

Broads Authority

24 July 2026

Agenda item number 16

Local Plan for the Broads

Report by Planning Policy Officer

Summary

This report provides an update to the Local Plan for the Broads and seeks confirmation from Broads Authority Members regarding the submission of the Local Plan for examination.

Recommendation

It is recommended that Broads Authority Members:

- i. Note the update; and
 - ii. Confirm the decision to submit the Local Plan to the Planning Inspectorate.
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1. Introduction

- 1.1. The Local Plan was submitted in February 2026. This report seeks to provide an update as well as confirmation on the decision to submit.

2. Submission process

- 2.1. There is currently a legal case ongoing elsewhere in the country regarding the process relating to submitting Local Plans.
- 2.2. As a summary, over many years, local planning authorities have sought delegation to submit a Local Plan after the Regulation 19 consultation. But the current legal challenge accuses this process of being contrary to the Strategic Environment Assessment Regulations. The final determination is awaited.
- 2.3. The Local Plan for the Broads was submitted using delegation.
- 2.4. Because of this legal challenge, Members are asked to confirm the decision of the Broads Authority and endorse the submission of the Local Plan.

3. Update regarding the Local Plan

- 3.1. During the first Regulation 19 consultation on the Local Plan, we received many comments. Some supported the Local Plan and some objected to the Local Plan. We went through and responded to all the comments, and some resulted in proposed

changes. Members will be aware that we undertook a second Regulation 19 consultation. We amended the Sustainability Appraisal but did not change the Local Plan. The comments received as part of both consultations and the proposed changes to the Local Plan are here:

- [Responses received to first and second Regulation 19 consultations in respondent order](#)
 - [Appendix A - Local Plan Representations - Somerleyton Estate](#)
 - [Appendix B - Local Plan Representations - National Gas Transmission](#)
 - [Appendix C - Local Plan Representations - Marine Management Organisation \(MMO\)](#)
 - [Appendix D - Local Plan Representations - National Highways](#)
 - [Appendix E - Local Plan Representations - Suffolk Constabulary](#)
 - [Appendix F - Environment Agency Flood Risk Assessment tick sheet](#)
 - [Appendix G - Chet Valley Settlement Fringe Topic Paper](#)
 - [Appendix H - Local Plan Representations - Norfolk Wildlife Trust BNG comments](#)
 - [Appendix I - Local Plan Representations - Somerleyton Estate \(to second Regulation 19 consultation\)](#)

3.2. The main issues raised as part of the Local Plan are as follows. This is not a list of all objections, but the main ones. They are classed as main because a number of organisations or individuals raised these issues. There are of course many other comments made as well as other objections, but these are the main issues.

- a) Policy PUBDM7: Water efficiency and re-use. The main issue relates to a stricter water use standard. Essex & Suffolk Water, Anglian Water Services and the Environment Agency have objected to 110l/h/d water use and requested 90l/h/d. We support this amendment and a topic paper has been produced and this can be found here: [Broads Local Plan - Topic Paper - 90 litres per head per day water usage](#).
- b) Policy PUBDM16: Biodiversity Net Gain. Essex & Suffolk Water (Savills), Home Builders Federation and British Sugar (Rapleys) and The Planning Bureau Limited on behalf of McCarthy Stone and Churchill Living have objected to BNG of 20% on viability grounds. We asked our viability consultants to confirm their previous findings and they remain content a requirement of 20% BNG is viable.
- c) Policy PUBDM26: Protection and enhancement of settlement fringe landscape character – the area designated as Settlement Fringe at the Chet Valley. Many locals disagree that there should be this designation at an area near Chedgrave. We have produced a topic paper to assess the area and this can be found here: [APPENDIX G Settlement Fringe, Chedgrave, Topic Paper](#). This concludes that generally the area is Settlement Fringe, but some amendments to the boundary could be made.

- 3.3. As a reminder, when preparing the Local Plan and considering it for consultation, as well as considering comments received, various and numerous reports have been before Planning Committee over the years.
- 3.4. MHCLG has appointed two Inspectors to undertake the Local Plan. The hearings are scheduled for the weeks commencing 14 September and 21 September. The Inspectors suggest 6 days for the hearings which will be held at Yare House.
- 3.5. The Inspectors have asked some initial questions around housing need and meeting the need and some Topic Papers have been produced. These are on the Examination Library webpage: [Examination Library](#).
- 3.6. The main task for Officers to complete currently, is answering the Inspectors' Matters Issues and Questions. At the time of writing this report, these had not been received.
- 3.7. Our Programme Office is in place. They liaise between the Planning Inspectors, interested parties and the Broads Authority LPA.
- 3.8. Examination webpages are up and running: [Local Plan for the Broads - Review](#).

4. Next steps

- 4.1. We await instructions from the Planning Inspectorate. We will keep Members updated on progress of the Local Plan examination.

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