ENV3	+ Policy refers to HRA requirements.	Policy refers to HRA requirements and biodiversity net gain.	?
ENV4	+ Policy requires landscaping and good design.	+ Policy requires landscaping and good design.	?
ENV5	+ Policy refers to the issue of flood risk.	+ Policy refers to the issue of flood risk.	?
ENV6	+ Policy refers to the issue of flood risk.	+ Policy refers to the issue of flood risk.	?
ENV7			
ENV8			
ENV9	+ Policy refers to conservation area and potential for archaeology.	+ Policy refers to conservation area and potential for archaeology.	?
ENV10	+ Policy requires good design.	+ Policy requires good design.	?
ENV11			
ENV12			
SOC1			
SOC2			
SOC3	+ The sites seeks retention of a boatyard use.	+ The sites seeks retention of a boatyard use.	?
SOC4	+ The site is allocated for housing.	+ The site is allocated for housing.	?
SOC5			
SOC6	+ The site has good access to services and facilities.	+ The site has good access to services and facilities.	?
SOC7			
ECO1	+ The sites seeks employment use.	+ The sites seeks employment use.	?
ECO2			
ECO3			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.