

# Planning Committee

## Agenda 16 January 2026

10.00am

The King's Centre, 63-75 King Street, Norwich, NR1 1PH

John Packman, Chief Executive – Friday 9 January 2026

Under the Openness of Local Government Bodies Regulations (2014), filming, photographing and making an audio recording of public meetings is permitted. These activities however, must not disrupt the meeting. Further details can be found on the [Filming, photography and recording of public meetings](#) page.

### Introduction

1. To receive apologies for absence
2. To receive declarations of interest (see [Appendix 1](#) to the Agenda for guidance on your participation having declared an interest in the relevant agenda item)
3. **To receive and confirm the minutes of the Planning Committee meeting held on 5 December 2025** (Pages 4-17)
4. To note whether any items have been proposed as matters of urgent business
5. Chairman's announcements and introduction to public speaking  
Please note that public speaking is in operation in accordance with the Authority's [Code of Practice for members of the Planning Committee and officers](#).
6. Request to defer applications included in this agenda and/or vary the order of the agenda

### Planning and enforcement

7. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
  - 7.1. BA/2025/0313/HOUSEH 12 Manor House, Yarmouth Road, Thorpe St Andrew  
(Pages 18-27)
8. **Enforcement update** (Pages 28-37)  
Report by Development Manager

## Heritage

9. **Bungay and Ditchingham Dam Article 4 Direction review** (Pages 38-70)  
Report by Heritage and Design Planning Officer

## Policy

10. **Consultation responses** (Pages 71-87)  
Report by Planning Policy Officer
11. **Local Plan for the Broads – Regulation 19 first consultation responses** (Pages 88-163)  
Report by Planning Policy Officer
12. **Annual Monitoring Report** (Pages 164-210)  
Report by Planning Policy Officer

## Matters for information

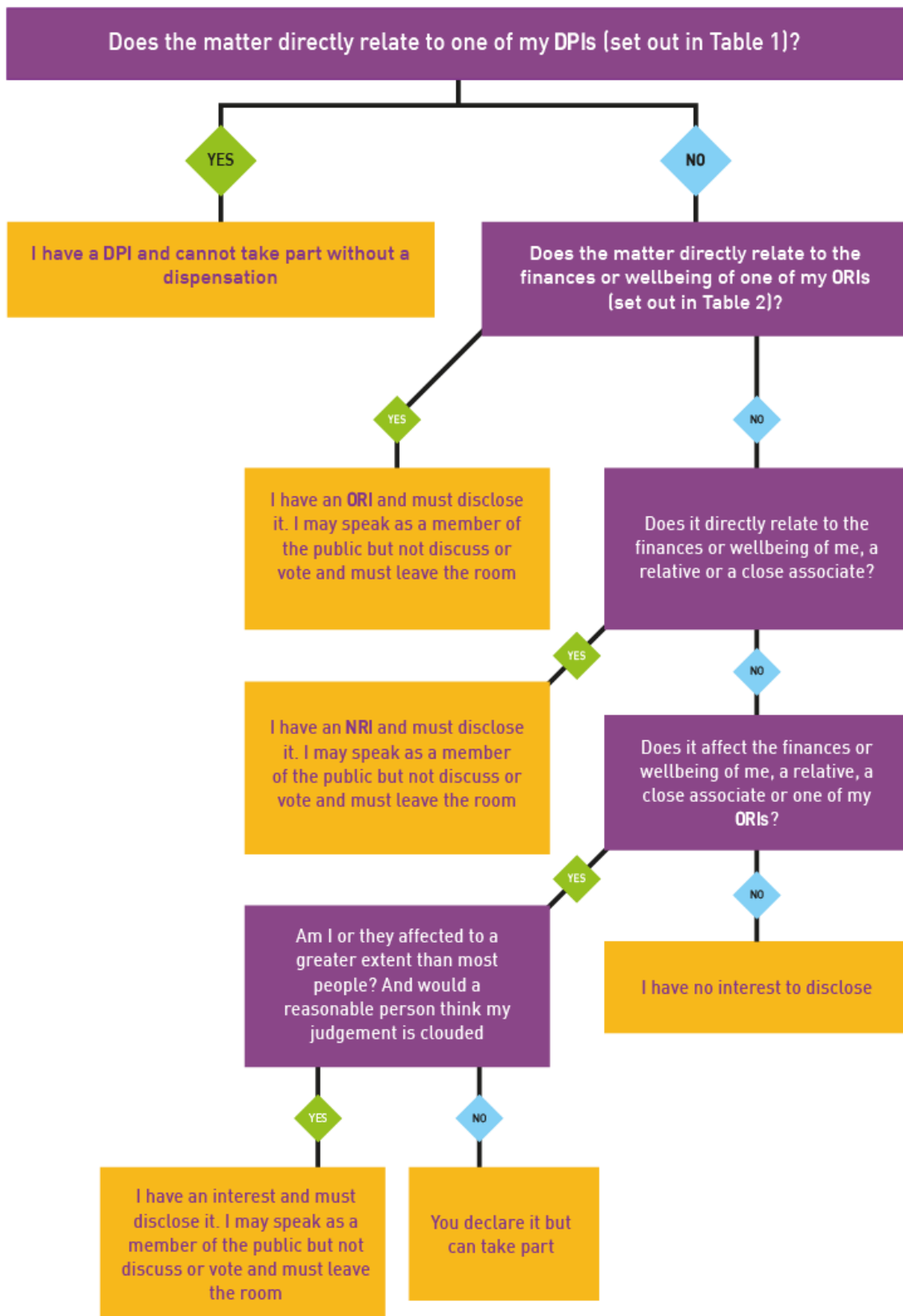
13. **Appeals to the Secretary of State update** (Pages 211-213)  
Report by Development Manager
14. **Decisions made by Officers under delegated powers** (Pages 214-219)  
Report by Development Manager

## Other matters

15. Other items of business  
Items of business which the chairman decides should be considered as a matter of urgency pursuant to Section 100B (4)(b) of the Local Government Act 1972
16. **To note the date of the next meeting – Friday 6 February 2026 at 10.00am at The King's Centre, 63-75 King Street, Norwich, NR1 1PH**

For further information about this meeting please contact the [Governance team](#)

# Appendix 1 – Extract from the Local Government Association Model Councillor Code of Conduct



# Planning Committee

## Minutes of the meeting held on 5 December 2025

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## **Present**

Tim Jickells – in the Chair, Harry Blathwayt, Stephen Bolt, Andrée Gee, Tony Grayling, James Harvey, Matthew Shardlow and Vic Thomson

## **In attendance**

Natalie Beal – Planning Policy Officer (items 9-10), Jason Brewster – Governance Officer, Nigel Catherall – Planning Officer (items 7.2 & 7.3), Jane Fox – Planning Officer (item 7.1), Steve Kenny – Development Manager, Harry Mach – Carbon Reduction Projects Manager (item 7.1), Ruth Sainsbury – Head of Planning, Lorraine Taylor – Governance Officer and Rob Thomas – Head of Governance

## **Members of the public in attendance who spoke**

Greg Munford, as applicant, for item 7.2 – BA/2023/0443/FUL Richardsons Boatyard, The Staithe, Stalham

## **1. Apologies and welcome**

The Chair welcomed everyone to the meeting. The Chair noted that this was the Head of Governance's final meeting before leaving the Authority. The Chair thanked him for his efforts supporting the committee during his tenure. Lorraine Taylor would become the new Head of Governance.

Apologies were received from Martyn Hooton, Gurpreet Padda and Fran Whymark.

## **Openness of Local Government Bodies Regulations 2014**

The Chair explained that the meeting was being audio-recorded. All recordings remained the copyright of the Broads Authority and anyone wishing to receive a copy of the recording should contact the Governance Team. The minutes remained the record of the meeting. He added that the law permitted any person to film, record, photograph or use social media to report on the proceedings of public meetings of the Authority. This did not extend to live verbal commentary. The Chair needed to be informed if anyone intended to photograph, record or film so that any person under the age of 18 or members of the public not wishing to be filmed or photographed could be accommodated.

## **2. Declarations of interest and introductions**

Members provided their declarations of interest as set out in Appendix 1 to these minutes and in addition to those already registered.

## **3. Minutes of last meeting**

The minutes of the meeting held on 7 November 2025 were approved as a correct record and signed by the Chair.

## **4. Matters of urgent business**

There were no items of urgent business

## 5. Chair's announcements and introduction to public speaking

No members of the public had registered to speak. The Chair noted that the Vice-Chair of the Planning Committee had attended the first meeting of the Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy (GI RAMS) oversight board on 26 November 2025.

## 6. Requests to defer applications and/or vary agenda order

No requests to defer or vary the order of the agenda had been received.

## 7. Applications for planning permission

The Committee considered the following applications submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decisions set out below. Acting under its delegated powers, the Committee authorised the immediate implementation of the decisions.

The following minutes relate to additional matters of information or detailed matters of policy not already covered in the officer's report, which were given additional attention.

### (1) BA/2025/0238/FUL Land To West Of Clint Street, Ludham

#### **Installation of a 4 metre wind pump at north east corner of site to lift water from Internal Drainage Board drain to facilitate rewetting**

#### **Applicant: Broads Authority**

The Planning Officer (PO) provided a detailed presentation of the application that involved the installation of a wind pump at land to the west of Clint Street, Ludham intended to pump water in support of the restoration of peat building conditions within Buttle Marsh.

The presentation included a location map, a site map, a site map depicting the footpaths and existing mills, an aerial photograph showing both the approved and proposed positions of the windpump, a site map showing the boundary of the applicant's land at Buttle Marsh, an indicative plan of the wind pump, a photograph of the proposed type of wind pump, a photograph of Boardman's Mill and photographs of various aspects of the site.

In assessing the application, the PO addressed the key issues of principle of development, the impact on the landscape, impact on ecology, design and impacts on heritage assets, flood risk and other issues. The recommendation was to approve the application subject to conditions.

A Member asked whether the sails would be reflective, as this could increase their visual impact when rotating, and whether there was any mitigation possible. It was agreed to condition the colour scheme to be black and white, as suggested in the Heritage and Design Manager's representation, and to include a matt finish.

A Member asked whether Biodiversity Net Gain (BNG) was applicable to this development. The PO confirmed that this development was below the BNG threshold of 25m<sup>2</sup> and a Member noted that an owl box had been conditioned as an ecological enhancement.

A Member asked, given this development's purpose to support peat restoration within Buttle Marsh, whether a public information board, as suggested by the Authority's landscape consultant, should be conditioned. The Development Manager believed information boards were covered under permitted development rights and a board would be included in the plans.

Harry Blathwayt proposed, Andrée Gee seconded

**It was resolved unanimously to approve the application subject to the following conditions:**

- **Time Limit**
- **In accordance with plans**
- **Details of Pollution Prevention Plan**
- **Biodiversity Mitigation and A11 licence for water vole**
- **Observe biosecurity protocol 'Check, Clean, Dry'**
- **Displacement cutting outside of the hibernating season for reptiles**
- **If evidence of nesting birds found works to stop immediately**
- **One - A frame barn owl box**
- **Pump to be painted black with matt white sails.**

**(2) BA/2023/0443/FUL Richardsons Boatyard, The Staithe, Stalham**

**Proposed redevelopment to provide new visitors' centre/reception, workshop extension, associated parking and landscaping etc., demolition of existing workshop buildings and excavation of basins to provide additional/enhanced moorings.**

**Applicant: Richardsons Leisure Ltd**

The Planning Officer (PO) provided a detailed presentation of the application that involved the provision of a new visitors' centre/reception, associated parking and landscaping, an extension to an existing workshop, the demolition of existing workshop buildings and excavation of basins to provide additional/enhanced moorings at Richardsons Boatyard, The Staithe, Stalham.

The presentation included a location map, a site map, an aerial photograph showing the site map, a site map depicting the buildings to be demolished and the buildings to be retained, a proposed site plan (with an overlay of buildings for demolition), photographs of various aspects of the site, elevation diagrams of the proposed visitor centre/reception, floorplans of the proposed visitor centre/reception, plan diagram of the proposed visitor centre/reception including the outdoor play area and a diagram depicting the north and west elevations of the proposed workshop extension, a diagram showing the change in mooring numbers by type across the site, a proposed site plan for the extended basins in the centre of the site and a diagram showing side by side images of a photograph of the basins to the west of the site and the proposed site plan for the extended basins at the same location.

Since the report was issued, the Environment Agency had been provided with additional information which addressed its previous concerns and had subsequently confirmed it no longer had any objection to this development.

In assessing the application, the PO addressed the key issues of principle of development, the impact on the landscape, design and heritage, navigation, trees, ecology, impact on peat, amenity of residential properties, highways and public rights of way, flood risk. The PO advised that the recommendation was to approve the application subject to conditions.

In response to a question the PO confirmed that the Navigation Committee had been consulted on an earlier version of this application and following negotiations, the proposal had been revised to address the issues raised.

A Member asked whether this development would exacerbate the spread of floating pennywort. The PO indicated that a Construction Environmental Management Plan had been conditioned which would enable the Authority to ensure the relevant mitigations, such as the use of silt curtains during excavation, would be used.

A Member noted the reduced capacity of the proposed car park and asked whether this would result in an increase in parking offsite in the adjacent roads. The PO confirmed that the Highway Authority had reviewed the numbers in the context of the proposed facilities and raised no objections.

A Member asked whether it was correct that the elevation diagrams included Broads Authority branding. The PO confirmed that the branding related to the Broads National Park which was utilised in towns and villages within the national park and its usage in this development was encouraged.

In response to a question, Mr Greg Munford, the applicant, confirmed that the educational boat would be operated by Richardsons and, along with the play area, would be used to promote the heritage of the Broads.

A Member asked what constituted a biosecurity risk when disposing of the excavated peat. The PO explained that the excavation would be licenced which would require a plan to be submitted for addressing any contaminated material found when excavating the basins.

A Member noted the efforts undertaken to minimise the volume of peat to be excavated and the Head of Planning added that the use of the extracted peat had been conditioned.

A Member was disappointed that the intended use of the extracted peat was not consistent with minimising CO<sub>2</sub> emissions and suggested sending it to landfill as an alternative. The PO explained that ploughing the extracted peat into farmland was a last measure specified within a hierarchy of options suggested in Local Plan policy DM10 (Peats Soils) which was required as no other suitable schemes were available. The Head of Planning suggested amending condition 11 to include another suitable location consistent with policy DM10 which met with the Member's approval.

A Member noted that the erosion of peat both in the UK and Europe was a significant contributing factor to climate change compounded by peat's carbon sequestration properties. Another Member agreed with the intended use of the extracted peat believing it would have a benefit from an agricultural perspective.

Members supported the application for the improvements it brought to a Broads based business and the local economy.

Harry Blathwayt proposed, Andrée Gee seconded

**It was resolved unanimously to approve the application subject to the following conditions:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><b>i. Standard time limit</b></li> <li><b>ii. In accordance with approved plans</b></li> <li><b>iii. Details of method statement for piling and dredging works</b></li> <li><b>iv. Details of Construction Environmental Management Plan</b></li> <li><b>v. Details of Landscape and Ecological Management Plan</b></li> <li><b>vi. Details of Pollution Prevention Plan</b></li> <li><b>vii. Details of all external materials including solar panels</b></li> <li><b>viii. Details of Arboricultural Method Statement</b></li> <li><b>ix. Details of landscaping scheme including a landscape management plan</b></li> <li><b>x. Replacement of trees or plants planted under landscape scheme</b></li> <li><b>xi. Details of extracted peat use. Spoil to be deposited in flood zone 1 or another appropriate location consistent with policy DM10. Re-use within 7 days</b></li> <li><b>xii. Details of phase 2 assessment of the risks posed by any contamination</b></li> <li><b>xiii. Details of remediation scheme following phase 2 assessment</b></li> <li><b>xiv. Details of staging/piling/quayheading</b></li> </ul> | <ul style="list-style-type: none"> <li><b>xv. Details of upgraded/widened vehicular access</b></li> <li><b>xvi. Details of provision for on-site parking for construction workers</b></li> <li><b>xvii. Details of visitor mooring sign - position, size, and design</b></li> <li><b>xviii. Details of the play equipment</b></li> <li><b>xix. Provision of silt curtains during all active works</b></li> <li><b>xx. Follow mitigation for reptiles, birds, breeding birds, and bats as set out in 5.2.1 of the EIA</b></li> <li><b>xxi. Habitat enhancement as set out in 6.2.2 of the EIA</b></li> <li><b>xxii. Provision of nest boxes and cups, and bat boxes, as set out in 6.3.1 of the EIA</b></li> <li><b>xxiii. No external lighting without agreement in writing</b></li> <li><b>xxiv. No residential mooring</b></li> <li><b>xxv. Short stay moorings retained</b></li> <li><b>xxvi. Provision of visibility splays</b></li> <li><b>xxvii. Access gates/bollard/chain/other means of obstruction - function and siting</b></li> <li><b>xxviii. Works for on-site car parking/servicing/turning/waiting areas</b></li> </ul> |
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### (3) BA/2025/0251/FUL Wayford Nurseries, Wayford Road, Wayford Bridge

#### **Replace 8 polytunnels with single, large polytunnel**

**Applicant: Mr Nicholas Meale**

The Planning Officer (PO) provided a detailed presentation of the application that would involve the removal of eight existing polytunnels and replaced by a single, large polytunnel.

The presentation included a location map, a site map, an aerial photograph with the site marked to provide context of the site and surrounding landscape, an aerial photograph of the site, an aerial photograph with an overlay of the plan diagram of the proposed development, a diagram of the proposed elevations of the development, a diagram showing the roof plan of the development, pictures showing the existing polytunnels and plant hardening areas, and photographs of the site from various vantage points.

The PO confirmed that there had been no new consultation responses since the publication of the report and indicated that a reference, in section 6.6 of the report, to a glasshouse was incorrect; it should read polytunnel.

In assessing the application, the PO addressed the key issues of principle of development, the impact on the landscape, amenity of residential properties, design and appearance, biodiversity net gain. The PO explained that additional information regarding Biodiversity Net Gain (BNG) had not been received and the recommendation was to be revised; If Members were minded to approve this application, then approval would be delegated to the Head of Planning upon successful completion of the BNG assessment.

A Member asked how approval of this application would impact the extant permission for replacement of the eight polytunnels with a glasshouse (planning reference BA/2024/0066/FUL). The Head of Planning responded that once the development of either the single polytunnel or glasshouse commenced then the remaining extant permission would fall.

In response to questions the PO confirmed the extant permission BA/2024/0066/FUL predated the implementation of BNG, that the proposed development included the loss of a hedge, that the replacement polytunnel would provide a slight increase in surface area and the ground, formerly used for polytunnels, would be used as a plant hardening area.

A Member asked whether this development would create pesticide runoff into the Broads. The PO indicated that pesticide use was associated with the existing use of the site and was not a material consideration in the context of this application.

A Member wondered whether climate change had been factored into the choice of material for the polytunnel. The PO indicated that the existing polytunnels had been onsite for a number of years and the replacement polytunnel would be a more modern equivalent.

Harry Blathwayt proposed, Stephen Bolt seconded

**It was resolved unanimously to delegate approval of BA/2025/0251/FUL to the Head of Planning, subject to BNG confirmation and the following conditions:**

- i. **Time limit**
- ii. **In accordance with plans**
- iii. **Standard BNG condition**
- iv. **Biodiversity enhancement in form of provision of habitat for wildlife**
- v. **Vegetation clearance/demolition works outside of main bird breeding/nesting season or checked by ecologist prior to works**
- vi. **Follow biosecurity protocols**
- vii. **Use of polytunnel for growing/hardening of stock for sale on site only**
- viii. **External lighting plan**

#### **(4) BA/2025/0031/UNAUP2 Land On The West Side Of River Waveney, Beccles**

##### **Unauthorised wooden decking structure**

The Development Manager (DM) introduced the report seeking authority to serve an Enforcement Notice (EN) requiring the removal of the unauthorised structure on land on the west side of River Waveney, Beccles. The DM provided a detailed presentation, including photographs of the site.

The DM set out the planning issues making reference to the Authority's Local Compliance and Enforcement Plan and emphasising the consideration to be given to whether the unauthorised development was capable of being made acceptable and, if unacceptable, the expediency of taking enforcement action. The DM indicated that the recommendation was to serve an EN, any subsequent enforcement action deemed necessary would be brought to committee for approval (this was an alteration to that stated in the report).

In response to questions the DM confirmed that the platform was intended for leisure use, that no assessment regarding possible environmental damage had been undertaken although this would be considered once the structure had been removed and that Biodiversity Net Gain was not applicable as this development would not be granted permission.

Members believed this development detracted from its surroundings and welcomed the proposed enforcement action.

Andrée Gee proposed, Harry Blathwayt seconded

**It was resolved unanimously to serve an Enforcement Notice for the removal of the unauthorised structure.**

#### **(5) BA/2024/0045/UNAUP4 Land On The South-West Side Of Norwich Road, Gillingham**

##### **Unauthorised decking and raised platform area**

The Development Manager (DM) introduced the report seeking authority to serve an Enforcement Notice (EN) requiring the removal of the unauthorised structure on a mooring

plot on the south-west side of Norwich Road, Gillingham. The DM provided a detailed presentation, including photographs of the site.

The DM set out the planning issues making reference to the Authority's Local Compliance and Enforcement Plan and emphasising the consideration to be given to whether the unauthorised development was capable of being made acceptable and, if unacceptable, the expediency of taking enforcement action. The DM indicated that the recommendation was to serve an EN, any subsequent enforcement action deemed necessary would be brought to committee for approval (this was an alteration to that stated in the report).

In response to questions the DM confirmed that decking of no more than 2m in width would be acceptable on a mooring plot and that this structure had been in place for a couple of years.

Andrée Gee proposed, Matthew Shardlow seconded

**It was resolved unanimously to serve an Enforcement Notice for the removal of the unauthorised structure.**

## 8. Enforcement update

Members received an update report from the Development Manager (DM) on enforcement matters previously referred to the Committee. Further updates were provided at the meeting for:

### Land at the Beauchamp Arms Public House (Unauthorised static caravans)

The three static caravans had been disconnected and moved from their original location in preparation for removal from the site.

The DM noted the entry in the report under Land at the Berney Arms, Reedham regarding "All statics have been emptied, disconnected and removed" was incorrect; this should have been included under Land at the Beauchamp Arms Public House (Unauthorised static caravans).

### Land at the Beauchamp Arms Public House (Unauthorised operation development comprising erection of workshop, kerbing and lighting)

The lights had been disconnected and conversations with South Norfolk Council were ongoing regarding their removal from the site.

### Land at Loddon Marina, Bridge Street, Loddon (Unauthorised static caravans)

One of the unauthorised caravans had been disconnected and moved to a storage area within the site. The other unauthorised static caravan was being used as accommodation for an employee at the site and the owner was preparing an application seeking permission for this usage.

The committee adjourned at 11:32am and reconvened at 11.42am.

## 9. Consultation Responses

The Planning Policy Officer (PPO) introduced the report, which documented responses to the Essex and Suffolk Water's Water Recycling, Transfer and Storage Project, the Greater Norwich Authorities Policy 2 Sustainable Communities and Draft Implementation of the Greater Norwich Green Infrastructure Strategy Supplementary Planning Documents both produced by Broadland, Norwich and South Norfolk Councils and the Broadland and South Norfolk Design Code Supplementary Planning Document produced by Broadland and South Norfolk Councils.

### **Essex and Suffolk Water's Water Recycling, Transfer and Storage Project**

The PPO reminded Members of the presentation provided by the Essex and Suffolk Water project team on 7 October 2025 regarding the Essex and Suffolk Water's Water Recycling, Transfer and Storage Project. This project could, as indicated in the map within Appendix 1 of the report, impact the Broads and the PPO had consulted with other officers when drafting this response. The response sought to clarify the impacts of this project and in particular those arising from the pipeline construction and its associated engineering works including impacts to the landscape once the pipeline had been completed and the time taken for the landscape to recover from this work. The Authority's Environment Policy Advisor had provided responses regarding the project's impact on peat soils and would be liaising with the project team to address these concerns. The PPO added that the Authority's GIS Officer was producing a constraints analysis for the various proposed pipeline routes and this would be included in the response submission.

The Head of Planning explained that, as a Nationally Significant Infrastructure Project, the final decision rested with the Government, the project was still in the early stages and there would be further consultations.

A Member noted that during October's presentation the project team had indicated that the choice of route for the pipeline would not necessarily be the cheapest option but would be sensitive to the environment. The PPO agreed to include this in the response.

### **Greater Norwich Authorities Draft Policy 2 Sustainable Communities Supplementary Planning Document**

The Policy 2 Supplementary Planning Document (SPD) was intended to support the Greater Norwich Local Plan (GNLP) Policy 2 with the aim of making sure that new developments contribute to the creation of resilient, inclusive, and sustainable communities. The PPO had provided some general comments on this SPD as well as seeking clarification on peat soils and improved referencing to the Broads.

### **Greater Norwich Authorities Draft Implementation of the Greater Norwich Green Infrastructure Strategy Supplementary Planning Document**

The Implementation of the Greater Norwich Green Infrastructure Strategy SPD provided guidance for developers, planners and communities on how to use the Greater Norwich Green Infrastructure Strategy in support of the GNLP. The PPO's response, in addition to some comments, sought clarifications regarding the purpose of the guidance, improved referencing

of the partner authorities' executive areas, better referencing to the Broads and inclusion of the heritage associated with the sites mentioned.

#### Broadland and South Norfolk Design Code Supplementary Planning Document

The PPO had consulted with other officers, including the Heritage and Design Manager, when drafting the response to the Broadland and South Norfolk Design Code SPD. The response sought more comprehensive referencing to the Broads and its status as a protected landscape and improvements to the character assessment.

Stephen Bolt proposed, seconded by Tony Grayling

**It was resolved unanimously to endorse the nature of the proposed responses to:**

- **Essex and Suffolk Water's Water Recycling, Transfer and Storage Project**
- **The Greater Norwich Authorities Draft Policy 2 Sustainable Communities Supplementary Planning Document**
- **The Greater Norwich Authorities Draft Implementation of the Greater Norwich Green Infrastructure Strategy Supplementary Planning Document**
- **The Broadland and South Norfolk Design Code Supplementary Planning Document.**

## 10. Local Plan for the Broads - Supporting materials

The Planning Policy Officer (PPO) presented the report which detailed revised versions of the Local Development Scheme and the Duty to Cooperate Statement, both supporting documents for the publication version of the Local Plan.

The Local Development Scheme, the timeline for producing the Local Plan, had been revised to reflect the second ongoing consultation of the Regulation 19 version of the Local Plan. The PPO confirmed that the responses from the first consultation, held during the summer, would be brought to the next committee meeting.

The Duty to Cooperate Statement, which outlined how the Broads Authority worked with other local authorities to address strategic issues across boundaries, had been updated with the main change reflecting the endorsement of Norfolk Strategic Planning Framework.

Tony Grayling proposed, seconded by James Harvey

**It was resolved unanimously to endorse the Local Development Scheme and updated Duty to Cooperate Statement.**

## 11. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since the last meeting. The Development Manager (DM) highlighted the recent appeal decision relating to a refusal to grant permission for works to TPO tree at River Green, Thorpe St. Andrew. The Planning Inspector had allowed the appeal sighting the "undisputed level of footfall on the open space" as the deciding factor in a finely balanced decision that weighed the moderate

harm to the character and appearance of the area that the tree works would cause against their justification which was “open to interpretation” and also carried “moderate weight”. The Authority’s Arboricultural Consultant had subsequently expressed disappointment in the decision as he believed the proposed tree works would reduce the lifespan of the subject tree.

The Authority had chased the Planning Inspectorate for progress on two longstanding appeals and they had responded to indicate that no case officers had been assigned to either appeal. Since the report was authored an appeal decision regarding Plot K, Crabbetts Marsh had been received dated 28 November 2025 in which the Planning Inspector had allowed the appeal. The Planning Team would consider the implications of this decision and report back at the next meeting.

A Member noted that the Planning Inspector had, given the limited scale and nature of the proposed development, removed the Authority’s suggested conditions in respect of biodiversity and ecology; If the Authority had concerns regarding the legal aspects of the appeal decision, for example should there have been an appropriate assessment under habitats regulations to ensure that pollution would not damage the site, then the Authority had six weeks from the date of the decision to initiate a Judicial Review.

Members noted that the next meetings of the Planning Committee and the Broads Authority were outside the six week period when a challenge to an appeal decision was permitted. Members wondered whether the committee needed to authorise further investigation and was there anything the committee could do to expedite this work.

The Head of Governance suggested that Members could express their support for challenging the Planning Inspector’s appeal decision if it was determined that there was a legal basis for such a challenge.

A Member asked for a challenge to the appeal decision regarding the TPO at River Green, Thorpe St. Andrew to also be considered.

Andrée Gee proposed, seconded by Matthew Shardlow

**It was resolved unanimously to endorse Judicial Review(s) if it was determined that the Planning Inspector had made a legal mistake in appeal decisions APP/TPO/E9505/9846 River Green, Yarmouth Road, Thorpe St Andrew and APP/E9505/D/25/3370099 The Boat House, Plot K, Bureside Estate, Crabbetts Marsh, Horning.**

## 12. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 24 October to 21 November 2025 and any Tree Preservation Orders confirmed within this period.

