

**Broads Local Plan Issues and Options**

**Summary leaflet and questionnaire**

Consultation from 15 February to 4pm on 8 April

**Introduction**

The Broads Authority is working on a new Local Plan, which is one of our duties as a local planning authority.

Local Plans contain policies to help shape the future development of an area and are used when making decisions on planning applications. The policies cover many topics such as renewable energy, affordable housing, moorings, flooding and impacts of development on people or the landscape.

This is the first stage in the preparation of a Local Plan where we highlight issues and suggest potential options to address them. We are consulting on these issues and options from 15 February 2016 to 4pm on 8 April 2016.

This leaflet and questionnaire is a summary and does not contain everything that is in the main document. Therefore if you would like full details please read the main document (<http://www.broads-authority.gov.uk/broadsconsultations>).

A list of venues where you can access hard copies of the Issues and Options is listed below:

* At the following libraries: Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham and Wroxham.
* At these Council Offices: Broads Authority, Broadland, Great Yarmouth, North Norfolk, Norwich City, South Norfolk, Waveney, Norfolk County and Suffolk County.
* At these Tourist Information Centres: Whitlingham, Toad Hole Cottage at How Hill and Hoveton.

We will also be holding open days where you can come and talk to officers about the Local Plan.

* Saturday 5 March, 1:30pm to 3:30pm at Stalham Town Hall
* Saturday 19 March, 10am to 12pm at Oulton Community Centre
* Wednesday 23 March, 6:30pm to 8:30pm at Brundall Memorial Hall

**We really hope you take this opportunity to tell us what you think.**

Please note that:

* We take into account all comments and answers so cannot guarantee that individual answers or thoughts will always change the local plan.
* We will consider the comments we receive to the consultation and give our response to what you say.
* When you provide your contact details, we will keep them and only use them in line with data protection rules
* Your response will be made public, with your name and organisation (if relevant) but not any other details. This enables a transparent process.
* Please be respectful with the content of your responses because they will be made public.

**Q1: Special qualities of the Broads**

We want to protect and enhance what makes the Broads special. We want to know what is special to you about the Broads, and what you do not like, and why.

**What do you like about the Broads?**

**What do you not like about the Broads?**

**What would you like to stay the same about the Broads?**

**What changes would you like to see in the Broads?**

**Q2: Floating buildings**

Some people like to live or work on the water, but floating buildings can be a complex area. We need to think about the visual impact, ensure that people and their belongings are safe in times of flood as well as consider the location of floating buildings.

**What do you think about floating buildings in general?**

* Like them?
* Dislike them?

**Do you have any comments?**

**Q3: Second homes**

These are properties used by an individual or family in addition to their main home elsewhere.

By not being occupied all year round, services in the area could suffer because they are not used and this can affect viability, but when they are occupied there could be benefits to the local economy and tourism businesses.

**How do you think second homes affect your community?**

**If we could somehow restrict second homes in your area, is that something you would support? Why?**

* Support?
* Against?

**Do you have any comments?**

**Q4: Building your own home.**

The Government wants to enable more people to build their own home. If you are interested in building your own home, you can register your interest on the national self-build register (‘need a plot’). Go here: <http://www.selfbuildportal.org.uk/>

**How can the Broads Authority make it easier for people to build their own homes?**

**Q5: Design**

Design of development in the Broads is very important. The area is acknowledged and protected for its waterways, special landscape, biodiversity, culture and heritage.

**Do you think design of development is important?**

* Yes
* No

**What design aspects do you like? What kind of design do you not like?**

**Q6: Water efficiency**

We are considering making it a requirement for new houses to be more water efficient to help protect the environment, but we are aware that measures like water efficient taps and showers are replaced with less efficient ones by people who move in later on.

**What do you think about requiring houses to be more water efficient?**

* Support?
* Against?

**Do you have any comments?**

**Q7: Tranquillity**

The simplest way to describe ‘tranquillity’ is ‘getting away from it all’. The elements of tranquillity include the perception of a lack of noise, low or no levels of light pollution and low or no impacts from built development. Some people think that you can get away from it all in some parts of the Broads.

**Where in the Broads do you think you ‘get away from it all’ and why do you think that?**

There is a form to fill in. **You can go here to fill out the form:**

[http://www.broads-authority.gov.uk/ broadsconsultations](http://www.broads-authority.gov.uk/%20broadsconsultations)

**Q8: Light pollution**

We are currently assessing how dark the skies of the Broads actually are. Dark skies are attractive to many people as they add to tranquillity and enable appreciation of the night sky. Early results indicate that we do have some areas that are quite dark and not greatly affected by light pollution.

**Do you think the Broads Authority should try and address light pollution?**

* Yes?
* No?

**Why do you think this?**

**Q10: Redundant boat yards**

Traditionally many of the buildings by the waterside are used for boat related businesses, but if these businesses move away from the waterside vacant buildings are left. Currently, we tend to say that these kinds of buildings should be reserved for boat related businesses.