## 13. Other items of business

There were no other items of business.

## 14. Date of next meeting

The next meeting of the Planning Committee would be on Friday 16 January 2026 at 10:00am at The King's Centre, 63-75 King Street, Norwich.

The meeting ended at 12:20pm.

Signed by

Chair

DRAFT

## Appendix 1 – Declaration of interests Planning Committee, 5 December 2025

Member	Agenda/minute	Nature of interest
Tim Jickells on behalf of all Members	7.1	Applicant is the Broads Authority

DRAFT

# Planning Committee

16 January 2026

Agenda item number 7.1

## BA/2025/0313/HOUSEH 12 Manor House, Yarmouth Road, Thorpe St Andrew

Report by Assistant Planning Officer

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### Proposal

Rebuild existing brick driveway piers and the installation of timber gates.

### Applicant

Mr Jeremy Clarke

### Recommendation

Refusal of Planning Permission

### Reason for referral to committee

Material considerations of significant weight raised by District Councillor

### Application target date

23<sup>rd</sup> January 2026.

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## 1. Description of site and proposals

- 1.1. The application site contains a Grade II Listed dwelling known as Manor House and annexe. The house sits facing the River Yare to the south and is accessed from the north off the Yarmouth Road in Thorpe St Andrew. The house is attached to neighbouring Grade II\* Listed Walpole House and contains a northern wing, spanning off the rear of the building, towards (and abutting) the road to the north, containing the annexe. Manor Lodge and Well Cottage have, until recently, been used as separate residential units, but listed building consent was granted for them to be physically altered to revert back to one dwelling house and annexe (BA/2022/0318/LBC). They are now in one ownership and being used as one unit together with Manor House.
- 1.2. Manor House has recently been conserved to a high standard and the section which abuts the highway is now being repaired as allowed by application BA/2022/0318/LBC. The dwelling has a large, linear, landscaped garden which slopes down to the River Yare to the south. The nearest detached neighbours are, Manor Cottage, which sits to the highway and abuts the drive to Manor House and is also Grade II Listed and Manor Moorings (no.10) which sits to the immediate west of the application site. Both Walpole House and Manor Moorings have gardens which run immediately adjacent to the garden at Manor House. The site is within the Thorpe St Andrew Conservation Area.

## 2. Site history

- 2.1. BA/2007/0138/LBC - Alterations - both internal and external - and extensions to dwelling – Approved
- 2.2. BA/2006/3641/HISTAP - Application for Lawful Development Certificate - boat mooring on river at rear of property – CLUED Issued
- 2.3. BA/2020/0234/TCAA - T1: Prunus cerasifera - Reduce crown by 2m and thin crown by 20% - Granted
- 2.4. BA/2020/0412/TCAA - G1-3: Leylandii – fell – Granted

- 2.5. BA/2022/0318/LBC - Form two doorways to link properties. Re-fit bathrooms to shower rooms. Additional remedial works, repairs to windows & replace lime render Approved
- 2.6. BA/2023/0371/TCAA - T1 Prunus: crown lift to a height of 3m to facilitate maintenance underneath trees, reduce extremities of tree by 1.5m to negate bias. T2: Ash (dead) - fell. T3: Ash (dead) - fell. T4: Ash (dead) - fell. T5: Ash (dead) - fell. T6: Willow – fell hazardous stem with vertical fracture beam. T7: Willow - split trunk at 3m, pollard to 2.5m to regenerate. G8: Alders - severe dieback throughout crowns, fell. Any small trees which are dead within the Jenners Basin area to be felled. – Granted
- 2.7. BA/2023/0475/COND - Amendment to forecourt materials and plan, variation of condition 2 of permission BA/2022/0318/LBC – Approved
- 2.8. BA/2024/0044/HOUSEH - Landscaping including ground works and dismantling/ rebuilding of retaining walls, steps and other structures (part retrospective) – Approved
- 2.9. BA/2024/0045/LBC - Landscaping including ground works and dismantling/ rebuilding of retaining walls, steps and other structures (part retrospective) – Approved
- 2.10. BA/2024/0291/LBC - Remove chimney, replace roof tiles and roof windows. Alterations to boundary with Walpole House. – Approved
- 2.11. BA/2025/0088/HOUSEH - Erection of garden cabin – Approved
- 2.12. BA/2025/0108/LBC - Replace staircase, alterations to first floor structure – Approved
- 2.13. BA/2025/0258/HOUSEH - New retaining wall and lead weathering on existing wall top. Reinstate pier capping. – Approved
- 2.14. BA/2025/0259/LBC - New retaining wall and lead weathering on existing wall top. Reinstate pier capping. – Approved

### 3. Consultations received

#### Parish Council

- 3.1. The Town Council, in its capacity as statutory consultee, raises no objections on the basis that there are similar entrances on the rest of Yarmouth Road.

#### Norfolk County Council Highways

- 3.2. The Highway Authority (LHA) is minded of planning history in relation to this site and indeed in respect to the provision of an access gate, to which the LHA have raised reservations due to the proximity of the gate to the highway, which remain with this application.
- 3.3. The A1242 Yarmouth Road is classified as a principal road within the Norfolk County Council Route Hierarchy, linking primary destinations and carrying high volumes of traffic. Notwithstanding the obstruction of the highway, it would result in interruptions to traffic and pedestrian movement on this important corridor and is also likely to give rise to conditions detrimental to highway safety and safe and suitable access. The LHA

not only have a duty to consider highway safety, but also the satisfactory function of the highway network, ensuring safe and free traffic flow.

- 3.4. The presence of other historic gated accesses on this corridor is clearly a matter of fact, and notwithstanding the level of their use does not set a precedent. Standards and guidance change over time, but any new proposals should meet with current requirements.
- 3.5. The LHA are clearly minded of automated systems for gate control and of their use in appropriate situations. However, the mechanisms mean that the opening of the gate is slow and does mean, even if activated in advance, is likely to still cause a vehicle to have to wait in the public highway. In noting the proposal here to have the gate closed from dusk till dawn, but clearly in winter months that period would conflict with peak hour traffic. Even if controlled by timer, appropriate seasonal changes would be required to address that and are likely to conflict with the reasons stated for the gates. Similarly, it is considered that any condition to ensure such operation in perpetuity would not be enforceable or meet the tests within the NPPF; nor address the LHA's concerns. The LHA clearly need to be assured that appropriate planning enforcement can be assured given the location and sensitivity of the highway corridor.
- 3.6. As with previous applications, the LHA reiterate they are not against the principle of a gate(s) and likewise acknowledge the applicant's reasons for such provision. However, the LHA retain that any gate should be located a minimum of 5m back from the highway boundary for the reasons stated with other appropriate security measures employed by the applicant to address the setting back of the gate, which appear not to have been duly considered.
- 3.7. Accordingly, given the above the LHA recommend the application be refused for the following reason. SHCR 34V The proposal involves the erection of a gate on the property/highway boundary adjacent to a classified highway (A1242 Yarmouth Road) which carries significant traffic movements. This gate represents an obstruction that endangers the satisfactory functioning of the local highway network. Contrary to Development Plan Policy DM23.

#### **BA Historic Environment Manager**

- 3.8. The proposed gates and gate piers are in a sensitive location forming the boundary to grade II listed Manor House and being immediately adjacent to 14 Yarmouth Road which is separately listed at grade II and within the Thorpe St Andrew Conservation Area. However, it is considered that the proposed works are appropriate and in keeping with the character of the area and the setting of the designated heritage assets and so I have no objection from a heritage or design perspective.

#### **Cllr Bowe**

- 3.9. The driveway is an established access point. The installation of a gate does not alter the physical dimensions of the carriageway or the existing reality of vehicle movements.

The merger of two properties into a single household has likely reduced vehicle movements by approximately 50%, mitigating any minor delays caused by gate operation. Traffic fluctuations on Yarmouth Road are already common due to buses, cyclists, e-scooters, and nursing home transport. The gate's impact is deemed negligible compared to these existing factors. At least four other properties on Yarmouth Road maintain gates adjacent to the footpath. Furthermore, the authority has approved high-density developments (e.g., Pinebanks) that will impact traffic significantly more than a single residential gate.

- 3.10. Under Section 17 of the Crime and Disorder Act, the Authority must consider the impact of planning on crime prevention. The property suffers from significant ASB due to its set-back location and proximity to a "halfway house" at an opposite property and adjacent to a public house/restaurant. They also have issues with passers by returning to parked cars on football home games at Carrow Road. Hard evidence (CCTV) exists for: drug storage and dealing within the driveway; vehicle interference, attempted theft, and vandalism; public indecency and fouling (toileting) near the residential entrance. The proposal to set the gate 5m back is rejected as it would preserve a secluded "alcove" for criminal activity and ASB to continue.
- 3.11. I would ask the committee to consider this in light of the National Planning Policy framework, section 8, paragraph 96. A neighbouring property has an access door opening directly onto the driveway. A gate is essential to prevent a young child from wandering onto the main road and to provide protection from hazardous drug paraphernalia (needles) and human waste. The applicants propose an electronically controlled gate with a dawn-to-dusk sensor, ensuring it remains open during peak daytime hours and secured during high-risk evening periods.
- 3.12. The benefits of mitigating documented crime, public health risks, and ASB significantly outweigh the minor, theoretical impact on traffic flow. Should the Planning Officer remain inclined to refuse the application, a formal request is made to refer the matter to the Planning Committee for a full hearing.

## 4. Representations

- 4.1. None received

## 5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
  - DM11 – Heritage Assets
  - DM21 – Amenity
  - DM23 – Access & Highways

- DM43 – Design

## 6. Assessment

- 6.1. The following section assesses the proposal against the Local Plan and other material considerations. The main issues in the determination of the planning application are the design, the impact on the heritage asset and the effect of the proposed access arrangements on highway safety and the operation of the local highway network, having particular regard to Policy DM23.

### Principle of development

- 6.2. The proposal comprises domestic works within the curtilage of an existing dwelling, including rebuilt entrance piers and the installation of a new driveway gate. While such works are acceptable in principle, they must accord with the Local Plan and the issues set out below.

### Amenity of residential properties

- 6.3. Policy DM21 requires that development provides a satisfactory level of amenity for occupiers and does not result in an unacceptable impact on the amenity of neighbouring properties, having regard to matters such as overlooking, overshadowing, loss of daylight/sunlight, overbearing impact, light pollution, odour, noise/disturbance and related effects.
- 6.4. In this case, the rebuilding of the existing brick driveway piers and installation of a timber gate at the access would not introduce any new windows, elevated structures, or other features that would give rise to overlooking, loss of daylight/sunlight, overshadowing, or an overbearing impact. The development is confined to the existing access point and boundary treatment and would not materially change the relationship with neighbouring dwellings. The gates will provide a form of security to the property, therefore enhancing the amenity value for the occupiers. On this basis, the proposal is considered to comply with Policy DM21 in amenity terms.

### Design & Heritage Assets

- 6.5. Policy SP5 seeks protection and enhancement of the historic environment, including securing a high standard of design that protects the historic environment and adds to local cultural heritage value. Policy DM11 expects development to protect, preserve or enhance the significance and setting of designated heritage assets, including listed buildings and conservation areas. In this case, the works relate to the introduction of a gate at an established access point. The submitted Heritage Statement confirms the driveway entrance is likely historic in its position and would not be relocated, with the works focused on introducing a traditional gate and rebuilding the piers to a slightly increased height. Importantly, it is stated that no historic fabric of either listed building would be affected by the proposals. Given the modest scale of intervention at the entrance and the use of a traditional form/material palette, the proposal would preserve the significance of the listed buildings and would not result in harm to the character or appearance of the conservation area. The proposal is therefore considered

acceptable in accordance with SP5 and DM11. A separate listed building application was submitted and approved on the 22nd of December 2025.

- 6.6. Policy DM43 requires development to be of a high standard of design, to respect and complement local character and distinctiveness, and (where relevant) to preserve or enhance the significance and setting of heritage assets through appropriate scale, form, materials and detailing. The proposal introduces a traditional-style timber boarded gate at an established access point, with entrance piers rebuilt marginally higher. The submitted details indicate a form and material approach that is consistent with the adjoining boundary treatment and the historic character of the site and Conservation Area, and the works would not result in visually intrusive or incongruous features within the street scene. On that basis, the development is considered to accord with DM43 in design terms.

### Highways and public rights of way

- 6.7. Norfolk County Council, as Local Highway Authority (LHA), objects to the proposal on the basis that the gates would be positioned on/at the property–highway boundary onto the A1242 Yarmouth Road, which is identified by the LHA as a principal route carrying high volumes of traffic. The LHA’s concern is the effect of introducing a physical obstruction at the back edge of the highway, with the realistic potential for vehicles to wait within the public highway whilst gates open/close, thereby interrupting traffic and pedestrian movement and adversely affecting both highway safety and the satisfactory functioning of the highway network. This is contrary to Policy DM23(a), which requires assessment of impacts on traffic capacity and highway safety.
- 6.8. The LHA has advised consistently that gates could be installed, but that to be acceptable here they must be set back a minimum of 5 metres from the highway boundary to avoid obstruction and queuing at the highway edge. The submitted scheme does not achieve that set-back, and no alternative mitigation is proposed which would address the identified risk to highway safety. The applicant’s suggestions that the gates could be conditioned to operate in a particular way (e.g. automated opening, timed or dusk-to-dawn operation) do not overcome the objection. The LHA’s position is that such operational controls would not remove the potential for vehicles to wait on the carriageway and, in any event, would not be capable of being secured and enforced in perpetuity through a planning condition. The proposal therefore fails to demonstrate compliance with DM23(a).
- 6.9. On the evidence before the Authority, specifically the LHA’s formal objection, the proposed boundary-positioned gates would introduce an avoidable obstruction on a sensitive, busy corridor, creating a danger to highway safety. . In addition, the highway objection cannot be resolved through condition or minor amendment. The application is therefore contrary to Policy DM23 of the Broads Local Plan.

## Other issues

- 6.10. Representation made by the Councillor refer to incidents of anti-social behaviour and criminal activity in/around the driveway (including alleged drug-related activity, interference with vehicles and public urination) and notes the gates as a means of deterrence. These concerns are noted. However, the planning system is not a mechanism for resolving site-specific criminal/anti-social behaviour incidents occurring on private land; such matters are primarily dealt with through the police and other relevant agencies.
- 6.11. While the Local Plan recognises that development should be safe and secure and that measures to reduce crime and anti-social behaviour should be considered, this does not displace the requirement to comply with the transport and access policy. Here, Norfolk County Council, as Local Highway Authority, maintains an objection on the basis that a gate at/adjacent to the highway boundary onto a principal route would introduce an obstruction with the potential for vehicles to wait on the public highway, to the detriment of highway safety and the functioning of the network. Policy DM23(a) requires proposals to be acceptable in highway terms and, where necessary, to incorporate appropriate mitigation (including access arrangements).
- 6.12. Even if some security benefits were accepted as a material consideration, it would not outweigh the highway safety harm identified by the Highway Authority and the resulting conflict with Policy DM23.
- 6.13. A separate Listed Building Consent (LBC) application has been submitted and has been approved. That consent relates solely to the effect of the works on the special architectural and historic interest of the listed building(s), their setting, and the character and appearance of the conservation area. The current report relates to the separate householder planning permission, which remains to be determined by Planning Committee. Importantly, the grant of Listed Building Consent does not grant planning permission and does not authorise the commencement of development where planning permission is also required. No works should be undertaken unless planning permission has been granted; if planning permission is refused, the proposed development could not be lawfully implemented notwithstanding the approved Listed Building Consent.

## 7. Conclusion

- 7.1. The proposal comprises the rebuilding of entrance piers and the installation of a timber driveway gate at an existing residential property. The works are considered acceptable in terms of residential amenity (Policy DM21) and, in design and heritage terms, would preserve the significance and setting of the listed building(s) and the character and appearance of the Conservation Area, and therefore accord with Policies SP5, DM11 and DM43.
- 7.2. However, highway safety and the efficient functioning of the local highway network must also be considered. Norfolk County Council, as Local Highway Authority, raises a

sustained objection to the siting of the gate at/adjacent to the highway boundary onto the A1242 Yarmouth Road, on the basis that it would introduce an obstruction with the realistic potential for vehicles to wait within the public highway whilst the gate opens/closes, interrupting movement and resulting in harm to highway safety and network operation. The proposal does not incorporate the mitigation the Highway Authority advises is necessary (including a set-back arrangement), and the concerns cannot be satisfactorily addressed through conditions. As a result, the development is contrary to Policy DM23 of the Broads Local Plan and is not acceptable.

- 7.3. Accordingly, notwithstanding the acceptability of the proposal in heritage/design and amenity terms, the conflict with Policy DM23 is decisive and it is recommended that planning permission be refused.

## **8. Recommendation**

- 8.1. Refusal of Planning Permission.

## **9. Reason for recommendation**

- 9.1. The proposed driveway gates, by reason of their siting on/at (or immediately adjacent to) the highway boundary onto the A1242 Yarmouth Road, would introduce an obstruction with the potential to cause vehicles to wait within the public highway while the gates open/close. This would interrupt traffic and pedestrian movement and would be detrimental to highway safety and the safe and efficient functioning of the local highway network. The proposal is therefore contrary to Policy DM23 of the Broads Local Plan.

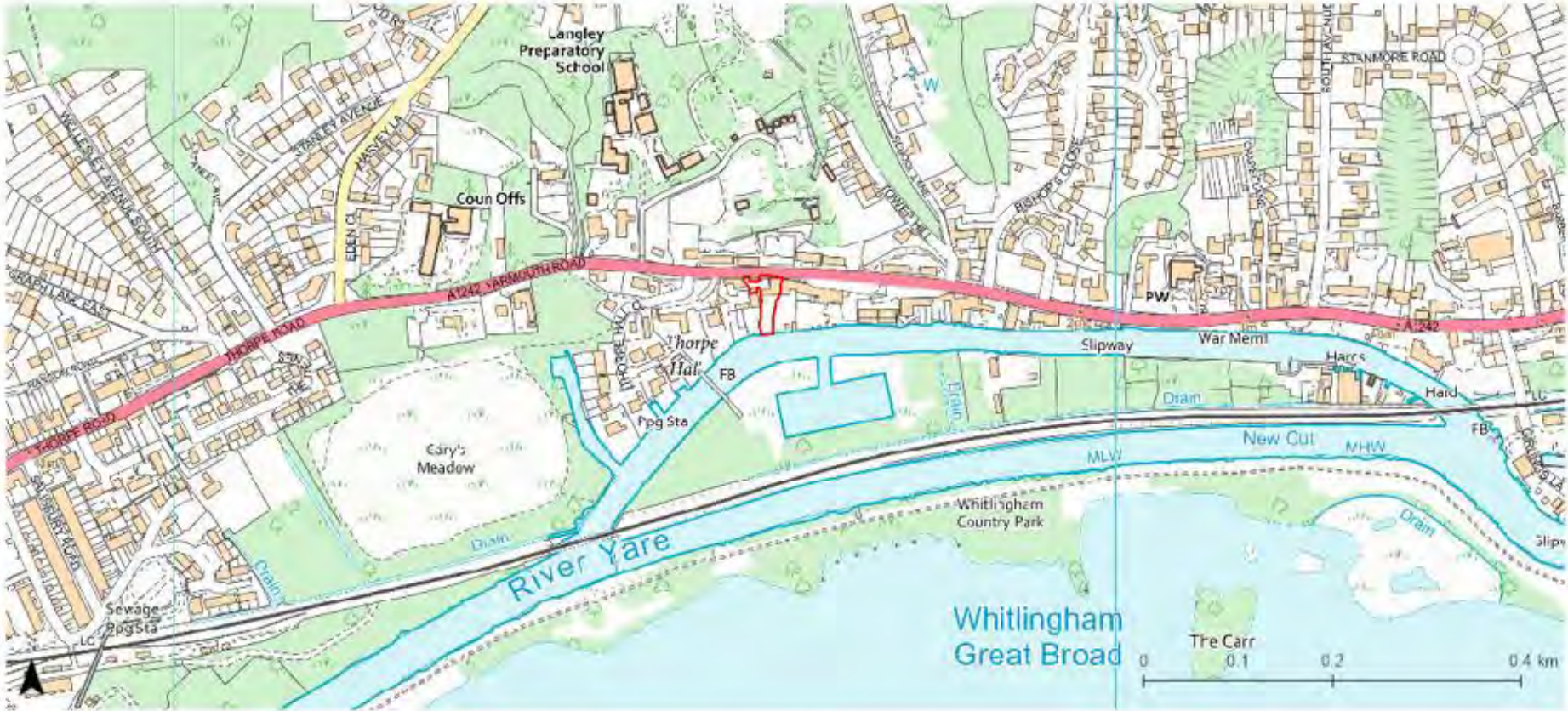
Author: Callum Sculfor

Date of report: 1 December 2025

Appendix 1 – [Location map](#)

# Appendix 1 – Location map

BA/2025/0313/HOUSEH -12 Manor House, Yarmouth Road, Thorpe St Andrew



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# Planning Committee

16 January 2026

Agenda item number 8

## Enforcement update Jan 2026

Report by Development Manager

### Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site-by-site basis.

### Recommendation

To note the report.

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
14 September 2018 BA/2018/0047/ UNAUP3	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans (Units X and Y)	<ul style="list-style-type: none"> <li>• Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so.</li> <li>• Site being monitored. October 2018 to February 2019.</li> <li>• Planning Contravention Notices served 1 March 2019.</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Site being monitored 14 August 2019.</li> <li>• Further caravan on-site 16 September 2019.</li> <li>• Site being monitored 3 July 2020.</li> <li>• Complaints received. Site to be visited on 29 October 2020.</li> <li>• Three static caravans located to rear of site appear to be in or in preparation for residential use. External works requiring planning permission (no application received) underway. Planning Contravention Notices served 13 November 2020.</li> <li>• Incomplete response to PCN received on 10 December. Landowner to be given additional response period.</li> <li>• Authority given to commence prosecution proceedings 5 February 2021.</li> <li>• Solicitor instructed 17 February 2021.</li> <li>• Hearing date in Norwich Magistrates Court 12 May 2021.</li> <li>• Summons issued 29 April 2021.</li> <li>• Adjournment requested by landowner on 4 May and refused by Court on 11 May.</li> <li>• Adjournment granted at Hearing on 12 May.</li> <li>• Revised Hearing date of 9 June 2021.</li> <li>• Operator pleaded 'not guilty' at Hearing on 9 June. Trial scheduled for 20 September at Great Yarmouth Magistrates Court.</li> <li>• Legal advice received in respect of new information. Prosecution withdrawn and new PCNs served on 7 September 2021.</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Further information requested following scant PCN response and confirmation subsequently received that caravans 1 and 3 occupied on Assured Shorthold Tenancies [27/10/2021]</li> <li>• Verbal update to be provided on 3 December 2021</li> <li>• Enforcement Notices served 30 November, with date of effect of 29 December 2021. Compliance period of 3 months for cessation of unauthorised residential use and 4 months to clear the site [06/12/2021]</li> <li>• Site to be visited after 29 March to check compliance. 23 March 2022</li> <li>• Site visited 4 April and caravans appear to be occupied. Further PCNs served on 8 April to obtain clarification. There is a further caravan on site [11/04/2022]</li> <li>• PCN returned 12 May 2022 with confirmation that caravans 1 and 3 still occupied. Additional caravan not occupied.</li> <li>• Recommendation that LPA commence prosecution for failure to comply with Enforcement Notice [27/05/2022]</li> <li>• Solicitor instructed to commence prosecution [31/05/2022]</li> <li>• Prosecution in preparation [12/07/2022]</li> <li>• Further caravan, previously empty, now occupied. See separate report on agenda [24/11/2022]</li> <li>• Planning Contravention Notice to clarify occupation served 25 November 2022 [20/01/2023]</li> <li>• Interviews under caution conducted 21 December 2022 [20/01/2023]</li> <li>• Summons submitted to Court [04/04/2023]</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Listed for hearing on 9 August 2023 at 12pm at Norwich Magistrates' Court [17/05/2023]</li> <li>• Operator pleaded 'not guilty' at hearing on 9 August and elected for trial at Crown Court. Listed for hearing on 6 September 2023 at Norwich Crown Court [09/08/2023]</li> <li>• Hearing at Norwich Crown Court adjourned to 22 September 2023 [01/09/2023]</li> <li>• Hearing at Norwich Crown Court adjourned to 22 December 2023 [26/09/2023]</li> <li>• Hearing postponed at request of Court, to 8 April 2024 rescheduled date [16/01/2024]</li> <li>• Hearing postponed at request of Court, to 14 May rescheduled date [10/04/2024]</li> <li>• Court dismiss Defendants' application to have prosecution case dismissed. Defendants plead 'not guilty' and trial listed for seven days commencing 23 June 2025 [14/05/2024]</li> <li>• Officers attended pre-trial hearing and date of full trial confirmed as above. No further information added by defendant. [21/03/2025]</li> <li>• 26th June 2025 - Trial took place at Crown Court. All defendants pleaded guilty before Jury sworn in. Proceeding adjourned until 25th July 2025 for sentencing hearing.</li> <li>• July sentencing cancelled by the court. New date set for Monday 6th October.</li> <li>• All defendants sentenced with a total fine of £20000 reduced by 10% for their guilty pleas. After some reductions by the Judges, costs of £48650 were</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<p>awarded to the Authority. They have 6 months to pay or face custodial sentences. The High Court administers the collection of both fines and costs.</p> <ul style="list-style-type: none"> <li>• Officers have been in contact with Mr Hollocks, who now wishes to resolve the matter by removing the statics from site by mid-November. Members will be updated as necessary. The option to take direct action remains.</li> <li>• All statics have been emptied, disconnected and removed from their standings and relocated to a temporary position adjacent to the access road beyond. This is a temporary measure, and the caravans will be removed from the site entirely in due course [19/11/2025]</li> </ul>
<p>13 May 2022 BA/2022/0023/ UNAUP2</p>	<p>Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter</p>	<p>Unauthorised operation development comprising erection of workshop, kerbing and lighting</p>	<ul style="list-style-type: none"> <li>• Authority given by Chair and Vice Chair for service of Temporary Stop Notice requiring cessation of construction 13 May 2022</li> <li>• Temporary Stop Notice served 13 May 2022.</li> <li>• Enforcement Notice and Stop Notice regarding workshop served 1 June 2022</li> <li>• Enforcement Notice regarding kerbing and lighting served 1 June 2022</li> <li>• Appeals submitted against both Enforcement Notices [12/07/2022]</li> <li>• Appeals dismissed and Enforcement Notices upheld 29 July 2024.</li> <li>• Workshop to be dismantled and removed off site within two months; all associated structures and fixtures to be removed off site, services (electricity) to be disconnected and infrastructure to be removed off-site and the land to be made good within three months</li> <li>• Kerbed structure and lighting columns to be taken down and electricity connections to be taken up, all within two months; all structures, materials and associated debris arising from the above to be removed off site and the land to be made good within three months [30/07/2024]</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Site visit to be carried out and owner reminded of compliance periods [27/09/2024]</li> <li>• Discussions continuing, held up by court case on other issue. [19/12/2024]</li> <li>• Since the court case, it has been discussed that the kerbs and lights should be removed, although it appears that the Police have concerns over the removal of the lights citing safety on the site by users. Consequently, officers are to meet the owner on site to explore a solution without significantly harming the environment of the area.</li> <li>• The owner has agreed to finish the workshop with appropriate cladding to present a satisfactory appearance that will enable him to retain on site.</li> <li>• The lights have now been disconnected; the kerbs and the posts remain until a solution is agreed upon. The owner has assured the LPA that the lights will not be switched on again without written permission from us [19/11/2025]</li> </ul>
<p>21 September 2022</p> <p>BA/2017/0006/UNAUP1</p>	<p>Land at Loddon Marina, Bridge Street, Loddon</p>	<p>Unauthorised static caravans</p>	<ul style="list-style-type: none"> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravans.</li> <li>• Enforcement Notice served [04/10/2022]</li> <li>• Enforcement Notice withdrawn on 19 October due to minor error; corrected Enforcement Notice re-served 20 October 2022</li> <li>• Appeals submitted against Enforcement Notice [24/11/2022]</li> <li>• Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024.</li> <li>• Residential use of the caravans to cease, the caravans and associated structures, fixtures, fittings and domestic paraphernalia to be removed off site, services (including water and electricity) to be disconnected and</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<p>infrastructure to be removed off-site and the land to be made good, all within six months [30/07/2024]</p> <ul style="list-style-type: none"> <li>• Owner to be reminded that notice to be complied with by 29 January 2025 [27/09/2024]</li> <li>• Discussions continuing [26/11/2024]</li> <li>• Since the court case, officers have discussed the way forward on this case, as the notices have not been complied with. Mr Hollocks has served an eviction notice on one occupier, with the intention to remove the caravan by mid-November. The remaining one will be assessed as managers accommodation and maybe able to be regularised by application.</li> <li>• The caravan identified as Y in the enforcement notice has been disconnected, removed from its standing, and placed in storage within the boatyard. The former occupant has been re-housed elsewhere. The owner is engaging with the LPA regarding the continued use of caravan X as managers' accommodation, with a view to regularising this arrangement [19/11/2025]</li> </ul>
<p>9 December 2022 BA/2018/0047/ UNAUP3</p>	<p>Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter</p>	<p>Unauthorised static caravan (Unit Z)</p>	<ul style="list-style-type: none"> <li>• Planning Contravention Notice to clarify occupation served 25 Nov 2022.</li> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravan</li> <li>• Enforcement Notice served 11 January 2023 [20/01/2023]</li> <li>• Appeals submitted against Enforcement Notice [16/02/2023]</li> <li>• Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024.</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Residential use of the caravan to cease within two months; the caravan and associated structure or fixtures to be removed off site, services (electricity and water) to be disconnected and infrastructure to be removed off-site and the land to be made good within three months [30/07/2024]</li> <li>• Site visit to be carried out and owner reminded of compliance periods [27/09/2024]</li> <li>• Discussions continuing, held up by court case on other issue. [19/12/2024]</li> <li>• This caravan will be removed by mid-November with the other two. Officers have been invited to attend when the action is to be taken by the owners.</li> <li>• The static has been emptied, disconnected and removed from its standings and relocated to a temporary position adjacent to the access road beyond. This is a temporary measure, and the caravan will be removed from the site entirely in due course [19/11/2025]<sup>1</sup></li> </ul>

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<sup>1</sup> Previously misreported under Land at the Berney Arms, Reedham for PC 5 December 2025

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
31 March 2023 BA/2023/0004/ UNAUP2	Land at the Berney Arms, Reedham	Unauthorised residential use of caravans and outbuilding	<ul style="list-style-type: none"> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of the caravans</li> <li>• Enforcement Notice served 12 April 2023</li> <li>• Enforcement Notice withdrawn on 26 April 2023 due to error in service. Enforcement Notice re-served 26 April 2023 [12/05/2023]</li> <li>• Appeal submitted against Enforcement Notice [25/05/2023]</li> <li>• Appeals dismissed and notice upheld with variations [22/04/2025]</li> <li>• This site will be discussed further with the owner, once the proposed action at the other sites is taken.</li> </ul>
2 February 2024 BA/2022/0007/ UNAUP2	Holly Lodge, Church Loke, Coltishall	Unauthorised replacement windows in listed building	<ul style="list-style-type: none"> <li>• Authority given to serve a Listed Building Enforcement Notice requiring the removal and replacement of the windows and the removal of the shutter. Compliance period of 15 years</li> <li>• LPA in discussions with agent for landowner [10/04/2024]</li> <li>• No resolution achieved through discussion. Legal advice sought [29/08/2024]</li> <li>• Case review – Listed Building Enforcement Notice to be served, in process of content being considered and drafted.</li> <li>• Listed Building Enforcement Notice served by hand on Friday 24<sup>th</sup> January.</li> <li>• Appeal submitted and valid – start date 19/03/2025. Will be dealt with by compliance officer [21/03/2025]</li> <li>• PINS contacted about delay, await response [19/11/2025]</li> <li>• <b>PINS confirmed no case officers available [25/11/2025]</b></li> </ul>

Author: Steve Kenny

Date of report: 22 December 2025

Background papers: Enforcement files

# Planning Committee

16 January 2026

Agenda item number 9

## Bungay and Ditchingham Dam Article 4 Direction Review

Report by Heritage and Design Manager

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### Summary

It is proposed to cancel the existing Bungay Conservation Area Article 4 direction that covers part of the Bungay<sup>1</sup> Conservation Area and Ditchingham Dam Conservation Area and make two new Article 4 directions: one to cover a smaller part of Bungay<sup>1</sup> Conservation Area and one to cover a larger part of Ditchingham Dam Conservation Area.

### Recommendation

To approve:

- i. The making of an Article 4 direction to cancel the existing Bungay<sup>2</sup> Article 4 direction (that covers part of Ditchingham Dam), and
- ii. The making of an Article 4 direction to cover a smaller part of Bungay Conservation Area, and
- iii. The making of an Article 4 direction to cover a larger part of the Ditchingham Dam Conservation Area.

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## 1. Introduction

- 1.1. Article 4 directions are made under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (“GDPO”).
- 1.2. An Article 4 direction is a planning regulation that removes specified permitted development rights to help protect what is special about buildings and the amenity of the area in which they are located. It means that planning permission will be required for those works. It covers works fronting a ‘relevant location’ which is a highway, open space or waterway.
- 1.3. An Article 4 direction only applies to non-listed houses as flats, commercial properties and listed buildings already have different (more limited) permitted development

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<sup>1</sup> Correction 15/01/2026: previous version mistakenly referenced *Beccles* Conservation Area.

<sup>2</sup> Correction 15/01/2026: previous version mistakenly referenced *Beccles* Article 4 direction.

rights. Current good practice is that Article 4 directions should be based on sound evidence and should cover a limited geographical area. Paragraph 54 of the National Planning Policy Framework (NPPF) states that Article 4 directions should be 'limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area.... be based on robust evidence, and apply to the smallest geographical area possible'.

## 2. Background

- 2.1. Historically, Article 4 directions were able to cover wide geographical areas, and the former Waveney District Council (now East Suffolk Council – ESC) implemented a series of blanket Article 4 directions. The Bungay Conservation Area Article 4, dating from 1998, included the area now within the Broads Authority Executive Area, part of which is now Ditchingham Dam Conservation Area. ESC has commenced a review of its Article 4 directions and we have been working with them to review the Bungay Article 4 direction. It should also be noted that the GPDO has changed since 1998 and it is important to ensure that the Article 4 directions refer to the correct sections of that Order.
- 2.2. In Bungay, the existing Article 4 direction covers the part of Bridge Street in the Broads Authority area, Trinity Gardens, The Maltings and Staithe Road, including the open area to the north of Staithe Road and the south of the river Waveney. In Ditchingham Dam it covers the southern end of Ditchingham Dam and part of Falcon Lane. This was the extent of the Ditchingham Dam Conservation Area until 2013 when it was extended. See Appendix 1 for a map showing the extent of the existing Article 4 direction area.
- 2.3. The existing Article 4 direction restricts the following works where they front a relevant location:
  - Enlargement, improvement or other alteration to elevations
  - Alterations to roofs
  - Construction of a porch
  - Provision of a building, enclosure or pool
  - Hard surfacing
  - Installation of a satellite antenna
  - Erection or alteration of a chimney
  - Alteration or demolition of a fence or boundary wall
  - Painting of an elevation.
- 2.4. Research and site survey work have been carried out to meet the requirements of the NPPF. Conditions surveys of the Bungay and Ditchingham Dam Conservation Areas were carried out to assess level of intactness and change, with the focus on those properties that are considered to contribute positively to the character and appearance of the conservation area but are not protected by statutory listing. The results of the survey are presented in map form (see Appendix 2).

- 2.5. Following this, it was concluded that in Bungay the existing Article 4 direction covers a wider geographic area than it should. In Ditchingham Dam, because the conservation area has been extended since the 1998 Article 4 direction was served, it would be appropriate to extend the area covered by the Article 4 direction although removing some properties from the existing area covered. The current Article 4 direction also covers some development that it is no longer considered appropriate to restrict, so this has been removed which is also necessary to ensure the directions refer to the correct classes of development within the current GPDO.

### 3. Proposed Article 4 Directions

- 3.1 It is proposed to serve three Article 4 directions: one for the cancellation of the existing Article 4; one for the new reduced area with fewer restrictions in Bungay and one for the new extended area with fewer restrictions in Ditchingham Dam. These will be non-immediate Article 4 directions and will not come into force until the date started. The existing Article 4 direction will remain valid until its cancellation by the new Article 4 direction.
- 3.2 The first Article 4 direction will cancel the existing Article 4 Direction dating from 1998 covering Bungay and Ditchingham Dam (see Appendix 3).
- 3.3 The second, a new Article 4 direction (see Appendix 4) will cover two properties on Bridge Street (nos. 36 and 38) and several properties on Staithe Road (nos. 47, 49, 49a and the Watermill which is converted into 4 dwellings). The rest of the properties on Bridge Street (and one on Staithe Road) have been removed because they are listed and so alterations to these buildings require listed building consent and new development within their curtilage already requires planning permission. The existing Article 4 direction therefore doubles up the planning restrictions unnecessarily. Elsewhere in the area covered by the current Article 4, the properties at Trinity Gardens and The Maltings are generally relatively modern, large, detached houses that do not have the historic character that the direction aims to retain, whilst the converted Maltings building has been divided into flats that already have more restricted permitted development rights. Other buildings in this area tend to be in community use (for example, the Sea Scouts hut and Riverside Centre) and again have different permitted development rights or are buildings that are neutral in terms of their contribution to the conservation area. It is proposed that the new Article 4 direction will remove permitted development rights covering the following works, where fronting a relevant location:
- Enlargement, improvement or other alterations to elevations
  - Alterations to roofs
  - Construction of a porch
  - Provision of a building, enclosure or pool
  - Erection or alteration of a chimney
  - Alteration, demolition or works to a gate, fence or boundary wall

- Painting of the exterior
- 3.4 The removal of permitted development rights relating to the installation of a satellite dish has been withdrawn as few houses now have television delivered by satellite dishes. The removal of permitted rights in relation to the installation of hardstanding to the front of the properties has also been withdrawn as most properties proposed to be covered by the direction sit on the street frontage and the Watermill already has areas of hardstanding.
- 3.5 The third, also a new Article 4 direction (see Appendix 5), will be extended to cover almost all of the Ditchingham Dam Conservation Area. The Article 4 direction currently covers the southern end of Falcon Lane up to a point just beyond Waveney Lodge and all of the properties on Ditchingham Dam up to no. 22. It is proposed to extend the Article 4 direction to include all of the properties along the whole street, apart from nos 1-5 which are properties that do not have the historic character that the direction seeks to retain, no. 28 which does not front the street and the garage which is a commercial premises and so an Article 4 direction would not apply to either of these properties. It is proposed that the new Article 4 direction will remove permitted development rights covering the following works, where fronting a relevant location:
- Enlargement, improvement or other alterations to elevations
  - Alterations to roofs
  - Construction of a porch
  - Provision of a building, enclosure or pool
  - Hard surfacing
  - Erection or alteration of a chimney
  - Alteration, demolition or works to a gate, fence or boundary wall
  - Painting of the exterior
- 3.6 The removal of permitted development rights relating to the installation of a satellite dish has been withdrawn as few houses now have television delivered by satellite dishes.
- 3.7 The process for making and confirming all of the new Article 4 directions, along with timescales, is detailed below (note this work is being carried out concurrently with ESC reducing the size of its Article 4 Direction in Bungay):
- Making of the Article 4 Directions: if approved by the Planning Committee on 16 January 2026, the Article 4 Directions will be 'made'.
  - Serving of the Article 4 Directions: properties within the proposed new Article 4 Areas and existing Article 4 Direction area will be served with a Notice on 23 January.
  - Consultation: This will run between 23 January and 6 March 2026. Property owners will receive a letter, guidance note and the Notices. Site notices will be displayed within the area and a press notice published, as well as the Secretary of State being

notified. Discussions with Bungay Town Council and Ditchingham Parish Council have already taken place and they will be formally consulted. There will also be a public drop-in session with officers from both ESC and the BA in attendance.

- Confirmation: Consultation responses will be considered. It will be brought back to the Planning Committee for Members to decide whether to confirm the Article 4 directions in April 2026.
- Coming into force: If they are confirmed. The existing Article 4 direction is cancelled, and the two new Article 4 directions come into force from Wednesday 22 April.

## 4. Financial implications and risks

4.1. There are circumstances where the LPA may become liable to pay compensation when imposing a new Article 4 direction, when it does so without giving 12 months' notice to householders who would be affected.

4.2. This liability may arise if the LPA:

- Refuses planning permission for development which would have been permitted development if it were not for the Article 4 direction; or
- Grants planning permission subject to more limiting conditions than the GDPO would normally allow, as a result of the Article 4 direction being in place.

This could only be for applications submitted within 12 months of the date of the Article 4 Direction coming into force and a claim can only be made in the 12 months after an application is determined. Compensation can be claimed for items such as abortive expenditure on preparatory work (for example professional fees) and the cost of complying with conditions that would not have been required had the Article 4 direction not been in place.

4.3 However, officers judge this to present only a limited risk, as the majority of the properties covered by the new directions are already covered by an existing more onerous direction. There will be no additional restrictions in these areas. In Ditchingham Dam, there will be seven properties added to the area covered by the Article 4 Direction and there is therefore the potential for claims relating to these properties, although it is considered a low risk.

4.4 On this basis, officers judge that there is no necessity to wait 12 months before confirmation of the Article 4 directions.

## 5. Risk Implications

5.1 Regulatory risk: there is no right of appeal against the making of an Article 4 direction. There could be an application for judicial review if it were thought that the LPA had not

considered the merits of the Article 4 direction properly. This is considered to be low risk given the evidence on which the directions are based.

- 5.2 Reputational risk: The LPA has a duty to pay special attention to the preservation and enhancement of the character and appearance of conservation areas, as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. If the Article 4 directions are confirmed they would support this duty.
- 5.3 Confirming the Article 4 Directions would also support the delivery of consistent planning and planning enforcement decisions, which would reduce the risk of reputational damage in the future.

## 6. Conclusion

- 6.1. Members are asked to consider the following officer recommendations:
- i. To approve the making of an Article 4 direction to cancel the existing Bungay Article 4 direction (also covering part of Ditchingham Dam);
  - ii. To approve the making of an Article 4 direction to remove the specified permitted development rights in a smaller part of Bungay Conservation Area than existing;
  - iii. To approve the making of an Article 4 direction to remove the specified permitted development rights in part of Ditchingham Dam Conservation Area, including an area not previously covered by an Article 4 direction.

Author: Kate Knights

Date of report: 12 December 2025

[Broads Plan](#) strategic objectives:

D1: Record, protect and enhance local built and cultural features;

D3: Maintain up-to-date conservation area designations, appraisals and management proposals;

F4: Provide up-to-date planning policy, site-specific allocations and planning guidance to support local community needs and ensure development happens within environmental limits.

Appendix 1 – [Existing Bungay Conservation Area Article 4 direction](#)

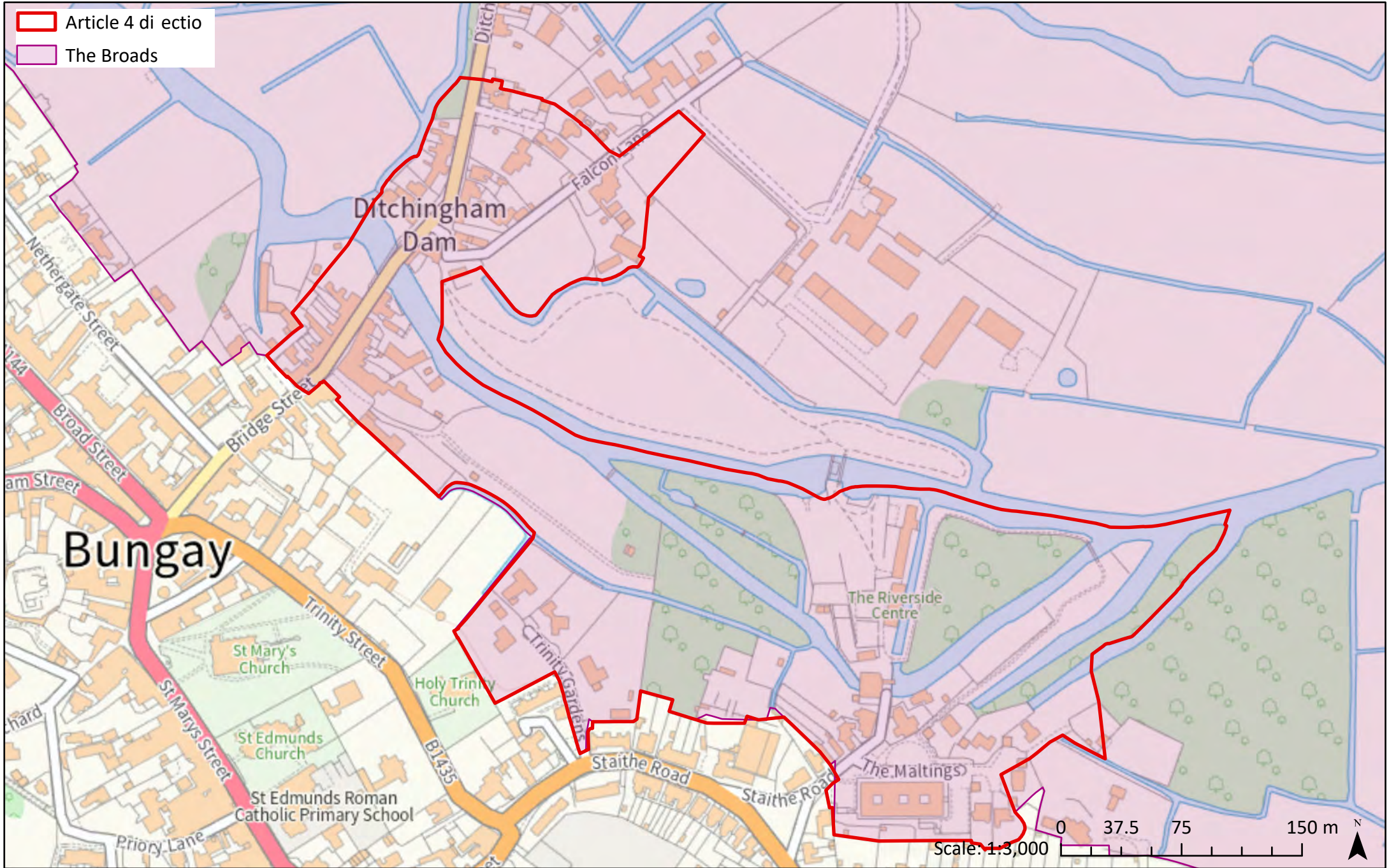
Appendix 2 – [Survey of Bungay and Ditchingham Dam Conservation Areas](#)

Appendix 3 – [Article 4 direction for the cancellation of the existing Article 4 direction \(including map\)](#)

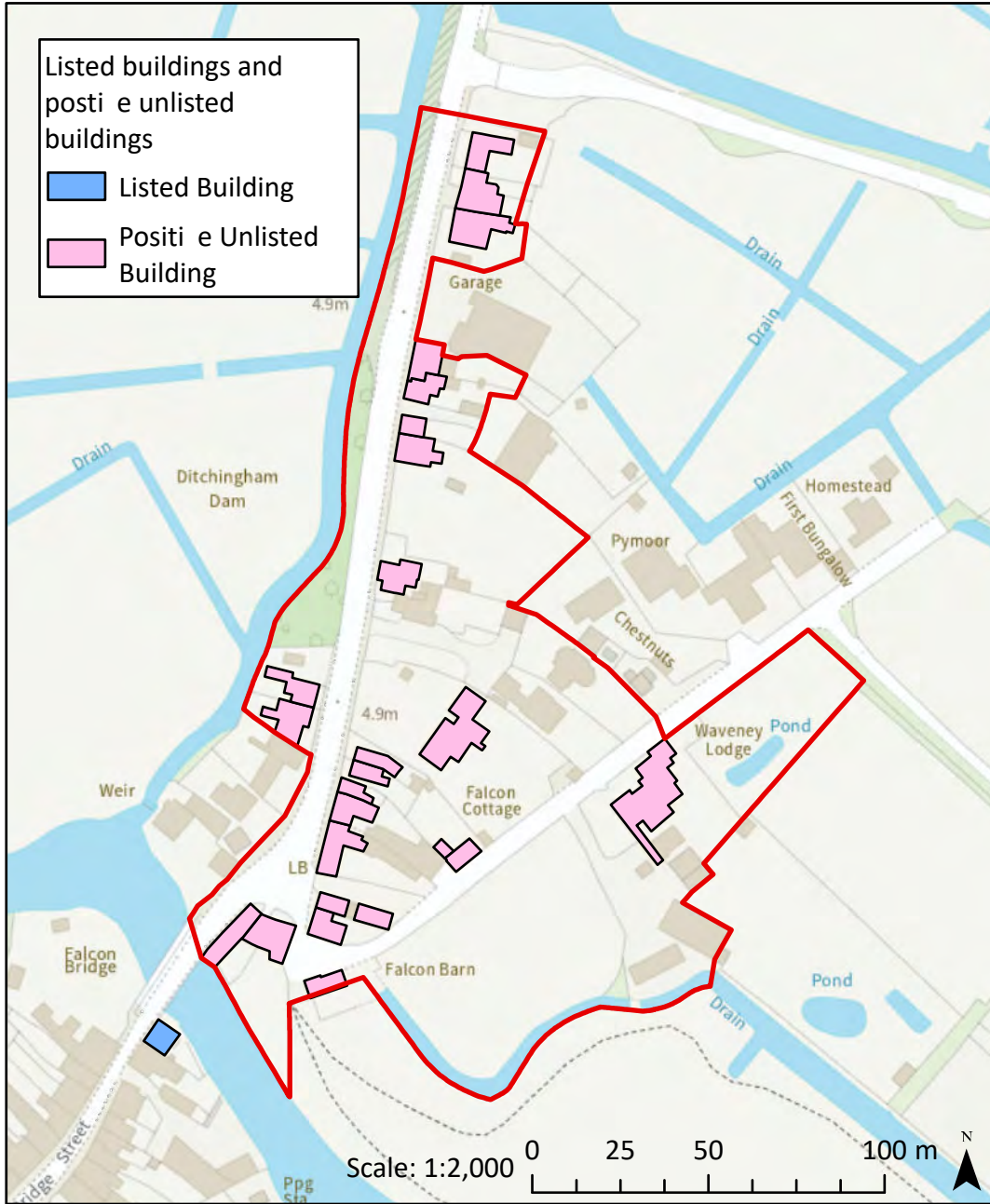
Appendix 4 – [Proposed new Bungay Conservation Area Article 4 direction \(including map\)](#)

Appendix 5 – [Proposed new Ditchingham Dam Article 4 direction \(including map\)](#)

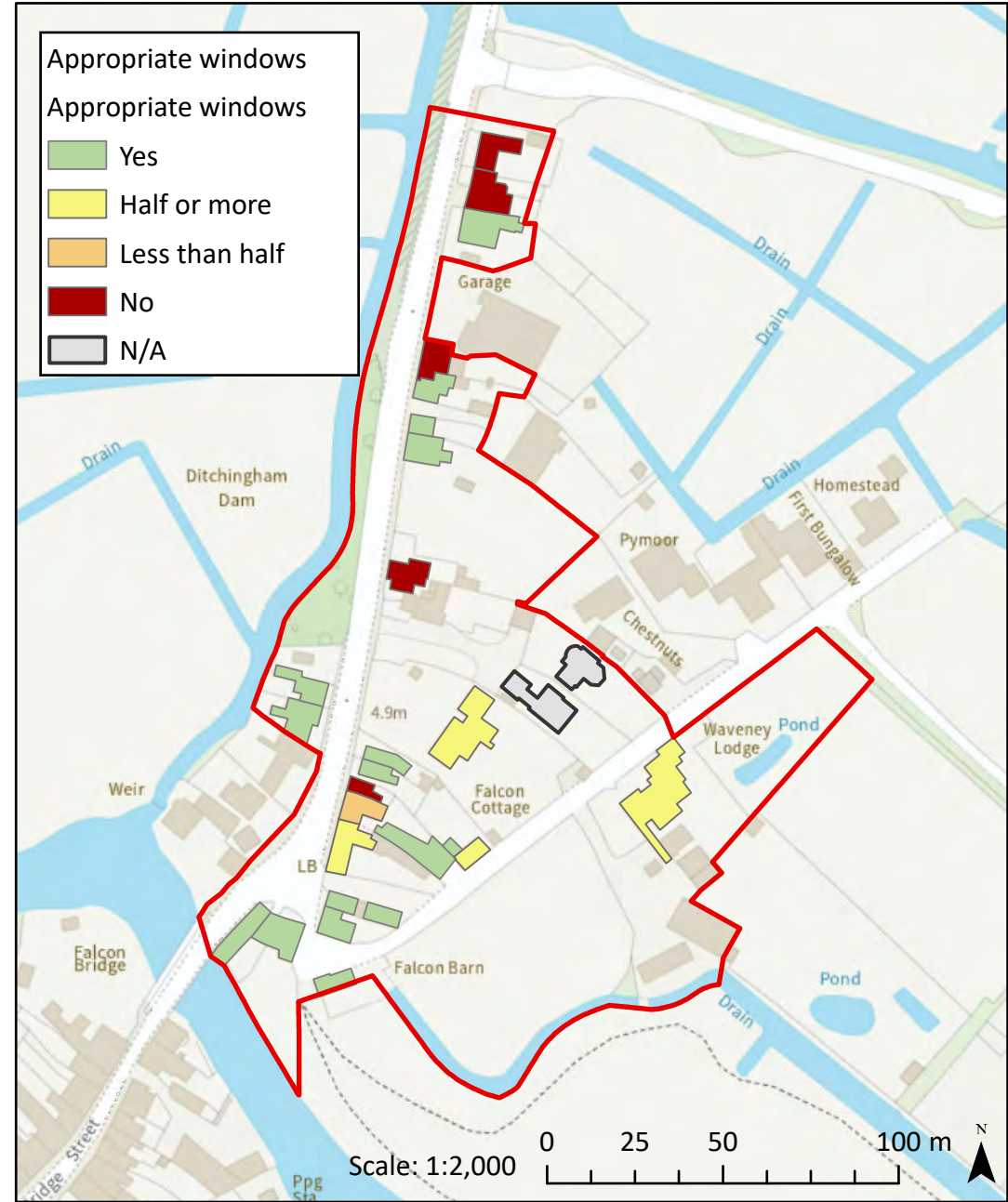
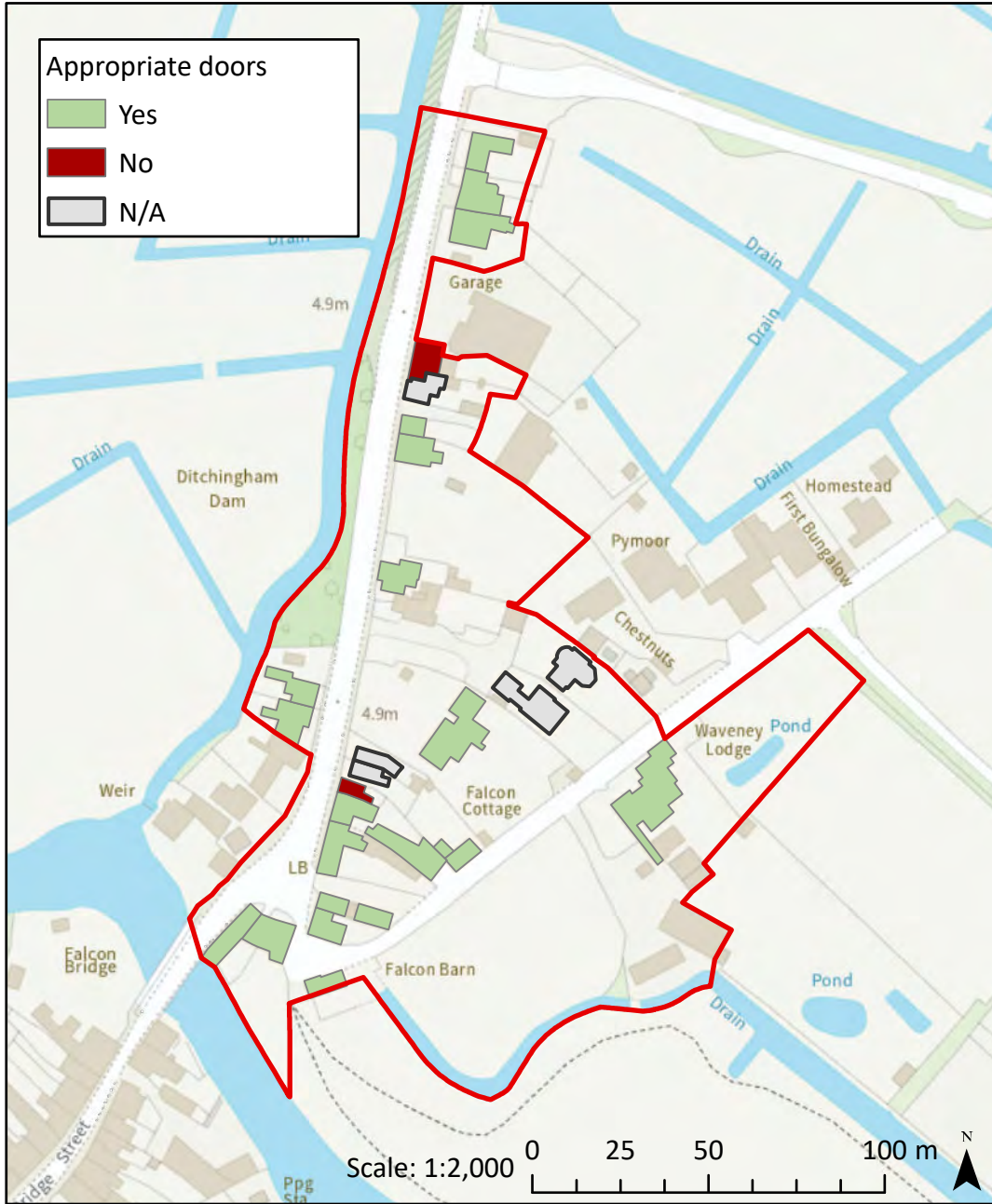
# Bungay Conservation Area Article 4 (also covering part of Ditchingham Dam Conservation Area) - To be cancelled