**Should we…**

* Ensure such sites are for boat related businesses only?
* Open the sites up to other types of business, not just related to boats?
* Allow the site to be used for anything, not just business (please note that there are some constraints on these sites, such as flood risk which means that only certain types of land use can go there)?

**Why do you think this?**

**Q11: Heritage Interpretation**

Heritage, history and culture are important parts of what makes the Broads special. When sites change their use, links to their previous use could be preserved by incorporating some of the previous features into the new design. Or there could be art or plaques to provide information and interpretation.

**Do you think linking to the past use of a site is important?**

* Yes?
* No?

**Why do you think this?**

**Q12: Local Green Space**

Is there a green area in your community that is important to you? Do you want to protect it? If so, please let us know! We are asking communities to nominate areas of Local Green Space for us to consider. There is a form to fill in. **You can go here to fill out the form:** [http://www.broads-authority.gov.uk/ broadsconsultations](http://www.broads-authority.gov.uk/%20broadsconsultations)

**Where in the Broads do you think there are areas of ‘Local Green Space’ and why do you think that?**

**Q13: Sites**

We have come up with a list of sites in the Broads that might particularly benefit from being looked at as we produce the Local Plan. If you know these sites, please tell us if you think we should look into the site a bit more and what you would like the future of the site to be.

| **Site and Settlement** | **Description** |
| --- | --- |
| Beccles Old Hotel Site, opposite Morrison’s | This site had consent for a hotel which has now lapsed and it is not allocated for a hotel in the Sites Specifics Local Plan due to constraints like access and flood risk. The current open and green site is prominent at the gateway to Beccles. |
| Bridge Hotel, Potter Heigham | Built in 1869 this hotel burnt down in 1991. The site has had a series of temporary consents for car parking. |
| Little Precinct in Hoveton | This is one of the few retail areas in the Broads (see the retail section). There are around 10 units along the precinct and current occupiers include a bank, a post office and shops. There is street furniture such as benches and bins. The upper floors are office space. |
| Former Waterside Rooms at Hoveton | This is a former pub site, where the building has been closed since the mid-1980s and is currently boarded up. It is in poor condition and impacts adversely on the waterfront and the streetscape. The current building is likely to be unsuitable for renovation. |
| Former Loaves and Fishes Pub at Beccles | This is a former pub site, where the building has been closed since the mid-1990s. It occupies an attractive location to the rear of Beccles Quay. |

**What do you think about the Beccles Old Hotel Site?** **What could it be used for?**

**What do you think about the Bridge Hotel Site at Potter Heigham? What could it be used for?**

**What do you think about the Former Waterside Rooms in Hoveton? What could it be used for?**

**What do you think about the Little Precinct in Hoveton? What could it be used for?**

**What do you think about the Former Loaves and Fishes at Beccles? What could it be used for?**

**Are there any other sites in the Broads that you think we should specifically look at through the Local Plan and what could they be used for?**

**Q14: Developer contributions**

Sometimes, when we approve large developments, we request money from developers to benefit the local community. Some examples of how we spend this money include moorings, community facilities, play areas and public access. Do you have any thoughts on how we can spend this money to benefit your community?

**What parish do you live in?**

**What do you think developer money should be spent on in your community and why?**

1:

2:

3:

**About you**

By giving us your name, you give us permission to publish your comments alongside your name. We will only use your details in relation to the Broads Local Plan. Your contact details will not be made public, just your name and organisation.

* Name:
* Organisation:
* Phone number:
* Email address:
* Postcode:
* Age band:

0-9 10-19 20-29 30-39 40-49 50-59 60-69 70-79 80-89 90-or older

* What is your ethnic group?

**Your connection with the Broads**

* Do you live in the Broads?
* Do you live near the Broads?
* Do you visit the Broads?
* Do you operate a business in the Broads?
* Do you work in the Broads?
* Other (please specify):

**Please tick one of the below...**

* Please add me to the contact database to receive updates about the Local Plan
* Please DO NOT add me to the contact database to receive updates about the Local Plan

**How we will use these details...**

I understand that the Broads Authority will only use the details I provide for the purposes of producing the Local Plan and will store my details in line with data protection rules

**How to get this questionnaire back to us.**

* If using Survey Monkey, just press submit!
* If you filled this out on electronically, just email it to [planningpolicy@broads-authority.gov.uk](mailto:planningpolicy@broads-authority.gov.uk).
* If you have printed it off, post it to Planning Policy, Broads Authority, Yare House, 62-64 Thorpe Road, Norwich, NR1 1RY.

**What next?**

We will read all the responses we get to this consultation. We will log them on our system with our response which will say how we will deal with the points you make as well as why. This will eventually be in the public domain. These comments will help inform the next stage of the process which is developing Preferred Options. We will consult on the Preferred Options version of the Local Plan in autumn 2016.

**Thank you for taking the time to fill out this survey and tell us what you think!**