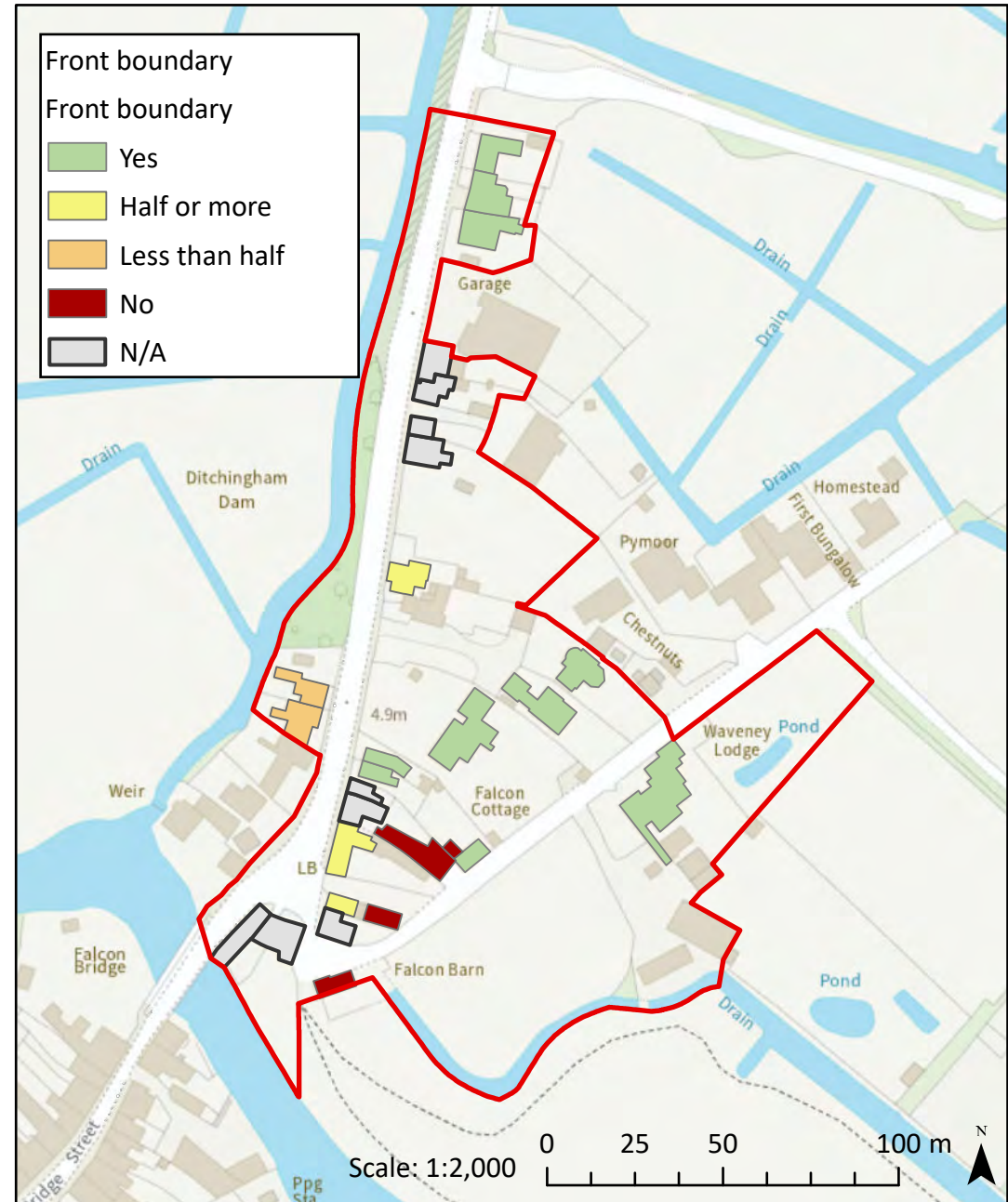
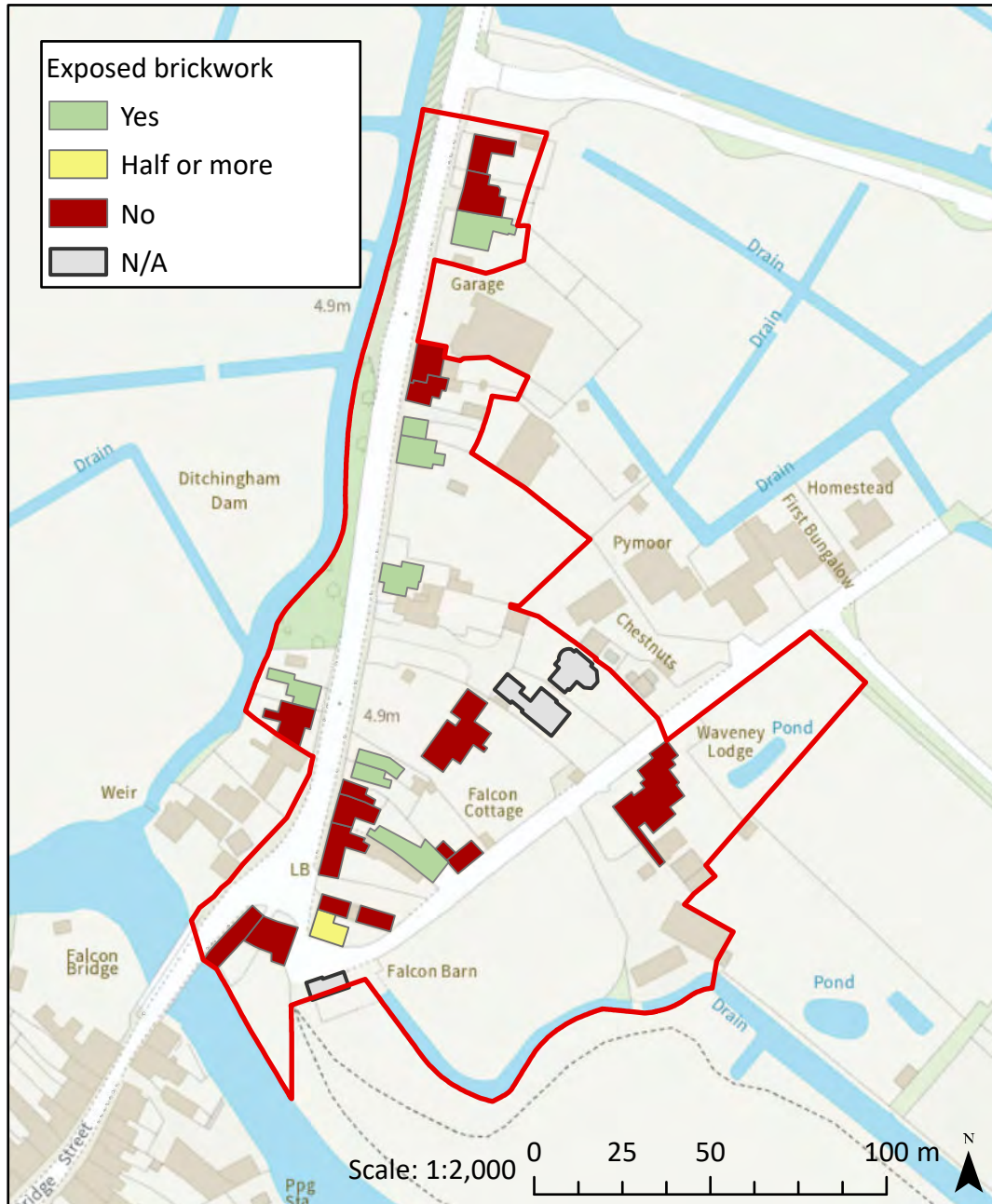
# Proposed Ditchingham Dam Article 4 Di ectio



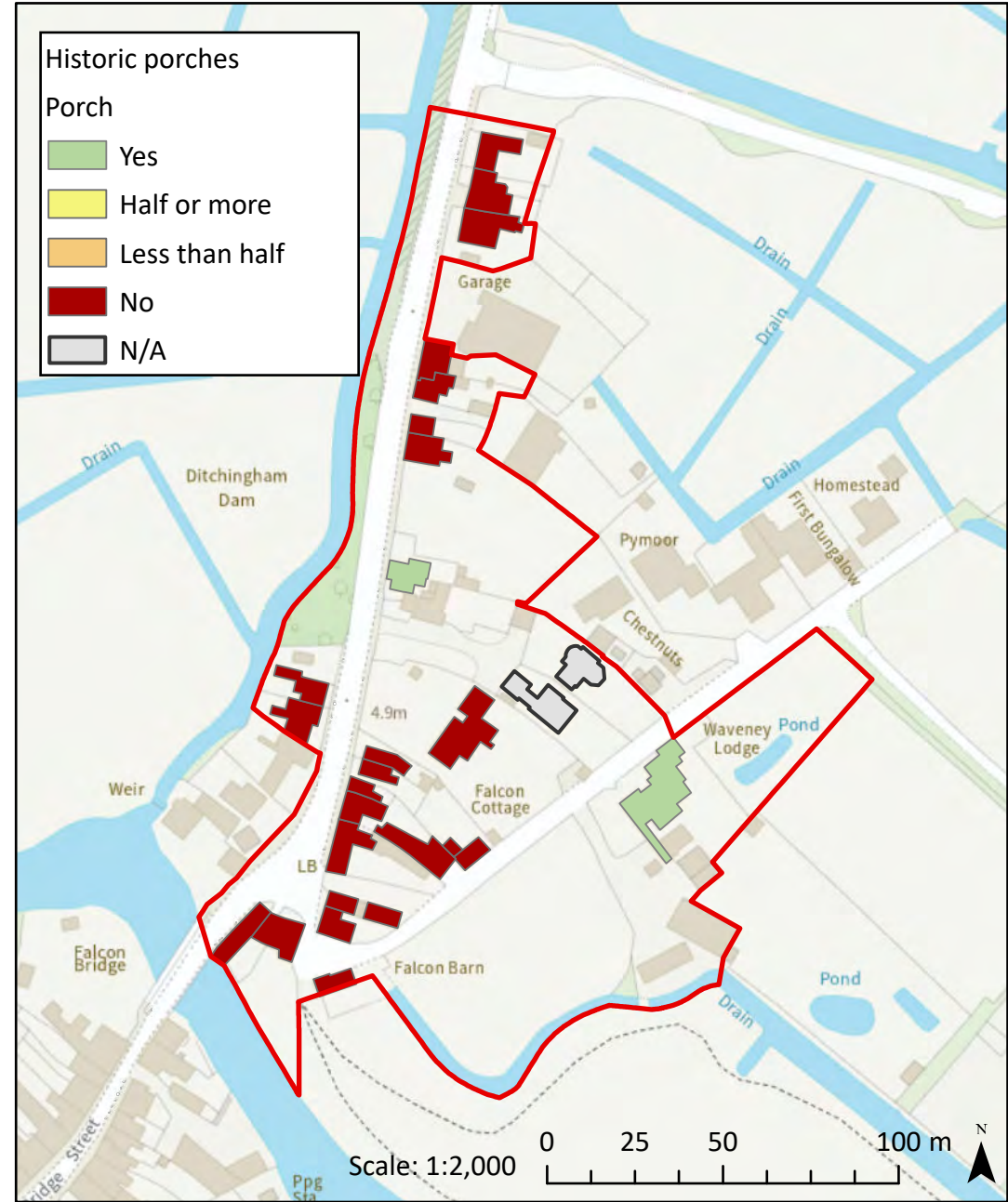
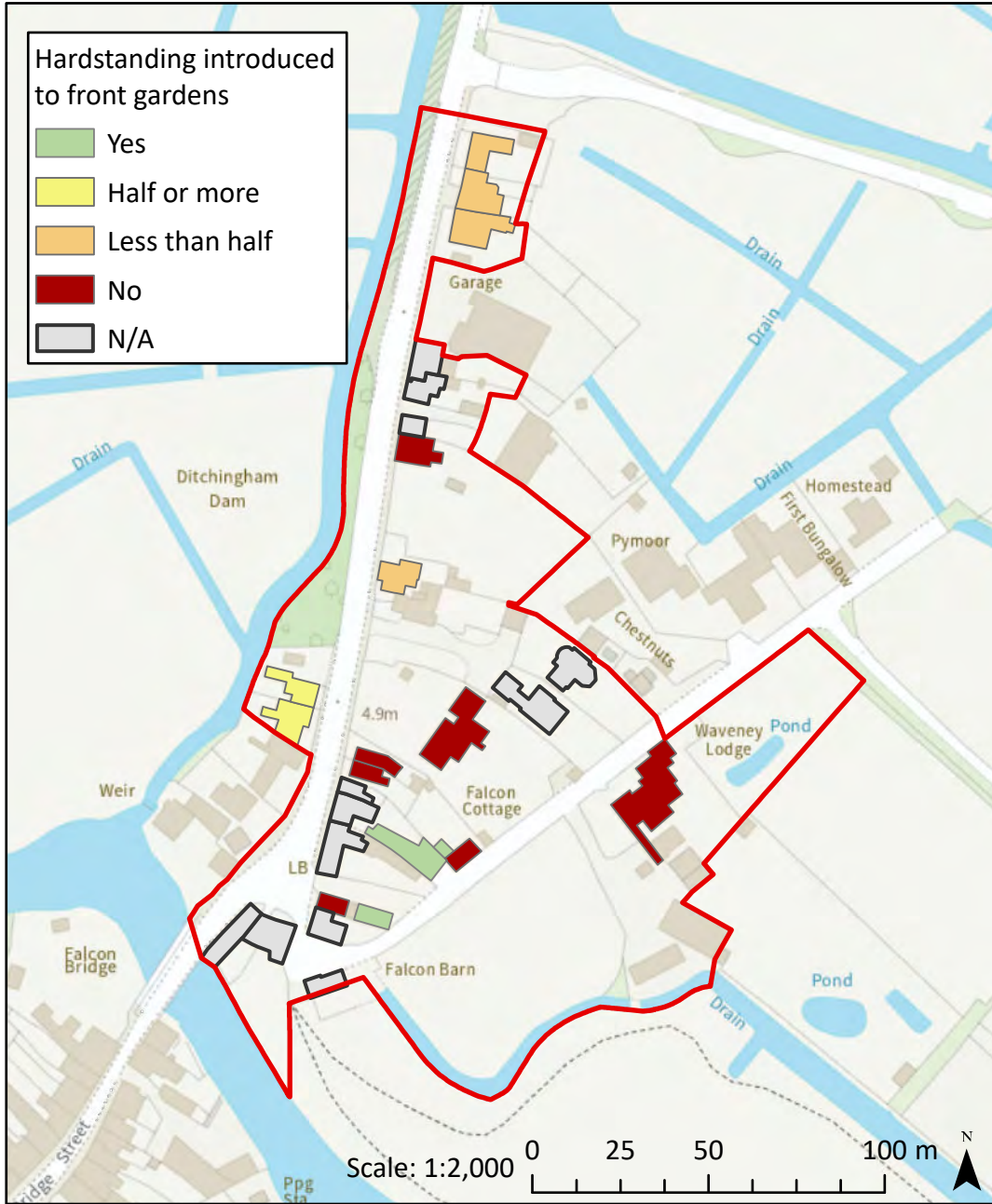
# Proposed Ditchingham Dam Article 4 Di ectio



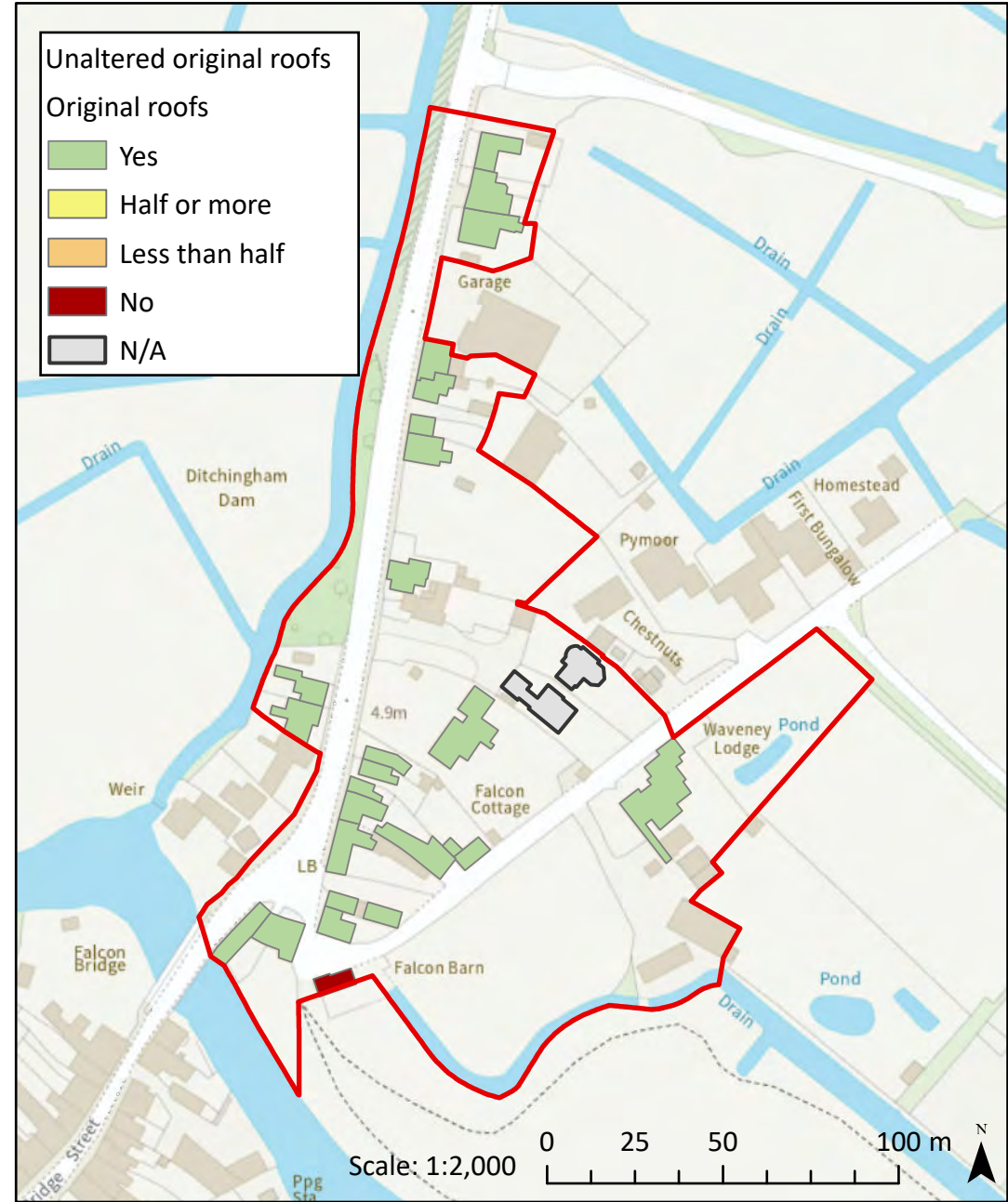
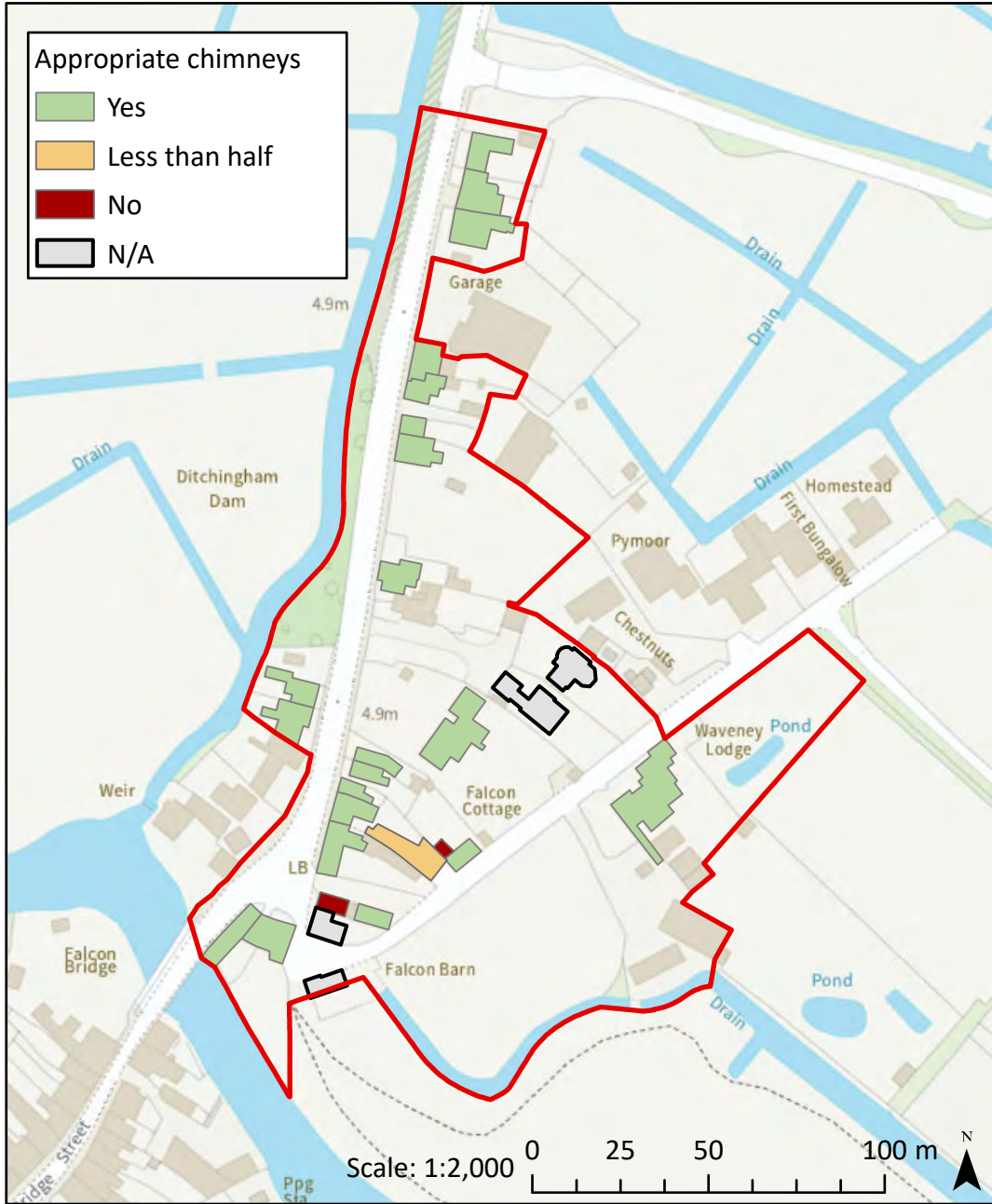
# Proposed Ditchingham Dam Article 4 Di ectio



# Proposed Ditchingham Dam Article 4 Di ectio



# Proposed Ditchingham Dam Article 4 Di ectio



**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) (ENGLAND) ORDER 2015**

**Direction Made under Article 4(1)**

**BROADS AUTHORITY**

**CANCELLED DIRECTION (No. 1) 2026:  
BUNGAY CONSERVATION AREA DIRECTION 1998**

**DRAFT**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015 (AS AMENDED)**

**DIRECTION WITHOUT IMMEDIATE EFFECT**

**MADE UNDER ARTICLE 4(1)**

**CANCELLATION DIRECTION (No.1) 2026:**

**BUNGAY CONSERVATION AREA DIRECTION 1998**

WHEREAS THE BROADS AUTHORITY (the “Authority”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is satisfied that it is expedient that the Article 4(2) direction for Bungay<sup>1</sup> Conservation Area 1998 (also covering part of Ditchingham Dam Conservation Area), (a copy of which is attached as Schedule 1 to this Direction) should be cancelled.

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) AND Schedule 3, paragraphs (1) to (13) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, hereby direct that the Bungay Conservation Area Article 4 Direction 1998 made on 7 July 1998 is cancelled. The cancellation will come into force on 22 April 2026.

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<sup>1</sup> Correction 15/01/2026: previous version mistakenly referenced *Beccles* Conservation Area.

## SCHEDULE 1

### TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

#### DIRECTION MADE UNDER ARTICLE 4(2) BUNGAY CONSERVATION AREA

WHEREAS the Broads Authority being the appropriate Local Planning Authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995 are satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out within that part of the area of the Bungay conservation area as is shown edged red on the plan annexed hereto unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 and (as appropriate) Part II of the Planning (Listed Building and Conservation Areas) Act 1990

NOW THEREFORE the said Authority in pursuance of the power conferred on it by Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 ("the Order") HEREBY DIRECT that the permission granted by Article 3 of the Order shall not apply to development of the descriptions set out in the Schedule below within the said part of the Bungay conservation area

#### SCHEDULE

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being development comprised within Class A of Part 1 of Schedule 2 to the Order, where any part of the enlargement, improvement or other alteration would front a relevant location (for the purposes of this Direction and in accordance with the provisions of article 4(6) of the Order the expression 'relevant location' (wherever it may appear) shall mean a highway, waterway or open space)

- (b) Any alteration to the roof of a dwellinghouse, being development comprised within Class C of Part 1 of Schedule 2 to the Order, where any such alteration would be to a roof slope which fronts a relevant location
- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being development comprised within Class D of Part 1 of Schedule 2 to the Order, where the external door in question fronts a relevant location
- (d) The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure, being development comprised within Class E of Part 1 of Schedule 2 to the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, being development comprised within Class F of Part 1 of Schedule 2 to the Order, where the hard surface would front a relevant location
- (f) The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse, being development comprised within Class H of Part 1 of Schedule 2 to the Order, where the part of the building or other structure on which the satellite antenna is to be installed, altered or replaced fronts a relevant location
- (g) The erection, alteration or removal of a chimney on a dwellinghouse or on a building within the curtilage of a dwellinghouse being development within Part 1 of Schedule 2 to the Order

- (h) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being development comprised within Class A of Part 2 to Schedule 2 of the Order, where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location
  
- (i) The painting of the exterior of any building or work, being development comprised within Class C of Part 2 of Schedule 2 to the Order, consisting of the painting of the exterior of any part, which fronts a relevant location of
  - (a) a dwellinghouse; or
  - (b) any building or enclosure within the curtilage of a dwellinghouse
  
- (j) Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure is within the curtilage of a dwellinghouse and fronts a relevant location

THE COMMON SEAL of  
THE BROADS AUTHORITY  
was hereunto affixed in the  
presence of:-



Solicitor to the Authority



DATED this

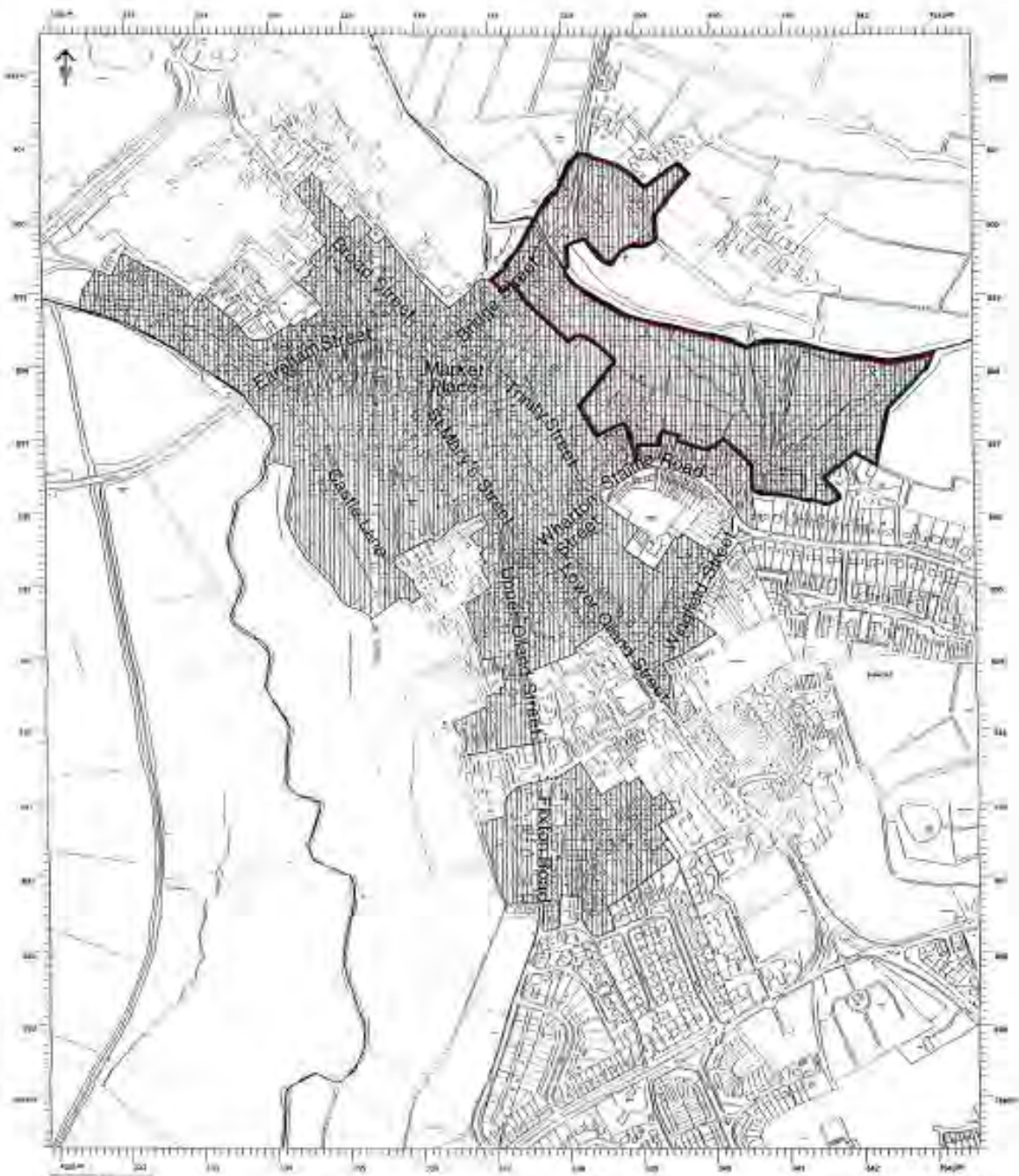
7<sup>th</sup>

day of

July

1998

BUNGAY CONSERVATION AREA: Nov. 1997



Scale 1:5000  
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Broads Authority

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WAVENEY DISTRICT COUNCIL

## SCHEDULE 2

Properties comprised in the land affected by this Direction:

29 Bridge Street, Bungay, Suffolk, NR35 1HD
31 Bridge Street, Bungay, Suffolk, NR35 1HD
Storyteller's Cot age, 33 Bridge Street, Bungay, Suffolk, NR35 1HD
Bridge House, 34 Bridge Street, Bungay, Suffolk, NR35 1HD
35A Bridge Street, Bungay, Suffolk, NR35 1HD
35 Bridge Street, Bungay, Suffolk, NR35 1HD
36 Bridge Street, Bungay, Suffolk, NR35 1HD
37 Bridge Street, Bungay, Suffolk, NR35 1HD
38 Bridge Street, Bungay, Suffolk, NR35 1HD
39 Bridge Street, Bungay, Suffolk, NR35 1HD
40 Bridge Street, Bungay, Suffolk, NR35 1HD
41A Bridge Street, Bungay, Suffolk, NR35 1HD
41B Bridge Street, Bungay, Suffolk, NR35 1HD
42 Bridge Street, Bungay, Suffolk, NR35 1HD
43 Bridge Street, Bungay, Suffolk, NR35 1HD
44 Bridge Street, Bungay, Suffolk, NR35 1HD
45 Bridge Street, Bungay, Suffolk, NR35 1HD
The Smokehouse, 48 Bridge Street, Bungay, Suffolk, NR35 1HD
The Hermitage, 50 Bridge Street, Bungay, Suffolk, NR35 1HD
47 Staithe Road, Bungay, Suffolk, NR35 1EU
49 Staithe Road, Bungay, Suffolk, NR35 1EU
29 Bridge Street, Bungay, Suffolk, NR35 1HD
31 Bridge Street, Bungay, Suffolk, NR35 1HD
51 Staithe Road, Bungay, Suffolk, NR35 1EU
53 Staithe Road, Bungay, Suffolk, NR35 1EU
Riverside, Staithe Road, Bungay, Suffolk, NR35 1EU
The Dell, Staithe Road, Bungay, Suffolk, NR35 1ET
1 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
2 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
3 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
4 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
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6 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
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20 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
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25 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
26 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
27 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
28 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
Meadow House, 30 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
Albion House, 31 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
32 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
51 Staithe Road, Bungay, Suffolk, NR35 1EU
Bower House, 1 Trinity Gardens, Staithe Road, Bungay, Suffolk, NR35 1HH
2 Trinity Gardens, Staithe Road, Bungay, Suffolk, NR35 1HH
The Vicarage, 3 Trinity Gardens, Staithe Road, Bungay, Suffolk, NR35 1HH
2 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Granary House, Staithe Road, Bungay, Suffolk NR35 1EU
3 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Mill Reach, Staithe Road, Bungay, Suffolk, NR35 1EU
The Music House, 34 Bridge Street, Bungay, Suffolk, NR35 1HD
32A Bridge Street, Bungay, Suffolk, NR35 1HD
32B Bridge Street, Bungay, Suffolk, NR35 1HD
32C Bridge Street, Bungay, Suffolk, NR35 1HD
Lawn Meadow, Bridge Street, Bungay, Suffolk, NR35 1HD
The Riverside Centre, Staithe Road, Bungay, Suffolk, NR35 1BF
Place, 49A Staithe Road, Bungay, Suffolk, NR35 1EU
Bungay Town Council Office, The Riverside Centre, Staithe Road, Bungay, Suffolk, NR35 1BF
Canoe Club, The Riverside Centre, Staithe Road, Bungay, Suffolk, NR35 1BF
46 Bridge Street, Bungay, Suffolk, NR35 1HD
Millpool, Unit 1, Staithe Road, Bungay, Suffolk, NR35 1EU
4 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Millstream House, 5 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Land Adjacent, 46 Bridge Street, Bungay, Suffolk, NR35 1HD
2 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
4 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
5 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Ivy Cot age, 6 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Glencoe, 7 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
8 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
9 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
10 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ

12 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
14 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
16 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
20 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
22 Ditchingham Dam, Ditchingham, Norfolk,, NR35 2JQ
18B Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Waveney Carriage House, 1 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18A Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Falcon Cot age, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge Annexe, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
3 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Flat At Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Annexe At Waveney Carriage House 1 Ditchingham Dam Ditchingham Norfolk NR35 2JQ
Falcon Barn, Falcon Lane, Ditchingham, Norfolk, NR35 2JG

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 22 April 2026.

**MADE** under the Common Seal of the Broads Authority

This 16<sup>th</sup> day of January 2026

The Common Seal of the Authority was hereto affixed to this Direction in the presence of

.....

Authorised Signatory

2. **CONFIRMED** under the Common Seal of the Broads Authority

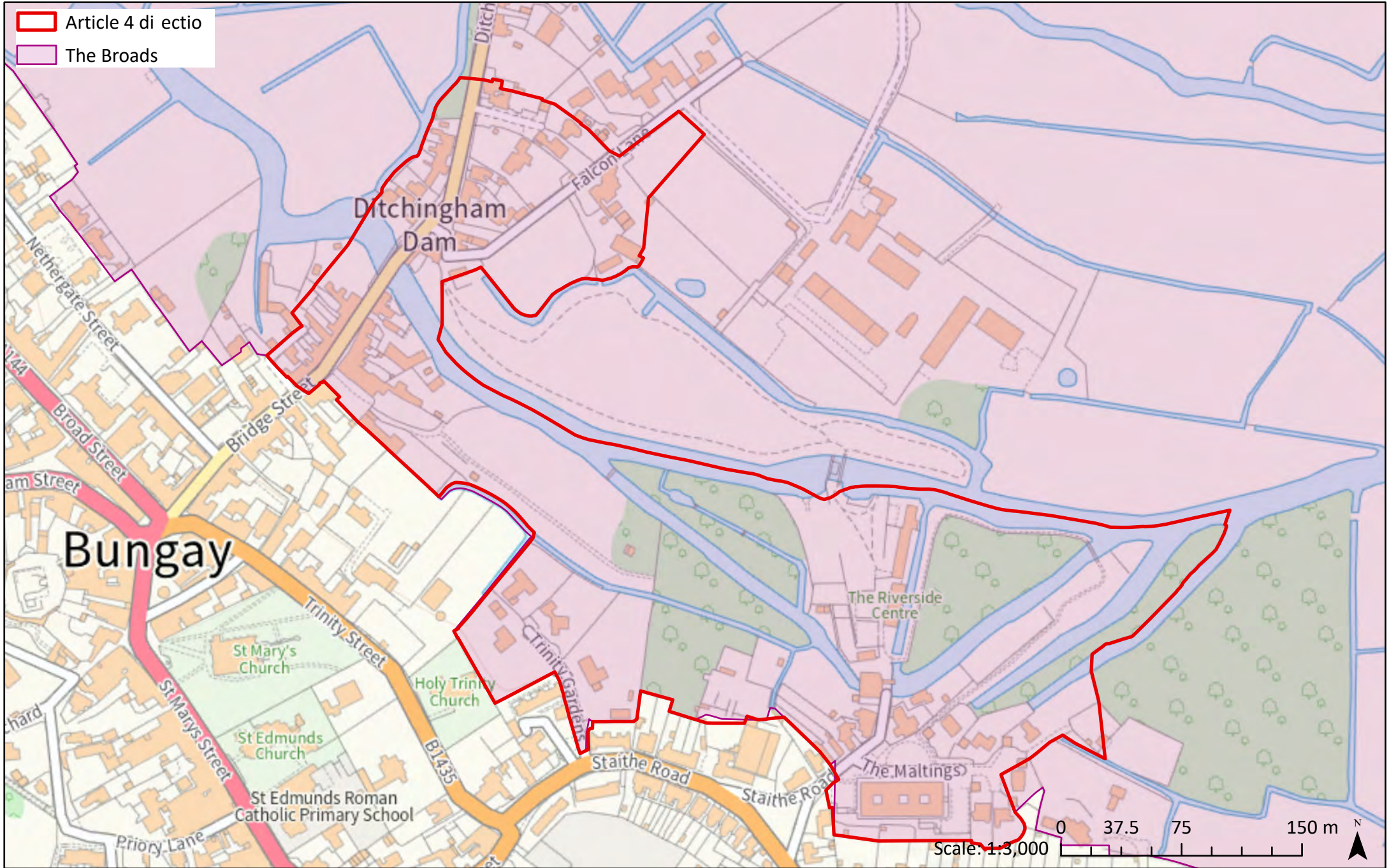
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The Common Seal of the Authority was hereto affixed to this Direction in the presence of

.....

Authorised Signatory

# Bungay Conservation Area Article 4 (also covering part of Ditchingham Dam Conservation Area) - To be cancelled



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**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) (ENGLAND) ORDER 2015**

**Direction Made under Article 4(1)**

**BROADS AUTHORITY**

**BUNGAY CONSERVATION AREA DIRECTION (No. 1)  
BRIDGE STREET AND STAITHE ROAD  
AMENDED AREA 2026**

DRAFT

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015 (AS AMENDED)**

**DIRECTION WITHOUT IMMEDIATE EFFECT**

**MADE UNDER ARTICLE 4(1)**

**BUNGAY CONSERVATION AREA DIRECTION (No. 1) Bridge Street and Staithe Road 2026**

WHEREAS THE BROADS AUTHORITY (the “Authority”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on the land shown edged in solid red lines on the attached plan (“the Land”), unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the “Order”), hereby direct that:

1. The permission granted by Article 3 of the said Order shall not apply to development on the Land of the descriptions set out in Schedule 2 below.
2. For the purposes of this Direction the expression ‘relevant location’ (whenever it appears) shall mean a highway, waterway or open space.

**SCHEDULE 1**

Categories of permitted development which are restricted under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 upon confirmation of this Direction.

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part 1 of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part 1 of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.

- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part 1 of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas, being the development comprised within Class E of part 1 of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location.
- (e) The installation, alteration or replacement of a chimney, flue or soil and vent pipe to a dwellinghouse, being the development comprised within Class G of part 1 of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (f) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.
- (g) The painting of the exterior of any building or work, being the development comprised within Class C of Part 2 of Schedule 2 of the Order, where the painting would front a relevant location.

## SCHEDULE 2

Properties comprised in the land affected by this Direction:

36 Bridge Street, Bungay, Suffolk, NR35 1HD
38 Bridge Street, Bungay, Suffolk, NR35 1HD
The Miller's Cottage, 47 Staithe Road, Bungay, Suffolk, NR35 1EU
Heron House, 49 Staithe Road, Bungay, Suffolk, NR35 1EU
Place, 49a Staithe Road, Bungay, Suffolk, NR35 1EU
1 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
2 The Watermill, Staithe Road, Bungay, Suffolk. NR35 1EU
3 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Millstream House, 5 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 22 April 2026.

**1. MADE** under the Common Seal of the Broads Authority

This 16<sup>th</sup> day of January 2026

The Common Seal of the Authority was hereto affixed to this Direction in the presence of

.....

Authorised Signatory

**2. CONFIRMED** under the Common Seal of the Broads Authority

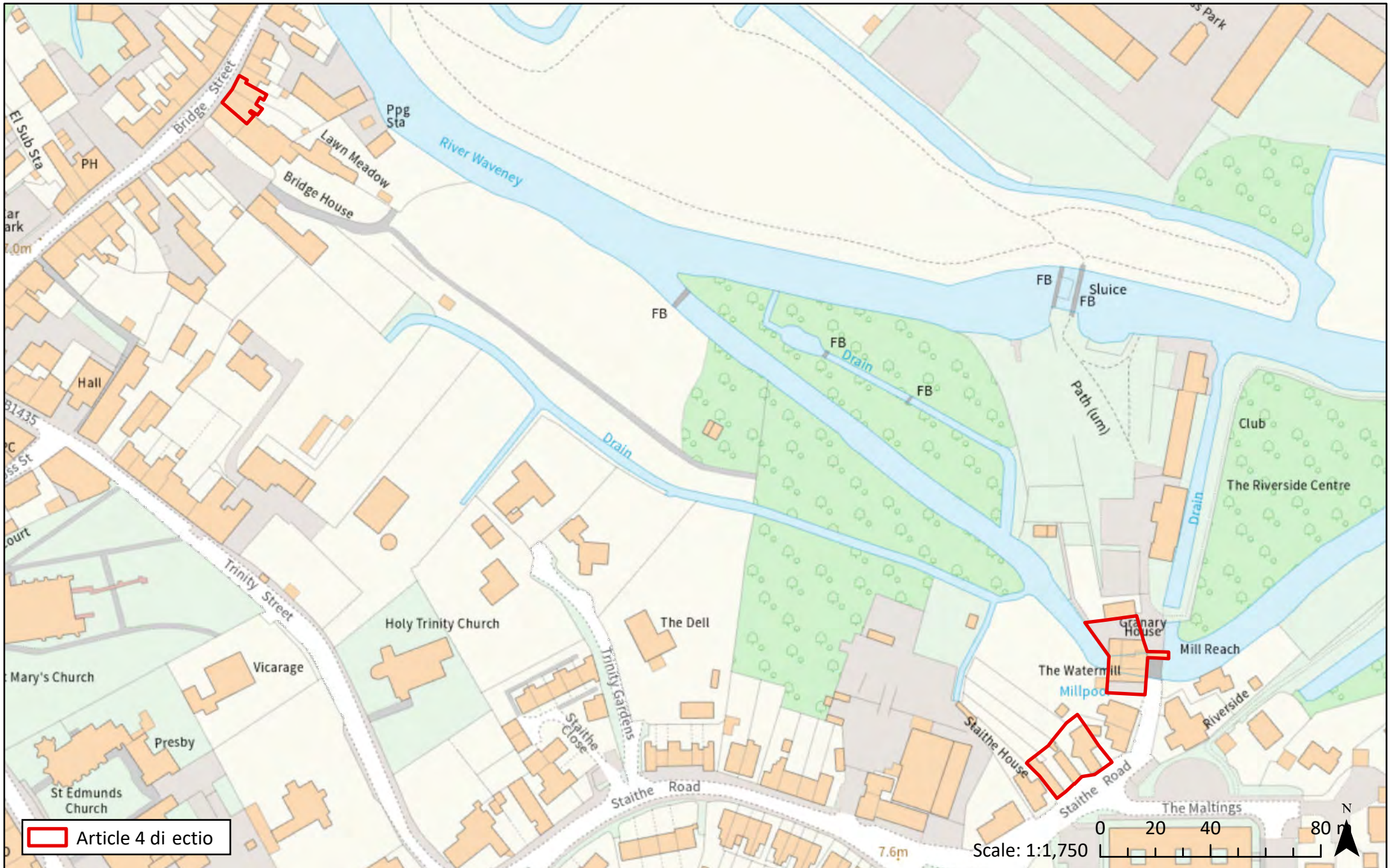
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The Common Seal of the Authority was hereto affixed to this Direction in the presence of

.....

Authorised Signatory

# Bridge Street and Staithe Road Bungay Article



**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) (ENGLAND) ORDER 2015**

**Direction Made under Article 4(1)**

**BROADS AUTHORITY**

**DITCHINGHAM DAM CONSERVATION AREA DIRECTION (No. 1)  
2026**

**DRAFT**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015 (AS AMENDED)**

**DIRECTION WITHOUT IMMEDIATE EFFECT**

**MADE UNDER ARTICLE 4(1)**

**DITCHINGHAM DAM CONSERVATION AREA DIRECTION (No. 1) 2026**

WHEREAS THE BROADS AUTHORITY (the “Authority”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on the land shown edged in solid red lines on the attached plan (“the Land”), unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the “Order”), hereby direct that:

1. The permission granted by Article 3 of the said Order shall not apply to development on the Land of the descriptions set out in Schedule 2 below.
2. For the purposes of this Direction the expression ‘relevant location’ (whenever it appears) shall mean a highway, waterway or open space.

**SCHEDULE 1**

Categories of permitted development which are restricted under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 upon confirmation of this Direction.

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part 1 of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part 1 of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.

- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part 1 of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas, being the development comprised within Class E of part 1 of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location.
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface, being the development comprised within Class F of Part 1 of Schedule 2 of the Order where the development would front a relevant location.
- (f) The installation, alteration or replacement of a chimney, flue or soil and vent pipe to a dwellinghouse, being the development comprised within Class G of part 1 of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (g) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.
- (h) The painting of the exterior of any building or work, being the development comprised within Class C of Part 2 of Schedule 2 of the Order, where the painting would front a relevant location.

## SCHEDULE 2

Properties comprised in the land affected by this Direction:

2 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
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Glencoe, 7 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
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16 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
20 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
22 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
24 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
26 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
30 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
32 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
36 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
38 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
40 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18B Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
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Falcon Cot age, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge Annexe, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
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Falcon Barn, Falcon Lane, Ditchingham, Norfolk, NR35 2JG

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 22 April 2026.

1. **MADE** under the Common Seal of the Broads Authority

This 16<sup>th</sup> day of January 2026

The Common Seal of the Authority was hereto affixed to this Direction in the presence of

.....

Authorised Signatory

2. **CONFIRMED** under the Common Seal of the Broads Authority

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The Common Seal of the Authority was hereto affixed to this Direction in the presence of

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Authorised Signatory

# Proposed Ditchingham Dam Article 4 Di ectio



# Planning Committee

16 January 2026

Agenda item number 10

## Consultation responses

Report by Planning Policy Officer

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### Summary

This report informs the Committee of the officer's proposed response to planning policy consultations received recently, and invites members' comments and guidance.

### Recommendation

To note the report and endorse the nature of the proposed response.

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## 1. Introduction

- 1.1. Appendix 1 shows selected planning policy consultation documents received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2. The Committee's comments, guidance and endorsement are invited.

Author: Natalie Beal

Date of report: 15 December 2025

Appendix 1 – [Acle Neighbourhood Plan](#)

Appendix 2 – [Reforms to the statutory consultee system](#)

Appendix 3 – [EV charging points – changes to PD rights](#)

# Appendix 1 – Acle Neighbourhood Plan

## Acle Parish Council

**Document:** [Acle Neighbourhood Plan \(acleparishcouncil.gov.uk\)](http://acleparishcouncil.gov.uk)

**Due date:** 16 January 2026

**Status:** Regulation 14

**Proposed level:** Planning Committee endorsed

### Notes

The first Acle Neighbourhood Plan was ‘made’ (adopted) in February 2015 following a YES vote at a referendum held in January 2015. The Acle Neighbourhood Plan has been used by Broadland District Council and the Broads Authority to determine planning applications and Acle Parish Council has used it to help formulate its response to planning applications within the parish.

10 years have elapsed since the Plan was made, and there have been numerous changes in the national and local planning policy context. These include a change in national government, several revisions of the National Planning Policy Framework (NPPF), changes in environmental legislation and the adoption of a new Local Plan for the Greater Norwich Area (GNLP). Change on the ground has also been evident with 267 new dwellings built in the parish between 2014 and 2023.

Further development is planned through the allocations in the new Local Plan, between Norwich Road and South Walsham Road, and permission granted in October 2025 for 200 dwellings and 90 retirement apartments on land south of Leffins Lane.

Acle Parish Council has embarked on a review of its Neighbourhood Plan, to ensure it is up to date and in a strong position to influence the future development of the village.

### Proposed response

#### Summary of response

The review of the plan is welcomed. There are many detailed comments proposed on the suite of documents out for consultation. There are two objections to the Neighbourhood Plan.

#### Neighbourhood Plan

- Preface, para 3 – in that ten years, the Local Plan for the Broads was adopted – 2019
- Preface, para 4 – which Local Plan? There are two relevant to Acle.
- Page 4, last para: The Neighbourhood Plan does **not** allocate any land for new housing development above that already identified in the Local Plan.
- Page 6, 1.2 – is it better to say subtly?
- Page 7, para 1.6 – refer to the Local Plan for the Broads.
- Figure 2 and Figure 5 – show the Broads.
- Point 2.9 ‘provide open space to reduce leisure visits to the Broads;’ – does this target any specific users such as dog walks, i.e. creating a dog walking meadow which would alleviate impact on sensitive areas (regarding dog presence impact on wildlife). Otherwise, nearby

Broads visitor spots such as Salhouse, Acle, Ranworth, South Walsham would all benefit from regular visitors.

- 2.12 and 2.13, Figure 4 – the correct references in the adopted Local Plan for the Broads is ACL1 and ACL2.
- Figure 4 – this is not the adopted policies maps. Please use the adopted policies maps.
- Section 2 – might want to say that the Local Plan for the Broads is being reviewed, but the two allocations at ACL1 and ACL2 are being rolled forward.
- 3.8, page 17 – you might want to refer to this: [The Local Deprivation Explorer: Making deprivation data easier to find, understand and use – MHCLG Digital](#) which was released in 2025.
- Figure 8 is a bit blurry
- Table on page 25 and 26 – the new ones in green don't have a summary paragraph.
- Figure 13 – it is not clear what the numbers are...
- Para 6.7 – there is an adopted design code/guide for the Broads and this needs to be referred to.
- Para 6.9 – has it been influenced by the Broads Design Guide/Code? That is not mentioned.
- Policy ACLE1 – should it be ...'Acle's context...'?
- Policy ACLE1 1, iii – 'maintain - as a minimum a 5m gap between dwellings to minimise overlooking and prioritise amenity space' – the dash does not really help things. Maybe a couple of , are needed?
- Policy ACLE1 – 5m gap between dwellings – is that really an efficient use of space? I would suggest this criterion needs clarifying or elaborating and double checking. As written, there is a house, then a gap that is similar to the width of a house, and then another house and so on. That does not imply efficient use of land. That implies that all dwellings need to be detached – is that the aim of it? A 5m gap between new dwellings is quite a lot. Does this depend on its location? For example, in the village centre, there is a denser form of development, with buildings in closer proximity to one another and so a 5m gap between buildings in some places may look incongruous.
- Policy ACLE1 – GV/02 – the title is 'Sustainable Drainage Schemes (SuDs) and fire prevention', but the topics covered also include connectivity, legibility and wayfinding, traffic calming etc- I see the reference goes from GV to CV and I wonder if the formatting is wrong and 'connectivity' should be a title?
- Page 32 GV.01 xi) is it just existing development that fronts or backs onto ponds, wetlands or swales that must take every effort to mitigate flooding or all existing and proposed development in all locations? The issue of flooding is not just caused by over-topping from waterbodies.
- Page 32 GV.01 xi) this code should perhaps emphasise more the need for blue and green networks to connect with existing blue and green infrastructure to create new and consolidate existing networks.
- Page 32 GV.02 Sustainable Drainage Schemes and fire prevention. Should these be two separate policies? SUDS and fire protection don't seem to be intrinsically linked in anyway.
- Page 33 CV. 01.2 Legibility and wayfinding – could this be reworded to something along the lines of: 'Streets **should** contribute to the character of the area, taking into consideration features such as active frontages, enclosure and high-quality landscaping. Pedestrian routes should be furnished and integrated into the existing street network.'

**Wayfinding could be aided by appropriate signage, for example, timber signage in the countryside being mindful not to create unnecessary visual clutter.** ‘

- Page 33 CV.01.5 materials should also be a consideration? Timber preference?
- Do you need to copy over all the design guide/code if you append it to the Neighbourhood Plan?
- Throughout – spacing between words varies.
- Policy ACLE2 – is there an ‘and’ missing: ‘The focus for new development in Acle over the plan period will be within the adopted settlement limit (figure 14) **and** within specific allocations made in the Greater Norwich Local Plan’.
- Policy ACLE2 – ‘Size: where new housing is to be provided, the focus should be on mid-sized 3 bedroomed dwellings, as both affordable and open market dwellings, **which retains the current range and mix of housing available and maintains a balanced and inclusive community**’. The bit highlighted seems justification and does not link to the policy. Perhaps the link is ‘**as this** retains’? Is it needed in the policy?
- Footnote 14 – major development also has a land area limit. So you might want to refer to that in the footnote, rather than just referring to the number of dwellings.

### **Objection – ACLE2**

- 6.14 says ‘New ‘windfall’ housing development should be located inside the adopted settlement limit for the village, close to existing development and within easy reach of the village centre, where good access to local facilities can be achieved’. By virtue of being inside the adopted settlement limit, the other two things are addressed. Or are you saying that the other two things (easy reach of village centre and good access to local facilities) mean that development can be outside the settlement limit if they meet those criteria? The inclusion of all three is not clear.
- Policy ACLE2 – similar to previous comment on location of dwellings, what does para 2 of the ACLE2 add if all new dwellings are directed to the settlement limit? Is para 2 adding another set of locational criteria? So dwellings don’t need to be in settlement limits if they meet para 2 of the policy? This is confusing and needs clarification.
- If you are introducing different locational criteria for development and allowing it outside of the development boundary, the Broads Authority objects as this is contrary to local and national policy.
- 6.21 first sentence is a bit clumsy ‘Parking provision for developments in Broadland should be made in order to satisfy the relevant adopted standards of Norfolk County Council as Highway Authority’. I think you are saying that Norfolk County Council has parking standards. But what is written does not really say that well. This is also talked about in 6.25 a bit more clearly.
- 6.22 & ACLE 3 on electric vehicle charging – isn’t this mandatory in the Building Regs now?
- Policy ACLE3: The design section strays into the design of roads: ‘Road design should include a clear demarcation between highway and footways and should not include shared surfaces’.
- Policy ACLE3: Parking provision – you defer to NCC standards but then include standards in the policy. Are these repeating NCC standards or different parking standards?
- 7.2 says ‘This in turn means that the village centre is largely unsuitable for active retail and leisure uses which spill out onto the pavement and create active frontages and a vibrant atmosphere’. So do the uses spill out onto the pavement or do they not spill out onto the

pavement? If they don't, should it be 'which **could**'? It is not clear what the situation is versus what you want to happen.

- 7.5 'still very important **to** the community'.
- Page 46-47 Policy ACLE6 Acle Bridge Improvements: Should this also reference the need to consider the setting of the WW2 heritage at Acle bridge and potentially provide some heritage interpretation about the heritage significance of this area? See Norfolk Heritage Explorer (HER)
- Section 9 – recommend that developers are required to refer to the County LCWIP and the Broads LCWIP – particularly as the County one has a specific reference to Acle and supports the policies relating to Acle Bridge and the improvement of the town centre.
- Section 9 – Reference to LTN1/20 and upcoming ATE Rural Design Guide would be beneficial to ensure high quality design.
- Section 9 should reflect the Broads Local Plan Peat Policy.
- 9.1 as this is a planning document, best not to say 'Broads National Park' – just say the Broads
- 9.3 but also for ~~realistic~~ routes that can realistically be used for commuting to work or school.
- 9.3 Include phrasing 'Active Travel' Cycling, wheeling (to encompass wheelchairs, pushchairs, wheeled mobility aids) – using the term 'wheeling' incorporates the idea of pushchairs and wheeled mobility assistance and is being commonly used.
- Policy ACLE9: says 'Pedestrian and cycle connections should be provided, both within the site, and also linking the site to the existing network to create continuous footway links, in particular where these link to schools, public transport, community facilities and recreational spaces'. The first part is about pedestrians and cycles and then the second part just talks about footways which can only be used by pedestrians and wheelchairs. Perhaps rather than footways, in order to capture pedestrians and cyclists, say 'continuous walking, wheeling and cycling **links**' or similar?
- Pavement versus footway, throughout the document. If you are referring to the provision that runs next to a road, it is a footway. You might want to be consistent throughout.
- Figure 20 does not seem to show all the new routes and connections set out in the policy ACLE9. What is Figure 20 showing in relation to what the policy says?
- Page 67, para 10.28 – It is noted a list of important trees and hedges that should be protected is provided at Appendix D. It should be stated that this is not a conclusive list and people should check that their trees are not protected by a TPO or being within a conservation area (as these things may change).
- 10.3 are located and it **is** important that new
- 10.6 – should be Lead Local Flood Authority
- Policy ACLE11 – should the policy start with new lighting of any type needing to be justified in the first place?
- Policy ACLE11 – what about light spill from large glazed areas?
- Para 10.16 may need to be split up. The first part talks about marshland. Then the second part about green verges – green verges part may be lost in there.
- 10.19 – please add that for developments within the Broads, the policies of the relevant district are deferred to in terms of provision of new open space.

- Page 63, section on biodiversity. It would seem logical to refer to the Local Nature Recovery Strategy that is now adopted and in place. 10.29 touches upon it, but the LNRS is now adopted.

## Objection

- Policy ACLE13 – are i : ix shown on a map anywhere? If it is Figure 31, Figure 31 is not annotated as such.
- Policy ACLE13 uses terms ‘net gain for biodiversity’, ‘net gain’, ‘biodiversity net gain’ – if these all mean the same thing then the same term needs to be used and that should be biodiversity net gain.
- Policy ACLE13, para starting ‘Priorities for Biodiversity Net Gain and...’ – how does this relate to the LNRS?
- Policy ACL13 says ‘Any development site which contains tree belts should facilitate access to and through them with footpaths and cycleways, as appropriate, for both wildlife and people to connect with open spaces, the Broads and the surrounding countryside, wherever possible, in order to maintain and enhance the rural character’. This may need to be caveated as such routes could result in more people going to protected sites. So care is needed with this wording. The policy may need to say ‘subject to the findings of a project level HRA’ or the like.
- 10.42 – this refers to Written Ministerial Statement 2015 – this was updated by WMS 2023 - [Written statements - Written questions, answers and statements - UK Parliament](#)
- 10.43, 11.15 - local planning authorities.
- Page 81 Policy ACLE15 – b) As well as large scale energy developments not being located *within* the Broads Authority Executive Area, this should also include that any large scale energy development should not impact on the *setting* of the Broads.
- Page 85, para 10.54 and 10.55 – the approach set out to NDHA’s is unconventional but is probably acceptable on balance. However, I would suggest that at the end of 10.55 it states that buildings falling into the categories above and meeting some set criteria to be included as an appendix or in this paragraph. It could be the criteria set out by Norfolk County Council’s Historic Environment team or meeting say 4 of the criteria listed on page 11 of [Historic England’s guidance](#).
- Page 86 – Figure 52: the building shown (The Limes) is not a Victorian or Edwardian villa as described and is actually grade II listed – [see here](#). A photo of another building should be provided.
- Page 89 – Policy ACLE16 0 non-designated heritage assets – As well as falling into the categories listed the buildings should also meet a specified number of the criteria identified by HE / NCC (as per comment on age 85 above).
- Also Policy ACLE 16 – need to make clear this is referring to Halvergate **Marshes** Conservation Area, as there is also Halvergate Conservation Area covering the village of Halvergate and Tunstall. The wrong conservation area is referred to three times at present.
- 11.1 – does this new Neighbourhood Plan replace the current one? Is that stated anywhere? This paragraph, as written, could imply that both are in place.
- As LPAs who will use this Plan, what are we meant to do with Appendix D? Should these be plotted on a map?

## Design Guide and Code

2.3.1 – are there peak hour services for buses and rail? This needs to be clarified.

Figure 21 and page 22, middle column, bottom para is as the crow flies and is not a realistic representation of what can be reached by foot and cycle. This needs to be replaced with an assessment of what is within those distances, using the routes a cyclist or pedestrian will take.

Page 10 – it is noted that BDC's LCA is referenced on page 9 so should the BA's LCA be referenced on page 10?

Page 19, Figure 15 – it would be good to have a bit more differentiation in colour between Watercourses and flood zones on this map.

Page 29, first column, last para says: 'It is important to note that many household extensions are protected under Permitted Development (PD) and so do not require planning permission'. I don't think they are protected – I think they are permitted?

Page 31 and Figure 27 This doesn't show or mention the fire break that is required by the Policy in the NP. It might be good to be able to show how the design of this could be successfully integrated into development and the wider landscape.

Page 32 RV.01.3 as per comment above on P31 of the NP – would they be expect a 5m gap between buildings in all cases – eg on an infill site in the village centre where there is a denser form of development?

Page 32, point ii – similar to comment on Plan itself. 5m is the width of a dwelling. So are all developments in Acle to be detached?

Page 33 – a number of the different building types shown in the diagrams do not have the 5m gap between houses .

Page 38 – in the example provided chimneys also add to the varied roofline but are not mentioned in the text. Add something about the contribution of chimney stacks to the roofline, especially in the historic parts of the village.

Page 39 – is the brick wall in the bottom right corner really a poor example. On a new development, realistically the other alternative is a close-boarded fence, because the developers and new owners will want a quick means of providing a private space for a rear garden. A brick wall is far more appropriate than a 2m close-boarded fence.

Page 40 – GV.01.2 ii) is it just existing development that fronts or backs onto ponds, wetlands or swales that must take every effort to mitigate flooding or all existing and proposed development in all locations? The issue of flooding is not just caused by over-topping from waterbodies.

Throughout – you refer to the Design code for South Norfolk and Broadland at the top of some pages, but not the Design Code for the Broads Authority.

Page 43, GV.01.3 Biodiversity. ii – what is a low garden?

Page 44, orange box says to use SuDS where possible. This casual wording seems inconsistent with the NPPF, particularly para 181 part c.

Page 47, orange box, i – the order seems to imply that motor vehicles are most important.

Page 47 – blue box, iii – when you say footpaths in this context, do you mean public rights of way? Or do you mean footways that run alongside roads? If footway, then isn't it a must? If footpaths, then maybe say public rights of way?

Page 47, blue box iv – why is cycle parking a 'should'? There will be parking standards either in the Broadland Local Plan or Norfolk County Council's parking standards.

Page 48, blue box, i and ii – why are these shoulds? They seem fundamental things to address.

Page 49, blue box, v – what about the potential for verge parking?

Page 50CV.01.4 iii) Its not correct to say that TPO'd trees can be removed if they are a hazard to pedestrians. They can be removed if they are dead or dangerous (not just to pedestrians) but the LPA should still be contacted to confirm the process.

Page 52 – orange box – this needs to say that any lighting needs to be fully justified in the first place. What is written does not really match the dark sky stance of the Neighbourhood Plan.

Page 52, blue box – iii, iv, v, vi – why are these shoulds? These need to be musts. What is written does not really match the dark sky stance of the Neighbourhood Plan.

Page 53 CV.02 parking design – there is nothing about EV charging and cycle parking and scooter parking.

### **Data profile**

Page 17, 18, 19, 20, 21 – this policy is not adopted. The adopted policy and policies map are in the adopted Local Plan.

Some data is from August 2024 or earlier.

Flood risk data from the EA was updated earlier this year.

### **Statement to accompany pre-submission version, November 2025**

We disagree with the conclusion that 'Acle Parish Council as the qualifying body under the Neighbourhood Plan Regulations, does not believe that the modifications to existing policies nor the introduction of new policies are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify'. This is because the Design Guide is new and a significant change and some policies have been deleted and merged and widened.

## Appendix 2 – Reforms to the statutory consultee system

### Ministry of Housing, Communities & Local Government

**Document:** [Reforms to the statutory consultee system - GOV.UK](#)

**Due date:** 13 January 2026

**Status:** Government consultation

**Proposed level:** For information as deadline before Committee meeting

#### Notes

The number of statutory consultees, and the nature of statutory consultation, has evolved over time. New statutory consultees have often been added in response to shifting policy priorities, but without any subsequent review of whether their ongoing involvement remains necessary or proportionate.

As a result, some bodies have remained statutory consultees without systematic reassessment, despite broader changes to policy and context. This has led to an inconsistent and potentially outdated approach to statutory consultation.

As set out in the written ministerial statement of 10 March 2025, we are consulting on proposals to remove Sport England, The Gardens Trust, and Theatres Trust as statutory consultees, and testing the impact that this would have.

#### Proposed response

**Question 1** Are there other key areas we should be considering in relation to improving the performance of statutory consultees?

*Stronger guidance on “When” they should be contacted*

**Question 2** In exploring reforms to the system, we have so far focussed more on key national statutory consultees. Is there more that government should do in relation to smaller scale and local statutory consultees?

*NSIPs- some tighter control on who is consulted as LPAs 100s of miles away could be consulted.*

**Question 3** In light of the proposed mitigations, do you support the removal of Sport England as a statutory consultee?

*Neutral*

*Currently, the Planning Officer makes a judgement as to whether to consult Sport England. So even though they are currently a statutory consultee, they are not consulted on every issue. In our experience, we are not aware of any issues caused by consulting Sport England in planning applications. Generally, it is more about what is said in response to planning applications,*

*rather than who says it. If there is a valid point made, by anyone, then it is considered in determining the application.*

*In terms of Local Plan making, they are on the consultation database and when there is a Local Plan consultation, the notification is sent to everyone on that database. When we have had comments from Sport England, in relation to the Local Plan, we have found them timely and useful. Similarly to comments made on planning applications, it is about what is said rather than who says it. No issues have been caused by consulting Sport England on the Local Plan.*

*If Sport England are removed as a statutory consultee, in terms of Local Plan making, we will continue to consult them and react and respond to their comments as we see fit. In terms of planning applications, we would consult in line with any requirements set but see response to Question 4.*

**Question 4:** In relation to notification requirements, should substantial loss of an existing playing field be defined as:

*An alternative approach*

*Any proposal for the loss of playing fields or any amount of playing fields needs to be sent to Sport England for comment. Sports fields are used for informal and formal play. We all know people who go to them for a knock about or kick about with friends, run around them or are part of teams that train through the week and then play matches on weekends. We see the benefits to mental health and wellbeing as well as benefits to the local economy.*

*As per our adopted policy:*

*Policy DM7: Open space on land, play space, sports fields and allotments*

*a) Existing Provision (See open space map bundle and various Inset Maps)*

*Development that would result in the loss of existing sport, recreational, allotment or amenity open space as identified on the policies maps and identified by the Authority's constituent district councils in their evidence base will only be permitted if it can be demonstrated (through a local assessment) that:*

- i) There is an excess of recreational or amenity open space in the catchment area (in and out of the Broads) and the proposed loss will not result in a current or likely shortfall during the plan period; or*
- ii) The proposal is for ancillary development on an appropriate portion of the open space which enhances the recreational facilities and their setting; or*
- iii) The open space which would be lost as a result of the proposed development would be replaced prior to the commencement of the development by an open space of equivalent or better quality and equivalent or greater quantity, in an equally accessible and convenient location subject to equivalent or better management arrangements which continue to meet the needs of the existing community; and*

- iv) *The proposal would not cause significant harm to the amenity or biodiversity value of the open space*

*So it is more about the impacts of losing any sports field and then what is going to be done about it, rather than a nominal % figure.*

**Question 5:** Are there impacts of the removal of Sport England as a statutory consultee, or the proposed mitigations, that you think the government should take into account in making a final decision?

*See answers to related questions.*

**Question 6:** In light of the proposed mitigations, do you support the proposals to remove The Gardens Trust as a statutory consultee?

*Support the proposed removal of the Gardens Trust as a statutory consultee as long as the proposed mitigations are put in place and Historic England are adequately resourced to provide landscape advice on development affecting Registered Parks and Gardens.*

**Question 8** In light of the proposed mitigations, do you support the removal of Theatres Trust as a statutory consultee?

*support the proposed removal of the Theatre's Trust as a statutory consultee as long as the proposed mitigations are put in place.*

**Question 11:** Do you support the proposed changes to National Highways' referral criteria?

Yes

**Question 13:** Do you support the changes to Active Travel England's proposed referral criteria?

Yes

**Question 17:** Do you support the changes to Historic England's proposed notification criteria?

*Agree with the proposals to change the notification requirements for HE, although LPAs will need to be adequately resourced to provide sufficient design and heritage advice on larger developments within conservation areas.*

**Question 19:** Is there anything else we should consider in relation to the role of Historic England as a statutory consultee?

*Ensuring advice on when to consult is widely published.*

**Question 26:** Do you have suggestions for how government can effectively incorporate appropriate developer and local authority feedback into consideration of statutory consultee performance?

*Developers & LPA should be encouraged to report inconsistencies on advice, rather than just taking it as it comes.*

**Question 30:** How might best practice be expanded to support statutory consultees, including through reducing the volume of material which developers have to produce?

*Development of the AI tool to summarise and pick out relevant to the specific consultation for ease of comment.*

**Question 31:** How best can government and statutory consultees support the increase in capacity and expertise of local and strategic authorities?

*Have clearer policies and allow local judgement to prevail in less significant cases.*

**Question 33:** Should the government maintain the moratorium, subject to periodic review, or adopt criteria for consideration of new statutory consultees?

*Maintain – but review specifically in view of climate change impacts on water and landscapes.*

**Question 37:** Based on the proposed changes to referral criteria, would statutory consultees expect to see performance improvements? Please explain your reasoning.

*Hope that less actual consults would result in better performance with quicker turnaround, but I worry that the reduced workload will result in either staff reduction leading to workloads returning to current levels and longer processing times or “over thinking” of advice due to reduced individual case load, result in long end to end times for each case.*

## Appendix 3 – Electric vehicle charging

### Department of Transport

**Document:** [Electric vehicle charging: changes to permitted development rights - GOV.UK](https://www.gov.uk/government/consultations/electric-vehicle-charging-changes-to-permitted-development-rights)

**Due date:** 21 January 2026

**Status:** Government consultation

**Proposed level:** Planning Committee endorsed

### Notes

Permitted development rights (PDRs) allow certain building works to be carried out without the need to submit a planning application, streamlining processes and reducing costs for property owners and developers.

The government has already made changes to PDRs to support the deployment of electric vehicle (EV) chargepoints.

This consultation asks about further proposed changes to PDRs to allow for:

- multiple units of equipment housing or storage units for electric vehicle chargepoints in non-domestic, off-street car parks
- the installation of cross-pavement solutions and associated domestic chargepoints

### Proposed response

**Question 1. Do you agree or disagree that the permitted development rights should be extended to allow for multiple units of equipment housing (with a cumulative maximum volume of 29 cubic metres) in a non-domestic car park?**

The Government continues to consult on change to PD rights without including images of the infrastructure they are referring to or including examples of what the existing PD right results in and what the proposed PD right could result in. This is quite basic and useful information. It is not clear why this information would not be included in such consultations. As such, it is presumed that the infrastructure referred in this consultation to looks like the photos below.

It seems that the current PD right is for one unit of no more than 29 cubic metres. The proposal is for multiple units with a cumulative max volume of 29 cubic metres.

The proposal does not say if these are to be in one place or placed around the car park. If our presumption is correct and the term 'equipment housing' refers to the individual charging points and the cabinets as shown in the last two photos, then that seems acceptable as the cabinets would be in one place and then you would place the charging points where the parking spaces are.

The proposal does not also say if the new PD right means that new infrastructure will not 'exceed 3 metres in height from the level of the surface used for the parking of vehicles'; that is one of the restrictions of the current PD right.

We support the proposal subject to the following:

- Colouring and appearance of cabinets reflect the area they are located in – the townscape and landscape.
- Lighting of the charging points and any lighting associated with the infrastructure is minimal and does not cause light pollution or glare.
- Not exceed 3 metres in height from the level of the surface used for the parking of vehicles.
- The cabinets are sited in a logical part of the car park and do not overbear or dominate the appearance of the car park.
- The potential for built in solar panels on the units is explored and included where acceptable.

### Images

It is presumed that the consultation refers to these kind of cabinets and enclosures:

Image taken from [EV Charging Enclosures | EV Cabinets | Eldapoint Group](#)



And a search for 'ev charging equipment housing car park' comes up with these images:



**Question 2. Are there any other likely impacts that should be considered if permitted development rights are extended to allow for multiple units of equipment housing?**

We support the proposal subject to the following:

- Colouring and appearance of cabinets reflect the area they are located in – the townscape and landscape.
- Lighting of the charging points and any lighting associated with the infrastructure is minimal and does not cause light pollution or glare.
- Not exceed 3 metres in height from the level of the surface used for the parking of vehicles.

- The cabinets are sited in a logical part of the car park and do not overbear or dominate the appearance of the car park.
- The potential for built in solar panels on the units is explored and included where acceptable

**Q3. Do you agree or disagree that a new permitted development rights should be introduced for the installation of cross-pavement solutions to support on-street EV charging?**

It is presumed that the type of cross pavement solution will be similar to the current guide: [Cross-pavement solutions for charging electric vehicles - GOV.UK](#) – effectively a narrow trench in the footway with a cover so there is no trip hazard.

If this is the case, then yes.

**Q4. Do you agree or disagree that the new permitted development right should allow for an associated off-street EV chargepoint which is linked to a cross-pavement solution?**

The question is oddly worded – the cross pavement solution for the cable is needed when an off street EV chargepoint is put in place to enable the cable to reach the EV safely; that is to say that you need a charger for the cable to connect to and that cable needs to not cause a trip hazard. The question as written says that if you have a PD right to put in a cross pavement solution to link to an EV chargepoint, should there be a PD right that allows for this EV chargepoint.

So this is not about cross pavement solution for the cable. This is adding a PD right for a chargepoint. This is not really discussed in the preamble to the questions and the title on the webpage is solely about ‘**Cross-pavement charging solutions**’. No information is given about what this new PD right for an off street EV chargepoint is so no answer can be given.

If you are consulting on whether a dwelling can have a new ev charging point as PD then that seems logical, but what about listed buildings? What about the size and bulk of the charger? What about the lights on the charger? There is nothing in the consultation about thresholds, size limits or parameters to enable a reasoned response.

**Q5. What, if any, further stipulations are required to ensure accessibility of the pavement for all users?**

The obvious one is that the solution should not be a trip hazard and should not prevent use of the footway by all users.

**Q6. What, if any, likely impacts do you think should be considered if a PDR is introduced to allow for cross-pavement solutions and associated chargepoints?**

See answer to Q4 – this is covertly bringing in the chargepoint PD right and it is more that the cross pavement solution is associated to a new chargepoint. Little information is given about installing a new chargepoint to a dwelling as part of this consultation. It is included in the questions only and not in the preamble.

Lighting of the units is a big consideration – no need for lighting.

**Q7. In your view are what, if any, further changes are needed to reflect and ensure consistency with devolved policies in Scotland, Wales and Northern Ireland?**

The preamble does not discuss this. So without information, the question cannot be answered.

**General comments**

Does the wording of the PD right have the restriction that it only applies where a Streetworks licence is in place? Otherwise we will likely see people using a charger and a cable cover, which will reduce accessibility for wheelchair users.

Issues such as trip hazards ought to be resolved by still needing the streetworks licence.

There is the usual dark sky issue with these chargers – the presence of the lighting can impact on the dark skies of an area.

# Planning Committee

16 January 2026

Agenda item number 11

## Local Plan for the Broads- Regulation 19 first consultation responses

Report by Planning Policy Officer

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### Summary

The paper introduced the comments received as part of the first Regulation 19 consultation as well as the draft responses.

### Recommendation

Members' comments are welcomed.

Members are asked to endorse Appendix G – Topic Paper relating to Settlement Fringe in the Chedgrave area and changes to this area of Settlement Fringe.

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### 1. Introduction

- 1.1. The first Regulation 19 consultation on the emerging Local Plan for the Broads ran from 25 July 2025 to 26 September 2025. We received around 270 individual comments from a variety of organisations.
- 1.2. The table appended to this report includes the comments and who they were from with DRAFT responses to the comments.
- 1.3. At the time of writing, Statements of Common Ground relating to the comments were ongoing and through that process, responses could change.
- 1.4. There are three main issues:

- 1.4.1. Request for 90 litres per head per day (l/h/d) water usage standard. The Building Regulations standard is 125l/h/d and the Local Plan brings in the optional Building Regulations standard of 110l/h/d. But some parties (Environment Agency, Anglian Water and Essex & Suffolk Water) request 90l/h/d to reflect that the East is in water stress. A topic paper in support of this change is being drafted.
- 1.4.2. Objection to 20% BNG on viability grounds. This has been raised with our viability consultants, and they still consider it viable. It should be noted that a topic paper has been produced that seeks to justify 20% BNG as well as discussing the viability issue: [More than 10% Biodiversity Net Gain for the Local Plan for the Broads - Topic Paper \(broads-authority.gov.uk\)](https://broads-authority.gov.uk). The approach of 20% BNG is supported by Norfolk Wildlife Trust, Natural England and the RSPB.
- 1.4.3. Objection to the Chet Valley area near Chedgrave being classed as Settlement Fringe. This is a landscape character type. The Landscape Architect Consultant and Design and Heritage Manager went to see the area and propose some amendments to the boundary but advise that the area should remain Settlement Fringe. See Appendix G. Members are asked to endorse the paper and changes to this area of Settlement Fringe.
- 1.5. There are comments that we agree with that we are proposing result in some changes to the Local Plan. We will discuss these through the examination with the Inspector.
- 1.6. There are comments that are objecting to part of the Plan, but we disagree with and no changes are proposed for the reasons set out in the appended table.
- 1.7. Finally, there are many instances of comments supporting the policies and approach of a particular area of the Local Plan.
- 1.8. It is important to note that the majority of comments made and logged in the table were not raised before at the Preferred Options stage; indeed, if they had had been raised, we could have addressed them as we produced the Regulation 19 version of the Local Plan.
- 1.9. Members will be aware that, the second Regulation 19 Local Plan consultation is ongoing: from 28 November to 16 January 4pm. The comments received as part of that will be logged in the same way.
- 1.10. Appendices to this report; Appendix 1 is the table of comments published in alphabetical order of respondent. Within that table, some appendices are referred to: A to H, these are listed as appendices to this Planning Committee report. Some are the full representation from an organisation, or part of a representation on a particular part of the Local Plan that are too long to add to the comment table at Appendix 1. Some are reports or topic papers produced as a response to comments (Appendix G) and one is the updated Flood Risk Tick Sheet (Appendix F).

## 2. Next steps

- 2.1. We will continue to produce Statements of Common Ground on Regulation 19 comments with stakeholders.
- 2.2. We will log and reply to any comments received as part of the second Regulation 19 consultation.
- 2.3. We will produce a Schedule of Proposed changes for the Inspector to use as a basis, alongside the Statements of Common Ground.
- 2.4. We will then make a decision as to whether to submit the Local Plan and whether we will do that using the delegation agreed at the November Planning Committee and Broads Authority meetings or bring documents to a future Planning Committee and Broads Authority meeting.
- 2.5. We will ensure we update Planning Committee on the progress of the examination of the Local Plan for the Broads.

## 3. Financial implications

- 3.1. Going by the last Examination on the 2019 Local Plan, the cost of the examination could be between £40k to £50k.

## 4. Risk implications

- 4.1. We will agree our responses and proposed changes (if there are any) through the Statements of Common Ground. But not all of our proposed responses or changes will be supported by the respondent, and these will remain as areas of disagreement and may be the focus of the examination. We will make our arguments to the Inspector, but we will have to see what they say; the Local Plan may change in a way that we were initially not content with. This is the nature of producing Local Plans and the examination process.
- 4.2. There is a risk that parts of the Local Plan need changes we had not anticipated. Indeed, there are new and different policies within the Local Plan that the Inspector may wish to discuss. We will have to consider and understand any changes.
- 4.3. Members will recall that we are not meeting our housing need; instead we are using the Duty to Cooperate with our districts. The Inspector will consider this.

Author: Natalie Beal

Date of report: 17 December 2025

Appendix 1 – [DRAFT – responses to Regulation 19 \(first\) consultation](#) – please note that this table is A3 in size. You may need to enlarge the table on your screen.

Appendix A – [Evolution Planning on behalf of Somerleyton Estate/Trustees 1971 Settlement representation.](#)

- Appendix B – [Avison Young on behalf of National Gas Transmission representation.](#)
- Appendix C – [Marine Management Organisation representation.](#)
- Appendix D – [National Highways representation.](#)
- Appendix E – [Suffolk Constabulary representation.](#)
- Appendix F – [Environment Agency proposed amendments to the Flood Risk Tick Sheet.](#)
- Appendix G – [Settlement Fringe, Chedgrave, Topic Paper.](#)
- Appendix H – [Norfolk Wildlife Trust response to BNG policy.](#)

Rep #	Name:	Organisation/Group:	Part of Local Plan	Meets the legal and procedural requirements?	Met the tests of soundness?	If not meet tests of soundness, which test?	Why you consider this part of the Plan is not legally compliant or sound/comment	What change(s) you consider necessary to make the Plan legally compliant or sound.	Broads Authority response to comment	Proposed change to Local Plan.
BLP1	Adele Powell	Norfolk Coast Partnership (NCP)	Policy PUBSP7: Tranquillity in the Broads	Yes	Yes	-	Norfolk Coast Partnership (NCP) welcomes the inclusion of Policy PUBSP7: Tranquillity in the Broads. The Policy seeks to conserve the tranquillity of the area and states all development proposals will need to protect the dark skies and nocturnal character of the Broads in accordance with the dark skies policy. NCP supports this policy but suggests that a reference to the Norfolk Coast National Landscape is added to the policy to ensure that its significance is recognised in this context.	NCP believe the Plan is legally compliant and sound. Minor amendments to include reference to the Norfolk Coast National Landscape would be welcome.	Support noted. Agree with proposed change.	Add new part 4 to policy as follows: <u>Proposals will also need to consider and address impacts on dark skies, tranquillity and amenity of areas outside of the Broads as relevant. Then in supporting text, refer to the Norfolk Coast National Landscape as an area of dark skies and tranquillity.</u>
BLP2	Adele Powell	Norfolk Coast Partnership (NCP)	Policy PUBDM28: Light Pollution, Dark Skies and Nocturnal Character	Yes	Yes	-	Norfolk Coast Partnership (NCP) welcomes the inclusion of Policy PUBDM28: Light pollution, dark skies and nocturnal character. This Policy looks to conserve and enhance the tranquillity, nocturnal character and dark sky experience of the Broads. The Policy designates two Dark Sky Zones of which the Norfolk Coast National Landscape falls within Dark Sky Zone category 1 which is protected from permanent illumination. NCP supports this policy but suggests that a reference to the Norfolk Coast National Landscape is added to the policy to ensure that its significance is recognised in this context.	NCP believe the Plan is legally compliant and sound. Minor amendments to include reference to the Norfolk Coast National Landscape would be welcome.	Support noted. Agree with proposed change.	Add new part 4 to policy as follows: <u>Proposals will also need to consider and address impacts on dark skies of areas outside of the Broads as relevant. Then in supporting text, refer to the Norfolk Coast National Landscape as an area of dark skies.</u>
BLP3	Adele Powell	Norfolk Coast Partnership (NCP)	PUBSSCOAST: The Coast	Yes	Yes	-	Norfolk Coast Partnership (NCP) welcomes the inclusion of Policy PUBSSCOAST: The Coast. Specifically, we support how the policy highlights the special nature, character and tranquillity of the area of coast defined on the Adopted Policies Map and seeks to conserve the area for low-key quiet recreation and as a wild bird and seal refuge. NCP also supports the policy's promotion of appropriate small-scale development, such as footpath bridges, bird-watching hides and seal viewing platforms, which facilitates low level recreation and the policy's ban on other forms of operational development in the Coastal Area.	NCP believe the Plan is legally compliant and sound.	Support noted.	No change proposed.
BLP4	Alasdair Hain-Cole	Environment Agency	Policy PUBDM7: Water efficiency and re-use	Yes	Yes	n/a	The policy is sound in principle, however, with the publication of the Shared Standards for Water Efficiency in Local Plans, we are now advising Local Planning Authorities (LPAs) to introduce tighter water efficiency standards using the evidenced approach. Given The Broads Local Plan is at an advanced stage, we are mindful that the Shared Standards represents a step change, but the Shared Standards would provide the evidence required to support any higher standards established at a local level.  The Shared Standards for Water Efficiency in Local Plans was published in June 2025. These Shared Standards set out a collaborative and collective approach by Anglian Water, Cambridge Water, Essex & Suffolk Water, Affinity Water, the Environment Agency and Natural England, with the full endorsement of Water Resources East (WRE) as part of strengthening the Regional Water Resources Plan for Eastern England. It recommends that LPAs include tighter water efficiency standards in Local Plan policies to support a clean and sustainable supply of water - essential for growth and nature recovery.	Policy PUBDM7: Water efficiency and re-use  1. All new/replacement/converted dwellings (including holiday/visitor accommodation and residential ancillary accommodation) will be designed to have a water demand equivalent to <del>110</del> 90 litres per head per day of mains supplied potable water, or any higher tighter water efficiency standard subsequently established nationally through Building Regulations Part G or locally. Measures to reduce water demand further will be encouraged and supported.	Comment noted. Prior to the publication of the REG19 version of the Local Plan, working with Anglian Water, Environment Agency and Essex & Suffolk Water, on receiving the 'Shared Standards', the Authority tried to amend the draft policy to 90l/h/d. Following research, it was found that there was no guaranteed way of checking the delivery of this policy. This is beyond the optional building regulations and so it would not be checked by building regulations. As such, it was agreed to not include the standard but if the organisations above wished to raise it as part of their response to the Local Plan, it could be considered through the Examination. We also note that there is a consultation out relating to the building regulations: <a href="https://consult.defra.gov.uk/water-efficiency-demand/review-of-water-efficiency-standards/">https://consult.defra.gov.uk/water-efficiency-demand/review-of-water-efficiency-standards/</a> . This public consultation includes an option to revise the minimum Water Efficiency Standard in new houses through fittings from 125 l/p/d to 105 l/p/d, and the optional technical standard from 110 l/p/d to 100 l/p/d. Does the organisation still want to pursue 90l/h/d?	The Authority would be content in amending the use to 90l/h/d, but as stated in the response, delivery cannot be monitored or guaranteed.  Accept the other proposed changes or similar as also proposed by other organisations.
BLP5	Alasdair Hain-Cole	Environment Agency	Policy PUBDM7: Water efficiency and re-use	Yes	Yes	n/a	We recommend that LPAs include Local Plan Policies that:  • Require new homes to be built to more stringent standards for water efficiency than the optional Building Regulations (part G) standard of 110 litres per person per day (l/p/d). Evidence indicates that a design standard of up to 85 litres/person/day (l/p/d) for residential developments is feasible. • Require new, extended or redeveloped non-domestic development to aim to achieve full credits in the BREEAM water calculator. • Require new major non-domestic developments to include water saving measures and water reuse in their design.  These standards provide guidance and local evidence to help LPAs make a case that more stringent water efficiency policies are justified, feasible and viable as part of Water Cycle Studies and Integrated Water Management Plans that effectively manage a range of challenges across the water environment and aid nature recovery. Local Plans have a significant role in helping to deliver the sustainable use of water resources and address shorter-term water scarcity issues. LPAs can help ensure the risk of harm to habitats and deterioration to water bodies due to water scarcity is minimised by setting more ambitious, tighter water efficiency standards for new residential and non-domestic developments in local planning policy.  It is considered that a modification to Policy PUBDM7 can help make development in The Broads more water efficient and allow sustainable growth, whilst longer term water supply solutions are being developed/implemented. As well as managing risks to the environment, tighter water efficiency measures may also reduce the need for water companies to restrict supply for non-domestic growth, alongside other initiatives.	3. Washing up provision and toilets and showers associated with camping, caravanning and glamping sites are required to be designed to be include water efficient fittings.	Agree.	3. Washing up provision and toilets and showers associated with camping, caravanning and glamping sites are required to be designed to be include water efficient fittings.
BLP6	Alasdair Hain-Cole	Environment Agency	Policy PUBDM7: Water efficiency and re-use	Yes	Yes	n/a	It is recognised that the Broads Local Plan is at an advanced stage in its preparation, but this consultation provides an opportunity to include tighter water efficiency standards that can be justified by evidence set out in the annexes supporting Shared Standards. The evidence is extensive and demonstrates, inter alia, that:  • The Water Resource Management Plans (WRMPs), prepared by water companies, in the Shared Standards area demonstrate that there are significant challenges in meeting predicted domestic and non-domestic growth in water demand whilst also meeting statutory environmental obligations. There are non-domestic water restrictions in both Anglian Water and Essex & Suffolk Water areas, which are referenced in the supporting text to Policy PUBDM7.  • Water efficiency is needed for protected sites and wider nature recovery. Of the 239 SSSIs in the Shared Standards area, 96 at time of writing have water abstraction identified as an active pressure. Many have measures in place to address these pressures linked in many cases to the plan-led approach. The Shared Standards complement or support the delivery of those measures. The Norwich and the Broads Water Resource Zone (WRZ) is identified as one of the WRZs with deterioration risk as a result of abstraction pressures.  • At present it is feasible to achieve a total consumption of 85 l/p/d by taking a fittings-based approach using product types outlined in the Shared Standards Annex C - Section C2, which can be achieved at relatively low cost. In addition, water companies offer incentives to developers to build water efficient homes. These are tied into water company Business Plans that are published every five years, with the latest being published in 2025 alongside WRMPs. For example, Anglian Water offer a £500 incentive for residential properties that achieve a water efficiency standard of 90 l/p/d, which would be within the shared standards water efficiency parameters of 85-95 l/p/d suggested for Local Plan policies. These incentives can support the viability of delivering water efficiency measures.	4. All new/replacement/converted non-domestic buildings are required to be designed to be water efficient and should aim to achieve full credits within the 4 water categories (WAT01, WAT02, WAT03, and WAT04) under the BREEAM standard, with a minimum score of 3 credits within WAT01 Water Consumption.	Agree to some extent. Water standard of BREEAM cannot be used in isolation. As such, we have introduced a BREEAM standard (see policy Policy PUBDM55: Non-residential development and BREEAM) which refers to a requirement to meet credits in WAT01 and other WAT calculators. So to include reference to that would be repeating another policy. The wording as included is aimed at all non-domestic buildings, including those that are below the 250sqm threshold.	No change proposed.
BLP7	Alasdair Hain-Cole	Environment Agency	Policy PUBDM7: Water efficiency and re-use	Yes	Yes	n/a	It is therefore recommended that Policy PUBDM7 is modified to reflect the recommendations in the Shared Standards. Whilst the overall level of development in The Broads is low, it is considered the evidence set out in the Shared Standards is clear that tighter water efficiency standards are necessary for sustainable growth and nature recovery, which supports the National Park purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the Parks, and the long term vision and fundamental principles for the Broads National Park in the Broads Plan 2022-2027.	See linked comments.	See response to linked comments.	See response to linked comments.
BLP8	Alasdair Hain-Cole	Environment Agency	Objective 6	Yes	Yes	n/a	As stated in our response at the Preferred Options consultation stage, our view is that it is still worth considering whether this could be made more targeted and ambitious from a water quality perspective.	For example, the objective could state "Water quality is improved, and each waterbody passes the chemical and biological requirements of the Water Framework Directive."	This objective is about more than water quality. As written, it covers the general issue raised and is succinct.	No change proposed.
BLP9	Alasdair Hain-Cole	Environment Agency	Policy PUBDM5: Water quality and foul drainage	Yes	Yes	n/a	We are pleased with the updates and added reference to Water Framework Directive (WFD) and 'adequate sewage treatment provision'.	Not seeking changes	Support noted and welcomed.	No change proposed.

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BLP10	Alasdair Hain-Cole	Environment Agency	Policy PUBDM11: Green and blue infrastructure and Public Rights of Way, Policy PUBDM55: Non-residential development and BREEAM	Yes	Yes	n/a	We are pleased with the updates made in accordance with our response at the Preferred Options consultation stage.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP11	Alasdair Hain-Cole	Environment Agency	Policy PUBDM53: Source of heating	Yes	Yes	n/a	<p>However, the use of Water Source Heat Pumps (WSHP) has become a particular focus for our ecology teams since the submission of our Preferred Options response in May 2024. We have recently been involved in reviewing multiple WSHP applications and our national guidance on their use is currently under review. There is a growing body of peer-reviewed research and evidence supporting our concerns around WSHP, and work is underway to develop a framework for assessing thermal discharges. At present, there are no specific standards or regulations governing thermal discharges, and our assessments are limited to the requirements of the WFD. This remains an evolving picture, but it highlights the need for caution and robust safeguards in planning policy.</p> <p>Recent WSHP applications have required extensive monitoring to be in place and have been restricted to winter-only operation (i.e. not permitted for summer cooling, only winter heating) to prevent harm to the receiving watercourse. The potential for in-combination effects from multiple WSHPs presents a genuine risk of damaging river ecology and WFD status, and applications may therefore be refused on these grounds.</p> <p>We are therefore concerned that Policy PUBDM53: Source of heating (p.267) explicitly encourages the use of WSHPs ("This could be water, ground or air source heat pumps, to reflect the individual circumstances of the scheme.") Our position is to encourage the use of Air Source Heat Pumps (ASHP) where they are a viable option over the use of WSHPs on rivers, due to the concerns outlined above.</p>	<p>We note that the hierarchy of heating methods in section 4 (a to f) includes 'heat pumps' as the preferred option but does not specify the type of heat pump. We recommend that a further hierarchy between heat pump types be included here, i.e. with ASHP being the preferred option over WSHP within a hierarchy of heating options.</p> <p>Also wording like 'but ensuring no damage to the river or the river ecology' when referring to water source heat pumps.</p>	Agree.	<p>Add a new part 5 to policy that says: <u>where heat pumps are proposed (or the overall system is to be heat pump ready), the type of heat pump (ground, air, water source) and any in-combination effects as a result of other heat pumps nearby needs to be carefully considered. Water source heat pumps need to ensure no damage to the river or the river ecology. Where technically and environmentally viable, air source heat pumps should be the preferred option over water source heat pumps.</u></p> <p>Add supporting text that says: <u>The potential for in-combination effects from multiple WSHPs presents a genuine risk of damaging river ecology and WFD status, and applications may therefore be refused on these grounds. Even a single WSHP has the potential to harm river ecology and WFD status and must be carefully assessed before approval.</u></p>
BLP12	Alasdair Hain-Cole	Environment Agency	Ecology	Yes	Yes	n/a	We have reviewed the draft Plan and are pleased with the changes made in response to our comments at the Preferred Options consultation stage, particularly the increased emphasis on avoiding likely significant effects on the natural environment before considering mitigation and the inclusion of Blue Infrastructure alongside Green Infrastructure. We consider the changes made to have improved the effectiveness of the Plan from the perspective of ecology and biodiversity.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP13	Alasdair Hain-Cole	Environment Agency	Policy PUBNOR1: Utilities Site	Yes	Yes	n/a	We note that Policy PUBNOR1: Utilities Site (p.347) states: "6. Applicants are encouraged to take the opportunity of using the proximity of the site to the river to use water source heat pumps or use the river for water source district heating but ensuring no damage to the river or the river ecology". While our concerns regarding the use of WSHPs outlined above also apply to this policy, we consider the inclusion of this added disclaimer – which was not included in the previous version of the Plan - vital. We request a similar precaution to be included in the wording of Policy PUBDM53: Source of heating.	None to NOR1.	It seems this is supporting the wording of PUBNOR1, but seeking a change to PUBDM53.	No change to NOR1. See comment BLP11 regarding PUBDM53.
BLP14	Alasdair Hain-Cole	Environment Agency	PUBDM3: Pollution and Hazards in development and protecting environmental quality	Yes	Yes	n/a	We are pleased with the addition of this new policy.	<p>Suggest Point 1 ("All development proposals will protect the quality of the environment") could be strengthened by specifying which aspects of environmental quality - air, water, soil, biodiversity, etc. - are included. Given the sensitive nature of The Broads, you should consider making it explicit that environmental protection is a precondition for development approval.</p>	The qualities are listed at part 4 and so that would be repeating them in the policy which is not needed. Regarding the comment relating to 'precondition for development approval', the policy as a whole does this.	No change proposed.
BLP15	Alasdair Hain-Cole	Environment Agency	Habitats Regulations Assessment (HRA)	Yes	Yes	n/a	We have reviewed the HRA for the Local Plan for the Broads and agree with its conclusions. The assessment has appropriately considered potential impacts on all relevant designated sites/habitats, and we are satisfied that the Local Plan provides sufficient safeguards and mitigation measures. As detailed within the HRA, alongside existing protections in strategic and planning policy frameworks and local procedures, these measures ensure that the Plan would not have an adverse effect on the integrity of any habitats sites, either alone or in combination. It should be noted that Natural England are the statutory stakeholders for HRAs and will therefore likely have greater scrutiny and more in-depth insight into its conclusions.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP16	Alasdair Hain-Cole	Environment Agency	Flood risk	Yes	Yes	n/a	We have reviewed the updated Plan and are pleased with the changes made following our comments at the Preferred Options stage. We find the draft to be sound but have set out some minor changes below that would enhance and clarify existing information, as well as reflecting new information that has become available since the last consultation.	See following specific comments.	See following specific comments.	See detailed comments that follow.
BLP17	Alasdair Hain-Cole	Environment Agency	Policy PUBDM8: Development and flood risk	Yes	Yes	n/a	We support the updated policy wording and find the policy sound.	<p>However, the policy includes the following repetition at point 12 on page 64, which has been copied over from a typographical error in our Preferred Options consultation response:</p> <ul style="list-style-type: none"> <li>• remain operational and safe for users in times of flood;</li> <li>• result in no net loss of floodplain storage;</li> <li>• <del>remain operational and safe for users in times of flood;</del></li> <li>• <del>result in no net loss of floodplain storage;</del></li> </ul>	Agree.	<p>However, the policy includes the following repetition at point 12 on page 64, which has been copied over from a typographical error in our Preferred Options consultation response:</p> <ul style="list-style-type: none"> <li>• remain operational and safe for users in times of flood;</li> <li>• result in no net loss of floodplain storage;</li> <li>• <del>remain operational and safe for users in times of flood;</del></li> <li>• <del>result in no net loss of floodplain storage;</del></li> </ul>
BLP18	Alasdair Hain-Cole	Environment Agency	Policy PUBDM45: Gypsy, Traveller and Travelling Show People	Yes	Yes	n/a	We support the amended policy and find it sound in terms of flood risk. We recommend two minor changes of wording to highlight the NPPF vulnerability classification and distinguish between permanent and temporary uses. Under 'Flood Risk' in the 'Reasoned Justification' on page 236, it states: Any Flood Risk Assessment for such accommodation would need to show how the safety of the occupants would be managed and ensured, considering the transient nature of the site and its potential effects on the occupant's ability to receive flood warnings.	We recommend making the following minor amendment to that sentence, to state: Any Flood Risk Assessment for such accommodation ( <u>temporary or permanent</u> ) would need to show how the safety of the occupants would be managed and ensured, considering the transient nature of the site and its potential effects on the occupant's ability to receive flood warnings.	Agree.	Any Flood Risk Assessment for such accommodation ( <u>temporary or permanent</u> ) would need to show how the safety of the occupants would be managed and ensured, considering the transient nature of the site and its potential effects on the occupant's ability to receive flood warnings.
BLP19	Alasdair Hain-Cole	Environment Agency	Appendix 7: Flood Risk Assessment Tick Sheet	Yes	Yes	n/a	<p>We support the use of an Flood Risk Assessment (FRA) tick sheet as a guide for users. We require a change to referenced freeboard value, so that it reflects the new allowances available in the PPG guidance and the National Flood Risk Standing Advice. Appendix 7 currently uses the old freeboard guidance which specifies a freeboard value of 300 millimetres. The guidance has now been updated and recommends working to a higher freeboard value of 600 mm, where there is a particularly high level of uncertainty in the modelled flood levels.</p> <p>While we may accept a lower freeboard value (minimum being 300 mm) if the detailed modelling is assessed to be suitable, this will need to be evaluated on a case-by-case basis. Therefore, we recommend the developers work to the higher freeboard level to improve flood resilience to developments within the Broads area. Please signpost users to the Flood risk assessment: Flood Zones 1, 2, 3 and 3b - GOV.UK for the new freeboard allowances.</p> <p>Furthermore, new guidance and information was released in September 2025 to support those creating FRAs. Developers can increase their chances of submitting a satisfactory FRA by completing the Flood Risk Assessment Template and following the guidance note. We also released a new Main River Consultation Area layer to help LPAs and applicants check if a proposal is within 20 metres of the bank top of a main river – a trigger for statutory consultation with the Environment Agency. We recommend considering the FRA template in appendix 7, either by incorporating it or by referencing it via hyperlinks to further information.</p>	See <a href="#">Appendix F</a> that shows the suggested amendments.	Agree.	Amend ticksheet as per <a href="#">Appendix F</a> .

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BLP20	Alasdair Hain-Cole	Environment Agency	PUBDM52A: Proposals for residential extensions	Yes	Yes	n/a	We support the policy and generally find it to be sound.	However, while point 2 includes a link to Policy PUBDM49: Residential ancillary accommodation and its additional flood risk information, we recommend including the following paragraph in PUBDM52A to provide clarity: In terms of flood risk, where extensions fall under householder development or small non-residential extensions (with a footprint of less than 250m2), applicants should refer to National Flood Risk Standing advice for guidance and recommendations on Flood Resilience measures. Where the extensions are greater than 250 m2, the application may require a site-specific flood risk assessment. For further information, refer to Flood risk assessments: applying for planning permission - GOV.UK.	Agree to some extent.	Add this text to the policy: new part e) consider and address flood risk issues in line with the flood risk section of the Local Plan and National Policy.  Add this text to the reasoned justification: In terms of flood risk, where extensions fall under householder development or small non-residential extensions (with a footprint of less than 250m2), applicants should refer to National Flood Risk Standing advice for guidance and recommendations on Flood Resilience measures. Where the extensions are greater than 250 m2, the application may require a site-specific flood risk assessment. For further information, refer to Flood risk assessments: applying for planning permission - GOV.UK.
BLP21	Alasdair Hain-Cole	Environment Agency	Policy PUBDM24: excavated material	Yes	Yes	n/a	We support the policy and generally find it to be sound.	We recommend including a paragraph, under 'reasoned justification', regarding Environmental Permitting Regulation 2016, as follows: Applicants should be aware that in accordance with the Environmental Permitting Regulations 2010 there is a need to obtain an Environmental Permit from the Environment Agency for flood risk activities for work or structures in, under, over or within 16m from a main river and from any flood defence structure or culvert. The works may fall under one or more of the following categories: Exemption, Exclusion, Standard Rules Permit, Bespoke permit. Anyone carrying out these activities without a permit where one is required is breaking the law.	Agree.	When disposing of material, the Environment Agency needs to be contacted as a licence may be required. Applicants should be aware that in accordance with the Environmental Permitting Regulations 2010 there is a need to obtain an Environmental Permit from the Environment Agency for flood risk activities for work or structures in, under, over or within 16m from a main river and from any flood defence structure or culvert. The works may fall under one or more of the following categories: Exemption, Exclusion, Standard Rules Permit, Bespoke permit. Anyone carrying out these activities without a permit where one is required is breaking the law.
BLP22	Alasdair Hain-Cole	Environment Agency	Policy PUBDM3: Pollution and Hazards in development and protecting environmental quality	Yes	Yes	n/a	We support the addition of Policy PUBDM3, which correctly states that proposals must not give rise to pollution and highlights there may be existing contamination. We welcome the emphasis on the importance of groundwater resources and protection of the underlying aquifer.	Point 6 states that development proposals should take into account the hydrological links to local watercourses and the associated potential for pollution. We would like to highlight that this could include the presence of shallow groundwater on site, which may or may not be hydraulically connected to surface watercourses. We therefore stress the importance of carrying out a site-specific risk assessment following the Land Contamination Risk Management (LCRM) guidance, which is referenced in the Reasoned Justification section below the policy.	Support noted. Agree with proposed change.	6. Where proposals are within a close proximity (typically less than 400m, although this may vary based on local topography) to watercourses, there may be the potential for a hydrological link. Development proposals that are within close proximity* to watercourses^ and/or that include the presence of shallow groundwater (which may or may not be hydraulically connected to surface watercourse) should take into account the potential for pollutants and provide a strategy for preventing this reaching the watercourses untreated. A site-specific risk assessment following the Land Contamination Risk Management (LCRM) guidance will be required. This includes the design of Sustainable Drainage Systems (SuDS).  * Typically less than 400m, although this may vary based on local topography. ^ There may be the potential for a hydrological link.
BLP23	Alasdair Hain-Cole	Environment Agency	PUBSP3: Soils - supporting text 'Contaminated Land'	Yes	Yes	n/a	As per our previous response, we welcome the reference to the Definition of Waste: Development Industry Code of Practice and the Waste Management page on gov.uk within Policy PUBSP3.	The section on Contaminated Land in Policy PUBSP3 states: 'Where development is proposed on land that could be contaminated, a site investigation will usually be required.' In order to be effective, we request that this wording is amended to read: 'When dealing with land which could be affected by contamination, follow the risk management framework provided in Land Contamination Risk Management (LCRM) https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm. This guidance describes the type of information required to establish any potentially unacceptable risks.' Policy PUBSP3 should also reference Local Plan Policy PUBDM3 and include the suggested wording: 'The responsibility for securing safe development on land affected by contamination rests with the developer and/or landowner.'	Support noted. Agree with proposed change.	Where development is proposed on land that could be contaminated, a site investigation will usually be required. When dealing with land which could be affected by contamination, follow the risk management framework provided in Land Contamination Risk Management (LCRM) https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm. This guidance describes the type of information required to establish any potentially unacceptable risks. The responsibility for securing safe development on land affected by contamination rests with the developer and/or landowner. Policy PUBDM3 might also be of relevance.
BLP24	Alasdair Hain-Cole	Environment Agency	Policy PUBDM9: Surface water run-off	Yes	Yes	n/a	We are pleased that Policy PUBDM9 includes an order of priority for infiltration whereby the Environment Agency would not normally support the use of deep bore soakaway systems, as these can present an unacceptable risk to the groundwater environment. We welcome the specific mention of acceptable depth and minimum 1.2m clearance beneath the base of infiltration SuDS. We also support relevant guidance including the National standards for SuDS on gov.uk. Similarly, we are pleased that the Reasoned Justification section makes it clear that not all techniques will be appropriate for all sites.	However, we consider that this could be enhanced by amending the wording of policy point 4 d) ('any captured water should be filtered from pollutants to help avoid contamination') to state 'systems must not result in pollution of groundwater and shall incorporate appropriate pollution prevention appropriate to the environmental sensitivity.'	Support noted. Agree with proposed change.	Amend point 4 d) any captured water should be filtered from pollutants to help avoid contamination systems must not result in pollution of groundwater and shall incorporate appropriate pollution prevention appropriate to the environmental sensitivity.
BLP25	Alasdair Hain-Cole	Environment Agency	Policy PUBDM10 Open space on land, play space, sports fields and allotments	Yes	Yes	n/a	In line with our previous suggestion, the Reasoned Justification section of Policy PUBDM10 states that Bure Park and the marshes adjacent to Broadland Rugby Club are underlain by historic landfills and this may require consideration for land contamination. We support this addition. We also support the reference to relevant Environment Agency guidance in the section detailing the requirements for cemetery space provision.	For effectiveness this should include reference to Local Plan Policy PUBDM3 and contaminated land pages on gov.uk https://www.gov.uk/contaminated-land.	Support noted. Agree with proposed change.	Include reference to Local Plan Policy PUBDM3 and contaminated land pages on gov.uk https://www.gov.uk/contaminated-land.
BLP26	Alasdair Hain-Cole	Environment Agency	Policy PUBDM21: Renewable and low carbon energy	Yes	Yes	n/a	The Local Plan discusses local battery storage in the context of Policy PUBDM21: Renewable and low carbon energy. If Battery Energy Storage Systems (BESS) are developed, there is potential for pollution of the water environment in the case of emergency situations, in particular fires. This would be exacerbated if in a vulnerable groundwater location. Highly polluting chemicals in batteries could enter surface waterbodies in firewater or rainfall via surface water run off should battery containers become exposed in the event of a fire. Applicants should assess risks to groundwater and ensure mitigation is in place for containment of this water.	To mitigate the risks to groundwater and surface water, as well as proposing appropriate measures to manage activities, applicants should consider whether BESS battery containers should be located away from vulnerable receptors. Applicants are encouraged to engage with Local Fire & Rescue Services to ensure issues of siting and location of BESS are dealt with before applications are made. Applicants should also refer to guidance published by The Department for Energy Security and Net Zero: Health and safety in grid scale electrical energy storage systems https://www.gov.uk/government/publications/grid-scale-electrical-energy-storage-systems-health-and-safety/health-and-safety-in-grid-scale-electrical-energy-storage-systems-accessible-webpage.	Support noted. Agree with proposed change.	Include text as follows in support text: To mitigate the risks to groundwater and surface water, as well as proposing appropriate measures to manage activities, applicants should consider whether BESS battery containers should be located away from vulnerable receptors. Applicants are encouraged to engage with Local Fire & Rescue Services to ensure issues of siting and location of BESS are dealt with before applications are made. Applicants should also refer to guidance published by The Department for Energy Security and Net Zero: Health and safety in grid scale electrical energy storage systems https://www.gov.uk/government/publications/grid-scale-electrical-energy-storage-systems-health-and-safety/health-and-safety-in-grid-scale-electrical-energy-storage-systems-accessible-webpage.

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BLP27	Alasdair Hain-Cole	Environment Agency	PUBDM53: Source of heating	Yes	Yes	n/a	Through various policies of the Local Plan including Policy PUBDM53: Source of heating, there may be an increased number of ground source heat pumps. The Environment Agency regulates ground source heating and cooling systems. The system may require an abstraction licence and an environmental permit, or exemptions may apply. Developers should engage with Environment Agency at an early stage. Groundwater amendments to the Environmental Permitting Regulations classified heat as a pollutant for groundwater activities. Ground source heat pumps change the temperature in the ground and the water environment which could have impacts on the water quality or aquatic ecology. There are additional environmental risks to consider such as the impact of drilling during installation or potential leakage of fluid. Risks need to be appropriately assessed and mitigated.	We recommend the following guidance be referenced: Closed loop ground source heating and cooling systems including exemption conditions and Open loop heat pump systems on gov.uk. Also refer to the need for abstraction licence, permit and engage with EA and additional environmental risks.	Support noted. Agree with proposed change.	Reference: Closed loop ground source heating and cooling systems including exemption conditions and Open loop heat pump systems on gov.uk. Also refer to the need for abstraction licence, permit and engage with EA and additional environmental risks.
BLP28	Alasdair Hain-Cole	Environment Agency	Policy PUBDM2: Embodied Carbon	Yes	Yes	n/a	We have reviewed the Plan and are pleased with its focus on the reuse and recycling of materials, the circular economy, and requiring developments to demonstrate sustainable waste management during and after construction.	However, where demolition and waste removal is found to be justified, it should be stated that the waste must be treated at a suitably permitted site.	Support noted. Agree with proposed change.	Add this to supporting text: <u>where demolition and waste removal is found to be justified, the waste must be treated at a suitably permitted site</u>
BLP29	Alasdair Hain-Cole	Environment Agency	Policy PUBDM13: Heritage Assets	Yes	Yes	n/a	We have reviewed the Plan and are pleased with its focus on the reuse and recycling of materials, the circular economy, and requiring developments to demonstrate sustainable waste management during and after construction.	However, where demolition and waste removal is found to be justified, it should be stated that the waste must be treated at a suitably permitted site.	Support noted. Agree with proposed change.	Add this to supporting text: <u>where demolition and waste removal is found to be justified, the waste must be treated at a suitably permitted site</u>
BLP30	Alasdair Hain-Cole	Environment Agency	Policy PUBDM50: Replacement dwellings	Yes	Yes	n/a	We have reviewed the Plan and are pleased with its focus on the reuse and recycling of materials, the circular economy, and requiring developments to demonstrate sustainable waste management during and after construction.	However, where demolition and waste removal is found to be justified, it should be stated that the waste must be treated at a suitably permitted site.	Support noted. Agree with proposed change.	Add this to supporting text: <u>where demolition and waste removal is found to be justified, the waste must be treated at a suitably permitted site</u>
BLP31	Alice Lawman	National Highways	The whole plan	Not specified	Not specified	Not specified	General information included in representation. See <a href="#">Appendix D of this report</a> .	Not seeking changes	Comments noted. It is presumed that no changes are proposed.	No change proposed.
BLP32	Andrew Marsh	Historic England	Policy PUBDM13: Heritage Assets	Yes	No	-	The current policy wording conflates the NPPF's approach to designated and non-designated heritage assets, particularly in relation to the tests of substantial harm and less than substantial harm. We support the overall direction of Policy PUBDM13. However, we recommend that the Authority reviews point 3 (Identified and unidentified non-designated heritage assets) and 4 (Archaeology) to ensure consistency with the National Planning Policy Framework (NPPF). As currently drafted, the policy wording does not fully reflect national policy and is therefore not sound. Nonetheless, we believe this can be readily addressed through minor modifications.  3: Identified and unidentified non-designated heritage assets: It is particularly important that the policy distinguishes clearly between the tests of harm applicable to designated and non-designated heritage assets. Paragraph 214 of the NPPF sets a high bar for substantial harm or total loss of designated heritage assets, requiring clear and convincing justification and demonstration of substantial public benefits. In contrast, paragraph 216 requires a balanced judgement for non-designated heritage assets, having regard to the scale of harm and the asset's significance. These distinct approaches should be reflected accurately in the policy wording to avoid conflation.	To ensure consistency with the National Planning Policy Framework (NPPF), we consider it necessary to amend the policy wording. The revised text should more closely reflect the language and intent of the NPPF. We would welcome the opportunity to meet and discuss this further.	Agree with comment. Further to this response, Historic England provided suggested wording amendments which we are content with. Changes supported by Heritage Officer at Broads Authority.	3. Identified and unidentified non-designated heritage assets where local heritage assets (identified or unidentified) are affected by development proposals, their significance should be retained within development. Development resulting in harm to or loss of significance of a locally identified asset will only be acceptable where: i. there are demonstrable and overriding public benefits associated with the development; and ii. it can be demonstrated that there would be no reasonably practicable or viable means of retaining the asset within a development. Development proposals that would result in harm to the significance of a non-designated heritage asset (identified or unidentified) will be considered in the context of national policy. A balanced judgement will be made having regard to: • the significance of the heritage asset, • the scale of any harm or loss, and • the public benefits of the proposal. Applicants should consult the Historic Environment Record and provide an appropriate assessment of the asset's significance and the potential impact of the development. Proposals should demonstrate how harm has been avoided or minimised, and where appropriate, how the asset's significance will be preserved or enhanced.
BLP33	Andrew Marsh	Historic England	Policy PUBDM13: Heritage Assets	Yes	No	-	The current policy wording conflates the NPPF's approach to designated and non-designated heritage assets, particularly in relation to the tests of substantial harm and less than substantial harm. We support the overall direction of Policy PUBDM13. However, we recommend that the Authority reviews point 3 (Identified and unidentified non-designated heritage assets) and 4 (Archaeology) to ensure consistency with the National Planning Policy Framework (NPPF). As currently drafted, the policy wording does not fully reflect national policy and is therefore not sound. Nonetheless, we believe this can be readily addressed through minor modifications.  4: Archaeology: we recommend that criterion (d) be reviewed. It currently appears to address harm to both designated and non-designated heritage assets. However, as discussed above the thresholds set out in paragraphs 214 and 216 of the NPPF differ considerably. If the intention is to apply this policy only to non-designated archaeological remains of equivalent significance to scheduled monuments (as referenced in paragraph 213(b), footnote 75 of the NPPF), this should be made explicit. The policy also omits a key element of the test in paragraph 214, namely that the harm or loss is necessary. It is not enough for substantial public benefits to outweigh the substantial harm, the harm itself needs to be necessary to achieve the public benefits. We recommend that paragraph (d) be amended to ensure consistency with the Framework.	To ensure consistency with the National Planning Policy Framework (NPPF), we consider it necessary to amend the policy wording. The revised text should more closely reflect the language and intent of the NPPF. We would welcome the opportunity to meet and discuss this further.	Agree with comment. Further to this response, Historic England provided suggested wording amendments which we are content with. Changes supported by Heritage Officer at Broads Authority.	4. Archaeology c) There will be a presumption in favour of preservation in-situ for Scheduled Monuments and other archaeological heritage assets that are demonstrably of equivalent significance. d) Development proposals that will result in unavoidable harm to, or loss of, an archaeological heritage asset's significance will be considered in the context of national policy, having regard to the significance of the asset. Harm to or loss of an Scheduled Monument's significance will only be permitted where there is a clear justification in terms of public benefits arising from the development which outweigh that harm and, in the case of substantial harm/loss of a Scheduled Monument and other archaeological heritage assets that are demonstrably of equivalent significance, proposals must also meet the following requirements: i. There is no less harmful viable option; ii. The amount of harm has been reduced to the minimum possible; and iii. Satisfactory provision is made for the evaluation, excavation, recording interpretation, dissemination and archiving of the remains and then interpretation, dissemination and archiving before the commencement of development.
BLP34	Caroline Jeffery	Planning Services (Minerals and Waste Planning Authority)	Policy PUBDM11: Maltings Meadow Sports Ground, Ditchingham	Yes	No	Not Effective	Point 5 of the Policy refers to Norfolk County Council's Core Strategy Policy CS16. However, all the policies in Norfolk County Council's Minerals and Waste Core Strategy were superseded by the policies in the Norfolk Minerals and Waste Local Plan in May 2025. Therefore the policy text needs to be updated to refer to the relevant current local plan policy.	The wording of Point 5 of the policy needs to be amended as follows: "The site lies on a safeguarded mineral resource (sand and gravel) and any development proposals will need to address this (see Norfolk County Council's Minerals and Waste Local Plan Policy MP11 – mineral safeguarding areas and mineral consultation areas)."	Agree with this factual update.	Amend as follows: "The site lies on a safeguarded mineral resource (sand and gravel) and any development proposals will need to address this (see Norfolk County Council's Minerals and Waste Local Plan Policy MP11 – mineral safeguarding areas and mineral consultation areas; Core Strategy Policy CS16 – Safeguarding mineral and waste sites and mineral resources or successor policy/document)."
BLP35	Char Lewis	Marine Management Organisation	6.3	Yes	Yes	-	We welcome and agree with the inclusion of sections '6.3 UK Marine Policy Statement' and '6.4 East Inshore and Offshore Marine Plans (2014)'	Not seeking changes	Support noted.	No change proposed.
BLP36	Char Lewis	Marine Management Organisation	The whole plan	Not specified	Not specified	Not specified	Representation included a list of East Marine Plan policies and a list of current Local Plan policies that are potentially relevant to the MMO area. But no specific comments on the Local Plan are included other than relating to section 6.3. See <a href="#">Appendix C to this report</a> .	Not obviously seeking changes	Comments noted. It is presumed that no changes are proposed.	No change proposed.

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BLP37	Clare Howe	Sport England	Policy PUBDM10: Open space on land, play space, sports fields and allotments.	Yes	No	Sport England considers Policy PUBDM10 to be inconsistent with national planning policy.	While the aim of enhancing amenity and biodiversity value is supported in principle, the wording as currently drafted is problematic because it lacks safeguards that ensure playing fields are protected. There is a risk that proposals introducing biodiversity enhancements (e.g., tree planting, wildflower meadows, or wetland features) could be supported under this policy, even if they compromise the usability of existing playing fields. Amendments are suggested. This amendment would ensure that biodiversity and amenity enhancements are supported without undermining the use of the playing field; provide clarity for applicants and decision-makers; and bring the policy into consistency with national planning policy. Sport England support the objective of this policy, however, this should not come at the cost of losing or prejudice playing fields. Sport England advises the Council to amend Policy PUBDM10(b) as suggested above, or similar, to ensure consistency with the NPPF to ensure the proposal protects playing fields. Within the supporting text of the policy, Sport England recommends reference is made to Sport England's Biodiversity Net Gain (BNG) guidance - Biodiversity Net Gain guidance   Sport England <a href="https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport/our-planning-role-guidance-and-tools/BNG">https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport/our-planning-role-guidance-and-tools/BNG</a> It shows how biodiversity measures can be incorporated into playing fields without compromising their intended sporting use or long-term protection. The resource gives advice on good design principles for BNG, information about the maintenance of different BNG features and information about when to consider BNG as part of the planning application process.	To address this concern and ensure consistency with the NPPF, Sport England recommend the following amendment to criteria (b): 'Proposals that meet the requirements of 1a above and improve the amenity or biodiversity value of the open space in an appropriate way, provided they do not result in the loss, or prejudice the use of playing fields, will be supported'.	Agree with the comment.	Amend 1b) as follows: 'Proposals that meet the requirements of 1a above and improve the amenity or biodiversity value of the open space in an appropriate way, provided they do not result in the loss, or prejudice the use of the open space, will be supported'.
BLP38	David Barker	Evolution Planning on behalf of Somerleyton Marina Estate/Trustees 1971 Settlement	Policy PUBSOM1 - Somerleyton Marina Residential Moorings	Yes	Yes	-	Support policy and provide comments - document is <a href="#">Appendix A to this report</a> .	Not seeking changes	Support noted.	No change proposed.
BLP39	Dickon Povey	East Suffolk Council	The whole plan	-	-	-	Thank you for providing East Suffolk Council with the opportunity to submit representations on the Regulation 19 Broads Authority Local Plan (July 2025). East Suffolk Council supports this plan and is committed to continue working collaboratively with the Broads Authority to deliver on strategic planning matters. We have identified some areas of the plan which, in our view, would benefit from improved clarity or accuracy. As such, we have made detailed comments on some matters via your consultation portal.	-	Support noted and welcomed.	See detailed comments that follow.
BLP40	Dickon Povey	East Suffolk Council	Policy PUBDM1: Major Development in the Broads	Yes	No	Consistent with national policy	Minor change proposed to para 1 as: All sites over 10 dwellings or 0.5ha will definitely be major dev. Para 1 should be amended to reflect this, in line with national policy.	Amend para 1 to say: 'Major development' may includes the development of sites over 10 dwellings or larger than 0.5 hectares but is not restricted to that...'	This is in relation to major development in terms of Para 190 of the NPPF. And whether the scheme is major development, in terms of that defined in the glossary of the NPPF, is a consideration. It is confusing, but those are two different 'major development' terms.	No change proposed.
BLP41	Dickon Povey	East Suffolk Council	Policy PUBDM20: Energy demand and performance of new buildings (including extensions)	Yes	No	Consistent with national policy	the Written Ministerial Statement of 13 December 2023 requires energy efficiency standards to be an uplift of dwelling target emission rate (TER). Point 5 of the proposed policy uses the term "predicted energy requirements". This should be amended to reflect national policy.	That Target Emission Rates should be specified in accordance with the Written Ministerial Statement.	PUBDM20 is written to not go beyond the Future Homes Standard. As such, there is no need to specify a TER as that only applies if the policy goes beyond it.	No change proposed.
BLP42	Dickon Povey	East Suffolk Council	Policy PUBSP2: Strategic flood risk policy	Yes	No	Consistent with national policy	It is not entirely clear what is meant, in criterion 3, by 'adverse impacts on flood risk management'. Is this a reference to existing flood risk defences? This should be re-worded to remove ambiguity.	These part of the policy should be re-worded to provide clarity over the meaning of 'adverse impacts on flood risk management'.	The policy goes on to say '(including flood management structures and Government Flood Risk Plans)' and so is already explained.	No change proposed.
BLP43	Dickon Povey	East Suffolk Council	Policy PUBDM17: Mitigating Recreational Impacts	Yes	No	Consistent with national policy	The current Suffolk Coast RAMS highlights the need to keep the strategy under regular review. To improve accuracy, the text should clarify that the requirement will apply under future iterations of the strategy.	The following text is added to the end of the final sentence "...which are identified within the following strategies and Zones of Influence (ZOI) (or subsequent iterations):"	The comment seems to relate to the first sentence rather than the final one, but agree.	Amend as follows: '...which are identified within the following strategies and Zones of Influence (ZOI) (or successor documents or subsequent iterations)...'
BLP44	Dickon Povey	East Suffolk Council	Policy PUBDM16: Biodiversity Net Gain	Yes	No	Consistent with national policy	Part 5 (requirement for BNG to be onsite) appears to conflict with part 6 (delivery of offsite BNG). This should be resolved to remove ambiguity.	The criteria 5 and/or 6 are re-worded to clarify the position on off-site provision of BNG	The policy needs to be read as a whole. Part 5 and then part 6 and part 6 says '...it is proven the required net gain cannot be achieved onsite within the site boundary...' but this could be clarified.	Combine points 5 and 6.
BLP45	Dickon Povey	East Suffolk Council	Policy PUBDM43: Affordable housing	Yes	No	Consistent with national policy	There does not appear to be any mention of the East Suffolk Council Affordable Housing Supplementary Planning Document. This should be referenced to improve accuracy.	Add reference to the East Suffolk Council Affordable Housing Supplementary Planning Document.	It is mentioned at 6.7 but we will refer to it in the supporting text of PUBDM43	Amend 'East Suffolk Affordable Healthy Environments Supplementary Planning Document (SPD)' Refer to East Suffolk Affordable Housing Supplementary Planning Document (SPD) in the supporting text to DM43.
BLP46	Dickon Povey	East Suffolk Council	Policy PUBDM15: Natural Environment	Yes	No	Consistent with national policy	The overall approach set out in this policy is supported. However, we provide comments on some of the detailed points to improve accuracy and comply with national policy.	Reference is made to a Local Nature Recovery Network within the Local Nature Recovery Strategies. Within the strategy for Suffolk, this 'network' is not mentioned. What exactly is this policy referring too? This should be clarified.	In response to a comment from Natural England, we propose to change wording.	13. Where development is sited within or adjacent to an area identified in the Local Nature Recovery Network Habitats Maps of the Local Nature Recovery Strategies as an 'Area that Could Become of Particular Importance for Biodiversity' and/or has a Potential Measure mapped to it, it will demonstrate how the proposal will maintain and enhance the ability of the network to restore and enhance habitats and provide ecosystem services in line with the Local Nature Recovery Strategy.'
BLP47	Dickon Povey	East Suffolk Council	Policy PUBDM15: Natural Environment	Yes	No	Consistent with national policy	The overall approach set out in this policy is supported. However, we provide comments on some of the detailed points to improve accuracy and comply with national policy.	We recommend removing the text in brackets in part 7 "(which is not also subject to an international designation)", as even where a SSSI wholly overlaps a Habitats Site it can have different reasons for designation which would not be specifically picked up in a Habitats Regulations Assessment (which would specifically focus on assessing impacts on Habitats Sites features).	Agree.	Remove brackets of (which is not also subject to an international designation).
BLP48	Dickon Povey	East Suffolk Council	Policy PUBDM15: Natural Environment	Yes	No	Consistent with national policy	The overall approach set out in this policy is supported. However, we provide comments on some of the detailed points to improve accuracy and comply with national policy.	Not all Brownfield Sites meet the criteria to be considered as 'open mosaic habitat on previously developed land'. This paragraph should be amended to clarify this.	Noted. Part 10 says there may be a need to determine if the site has open mosaic habitat and then part 11 says what to do if there is the habitat.	No change proposed.
BLP49	Dickon Povey	East Suffolk Council	Section 30.1	Yes	No	Consistent with national policy	East Suffolk Council confirms that the position with respect to housing need remains the same as we set out in our letter to the Broads Authority dated 20th May 2025. With respect to the plan itself, in our view, it is not sufficiently clear that the former Pegasus site (PUBOUL2) is excluded from the housing need figure. Furthermore, it is not sufficiently clear that sites with permission granted prior to 2021 but not yet developed are excluded from the housing numbers.	Add text to provide clarity that Pegasus site (PUBOUL2) is excluded from the housing need figure. Add text to clarify that sites with permission granted prior to 2021 but not yet developed are excluded from the housing numbers set out in the plan to be planned for over the plan period but will nevertheless make a contribution to housing supply. 3rd paragraph: add the site names to the reference numbers to improve the clarity of the plan.	Footnote 126, and bullet point i) on page 218 refer to OUL2 allocations already having permission. Agree re site names and reference to permissions pre 2021.	Add site names to para 3 of section 30.1. And in section 30.1 para 2 add reference to sites with permission granted prior to 2021 but not yet developed are excluded from the housing numbers set out in the plan to be planned for over the plan period but will nevertheless make a contribution to housing supply
BLP50	Dickon Povey	East Suffolk Council	Policy PUBSP5: Biodiversity	Yes	No	Consistent with national policy	Protected species should be referenced in criterion 2 b) for completeness and to comply with national policy	Criterion 2 b) should include reference to protected species	Agree. The term 'protected species' does not appear in the NPPF. There is reference to 'priority species' and 'threatened species'. PUBSP5 specifically references Section 41 species and while these are 'protected' there are others that are also protected by law but are not Section 41. The section 41 group are 'of principal importance' for conserving biodiversity in England, whereas 'protected species' covers a broader classification.	2b) protect against the loss of protected Section 41 habitats and species
BLP51	Ellie Roberts	Water Management Alliance	Policy PUBDM9: Surface water run-off	Not specified	Not specified	Not specified	I note that the Broads IDB Development page on the WMA website has been provided. Whilst I am pleased to see that the IDB is being signposted, I'd like to highlight that whilst the most prominent IDB within the Broads in terms of area covered is the Broads (2006) IDB, the area covered by the Broads Authority is also partially coincidental with the Norfolk Rivers IDB (Belough to Ranworth, and West of the North Walsham and Dilham Canal) and the Waveney, Lower Yare and Lotheringland IDB (South of the River Yare from the East of Rockland St Mary to Great Yarmouth).	It may be more beneficial to direct users of the plan to the WMA website ( <a href="https://www.wma.org.uk/">https://www.wma.org.uk/</a> ) from which they can access maps and our contact details to determine which Board's area a development falls into, if any.	Agree with proposed change.	From the WMA website ( <a href="https://www.wma.org.uk/">https://www.wma.org.uk/</a> ) you can access maps and contact details to determine which IDB area a development falls into, if any.

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BLP52	Ellie Roberts	Water Management Alliance	Policy PUBDM9: Surface water run-off	Not specified	Not specified	Not specified	WMA officers are open to and actively support early engagement in the drainage design process to support developers in achieving sustainable drainage, as well as reducing the risk of conflict between the Board's regulation and that of Local Planning Authorities.	Within the 'Designing SuDS' section on page 77, I'd request that the IDBs are referenced as regulators of surface water discharges within IDD's as per Byelaw 3 in each of the Boards' Byelaws.	Agree with proposed change.	<a href="#">The IDB have their own local surface water policy which takes precedence over national best practice (Development - Water Management Alliance (wima.org.uk)). Watercourses in the Broads within Internal Drainage Boards; internal drainage districts (IDD) are regulated by the Internal Drainage Board (IDB) and maintained by private landowners or the IDB where designated as arterial. IDBs are regulators of surface water discharges within IDD's and have their own local surface water policy which takes precedence over national best practice (Development - Water Management Alliance (wima.org.uk)). WMA officers are open to and actively support early engagement in the drainage design process to support developers in achieving sustainable drainage, as well as reducing the risk of conflict between the IDB's regulation and that of Local Planning Authorities.</a>
BLP53	Ellie Roberts	Water Management Alliance	Policy PUBDM8: Development and flood risk	Not specified	Not specified	Not specified	On page 73 beneath policy PUBDM8, I am pleased to see that Section 23 of the Land Drainage Act 1991 has been referenced regarding any proposal to alter a watercourse. I would like to note that the Boards are only the regulator of Section 23 within their IDBs, whilst the legislation applies to any ordinary watercourse, in or out of an IDB's district. I understand that the Lead Local Flood Authority is the regulator of works to ordinary watercourses outside the Boards' districts in the Broads area.	Not seeking changes	Support noted.	No change proposed.
BLP54	Fiona Husband		Policy PUBDM26: Protection and enhancement of settlement fringe landscape character	Yes	No	Not justified, effective or consistent with National Policy	IT IS NOT NECESSARY TO LABEL THIS SECTION OF LAND HERE IN CHEDGRAVE AS SETTLEMENT FRINGE. WE HAVE PLENTY OF LABELS & DON'T NEED AN ADDITIONAL LABEL. AS FAR AS LANDSCAPE GOES, ANY GREEN AREA HAS TREES PLANTED BY THE LANDOWNERS – MOST OF WHICH ARE NOT NATIVE SPECIES. I WOULD HAVE THOUGHT YOU SHOULD BE CONCERNED WITH THE AREAS THAT ARE NOT PART OF THE SETTLEMENT. THE DISTANCE FROM BRIDGE STREET IN LODDON IS NOT RELEVANT. OUR SITES HAVE BEEN HERE A LOT LONGER THAN MOST OF THE CLOSER SITES TO BRIDGE STREET INCLUDING LODDON QUAY. WE ARE NOT ON THE FRINGE OF CHEDGRAVE, WE ARE WELL AND TRULY CHEDGRAVE AND AGAIN BEEN HERE BEFORE LONGER THAN MUCH OF THE DEVELOPMENT IN CHEDGRAVE. The character of the land nominated does not meet with the character definition of what the policy is seeking to protect (pages attached). Much of the area designated is already fully developed and there is no formal specific site justification for the site designation. The remaining undeveloped sections are already designated as Priority Habitat: Deciduous Woodland and Lowland Fen and all lie within Flood Zones 2 and 3. Therefore, it is not necessary to have yet another designation. This is all private land and most trees have been planted over the years by the landowners. It is and has been for many years complete settlement. It is part of the settlement. The gardens and land are already have restrictions though I believe our government would be most happy for development here – in fill I believe it's called. The boatyards have always used the land for storage of boats, general storage and customer cars. These commercial businesses have been very important to the local economy. We would suggest that a site visit rather than an aerial photograph to establish landscape designation to be the way forward. This area should not be designated as Settlement Fringe and is not Settlement Fringe as outlined within the character definition of the policy. Settlement Fringe in this area should be the marshes. I strongly feel that the Broads Authority are unnecessarily adding an extra label to our land. It is not comparable to Acle Recreation Centre and such. It was purely by chance that I learned of this landscape designation which just isn't good enough. You have caused us to spend a lot of time and money on this and over the years, in particular, with the Local Green Space objection. This needs to stop. The online form is way too difficult to complete and not clear at all.	I strongly feel that the Broads Authority are unnecessarily adding an extra label to our land. It is not comparable to Acle Recreation Centre and such.	Regarding the form - there is guidance to fill out the form. The respondent was talked through the form on two separate occasions. Officers also offered to fill out the form with her sat next to them, which was refused. See <a href="#">Appendix G</a> .	See <a href="#">Appendix G</a> .
BLP55	Fiona Husband	Pacific Cruisers	Policy PUBDM26: Protection and enhancement of settlement fringe landscape character	Yes	No	Not justified, effective or consistent with National Policy	IT IS NOT NECESSARY TO LABEL THIS SECTION OF LAND HERE IN CHEDGRAVE AS SETTLEMENT FRINGE. WE HAVE PLENTY OF LABELS & DON'T NEED AN ADDITIONAL LABEL. AS FAR AS LANDSCAPE GOES, ANY GREEN AREA HAS TREES PLANTED BY THE LANDOWNERS – MOST OF WHICH ARE NOT NATIVE SPECIES. I WOULD HAVE THOUGHT YOU SHOULD BE CONCERNED WITH THE AREAS THAT ARE NOT PART OF THE SETTLEMENT. THE DISTANCE FROM BRIDGE STREET IN LODDON IS NOT RELEVANT. OUR SITES HAVE BEEN HERE A LOT LONGER THAN MOST OF THE CLOSER SITES TO BRIDGE STREET INCLUDING LODDON QUAY. WE ARE NOT ON THE FRINGE OF CHEDGRAVE, WE ARE WELL AND TRULY CHEDGRAVE AND AGAIN BEEN HERE BEFORE LONGER THAN MUCH OF THE DEVELOPMENT IN CHEDGRAVE. The character of the land nominated does not meet with the character definition of what the policy is seeking to protect (pages attached). Much of the area designated is already fully developed and there is no formal specific site justification for the site designation. The remaining undeveloped sections are already designated as Priority Habitat: Deciduous Woodland and Lowland Fen and all lie within Flood Zones 2 and 3. Therefore, it is not necessary to have yet another designation. This is all private land and most trees have been planted over the years by the landowners. It is and has been for many years complete settlement. It is part of the settlement. The gardens and land are already have restrictions though I believe our government would be most happy for development here – in fill I believe it's called. The boatyards have always used the land for storage of boats, general storage and customer cars. These commercial businesses have been very important to the local economy. We would suggest that a site visit rather than an aerial photograph to establish landscape designation to be the way forward. This area should not be designated as Settlement Fringe and is not Settlement Fringe as outlined within the character definition of the policy. Settlement Fringe in this area should be the marshes. I strongly feel that the Broads Authority are unnecessarily adding an extra label to our land. It is not comparable to Acle Recreation Centre and such. It was purely by chance that I learned of this landscape designation which just isn't good enough. You have caused us to spend a lot of time and money on this and over the years, in particular, with the Local Green Space objection. This needs to stop. The online form is way too difficult to complete and not clear at all.	I strongly feel that the Broads Authority are unnecessarily adding an extra label to our land. It is not comparable to Acle Recreation Centre and such.	Regarding the form - there is guidance to fill out the form. The respondent was talked through the form on two separate occasions. Officers also offered to fill out the form with her sat next to them, which was refused. See <a href="#">Appendix G</a> .	See <a href="#">Appendix G</a> .
BLP56	Georgia Teague	Suffolk County Council	general	n/a	n/a	n/a	Thank you for consulting Suffolk County Council (SCC) on the Broads Local Plan at Regulation 19 Submission Stage. This letter will set out where there may be issues which make the plan unsound, as set out in paragraph 36 of the NPPF. SCC wish to be constructive and considers that the plan can be made sound and will provide support to do so where necessary. Please note that the main focus of our comments will be on Suffolk and not Norfolk.	n/a	Background information noted.	No change proposed.
BLP57	Georgia Teague	Suffolk County Council	general	yes	yes	n/a	n/a	SCC would suggest that it would be easier to read and navigate this local plan if there were paragraph numbers for the supporting text.	Noted.	Consider paragraph numbers.
BLP58	Georgia Teague	Suffolk County Council	section 6 policy context	yes	no	a - positively prepared	It is noted that the plan produced by Suffolk County Council, the "Suffolk Minerals and Waste Local Plan 2020" is not acknowledged directly in main text of the Regulation 19 draft document nor are there any specific mention of maps or policies from the plan relating to the minerals safeguarding (Notably the 'safeguarding and proposals map' and the policy 'MP10: Minerals safeguarding'. However, the Minerals and Waste Local Plan and its safeguarding requirements are mentioned and assessed as part of the site assessment policies in the Regulation 19 draft document (for example Policy PUBOUL1: Boathouse Lane Leisure Plots).	Therefore, it would be best practice to list and acknowledge the Suffolk Minerals and Waste Local Plan 2020 and its safeguarding maps and policies in the main body of the document in 'Section 6 – Policy context'. This would ensure that the plan is positively prepared.	Noted, but it is referred to in 6.8 in the same way as all other Local Plans of our districts and Norfolk County Council.	No change proposed.

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BLP59	Georgia Teague	Suffolk County Council	Policy PUBDM1: Major Development in the Broads	yes	no	d - Consistent with national policy	amend for clarity, accuracy and ease of reading	Point 3 outlines what proposals for major development need to demonstrate but makes no reference to highway impacts. It may be considered that this is covered through sub-point 'f'; however, the policy could be clearer in the need to ensure highway impacts are suitably assessed and suitable mitigation is delivered to prevent a severe cumulative impact on the highway network and/or unacceptable impacts on highway safety, in accordance with NPPF paragraph 115 part d).	Noted. Impacts on a highway network are addressed in the transport policies. The impact of a scheme is one thing, but this policy clearly seeks to set out how we will consider if something is major development in terms of para 190 of the NPPF. The rest of the policies in the Local Plan that are relevant will then come into play to determine the applications.	No change proposed.
BLP60	Georgia Teague	Suffolk County Council	PUBDM3: Pollution and Hazards in development and protecting environmental quality	yes	no	d - Consistent with national policy	amend for clarity, accuracy and ease of reading	SCC suggests the following added text, to be in line with NPPF paragraph 182: This includes the design of Sustainable Drainage Systems (SuDS) <u>which should comply with the CIRIA pollution assessment best practices.</u>	Agree.	Add text as proposed.
BLP61	Georgia Teague	Suffolk County Council	Policy PUBDM8: Development and flood risk	yes	no	d - Consistent with national policy	Amend for clarity, accuracy and ease of reading	For supporting text 'SuDS' page 73, SCC would suggest the following added text, to be in line with NPPF paragraph 182: There is a range of possible SuDS techniques that can be used, although not all techniques will be appropriate for individual development sites <u>but a preference should be given to green, open features such as raingardens, tree pits, conveyance swales, and green/blue roofs.</u>	Agree.	There is a range of possible SuDS techniques that can be used, although not all techniques will be appropriate for individual development sites <u>but a preference should be given to green, open features such as raingardens, tree pits, conveyance swales, and green/blue roofs.</u>
BLP62	Georgia Teague	Suffolk County Council	PUBDM9: Surface water run-off	yes	no	d - Consistent with national policy	amend for clarity, accuracy and ease of reading	SCC as the LLFA would recommend that point b) should be above point a). Water reuse is the highest form of capture and should be prioritised. New Government non-technical statutory guidance reinforces this.  Suggested rewording for point 2: The surface water runoff rate that will occur as a consequence of the development is required to be no more than the existing pre-development greenfield runoff rate. <u>In the first instance, brownfield sites should aim to match the greenfield discharge rate to provide betterment, should this not be achievable the applicant should seek to significantly improve upon existing discharge rate.</u> The runoff rate should be agreed with the Local Planning Authority, in conjunction with the Lead Local Flood Authority and where relevant, sewerage undertaker.	Agree to some extent - see comment from Norfolk LLFA at BLP194.	See comment BLP194.
BLP63	Georgia Teague	Suffolk County Council	PUBDM9: Surface water run-off	yes	no	d - Consistent with national policy	amend for clarity, accuracy and ease of reading	Suggested rewording for point 3: <u>Sustainable Drainage Systems (SuDS) shall always be used.</u> These should be designed and implemented to be multifunction and follow the general principles set out at Appendix 9 as well as any relevant guidance or standards that are in place such as Lead Local Flood Authority guidance on drainage design.  99.9% of sites that say they cannot provide a SuDS solution is because of bad engineering and planning, not because a SuDS systems is not feasible. This point should not offer an 'out' to excuse bad site planning.	Agree to some extent - see comment from Norfolk LLFA at BLP195.	See comment BLP195.
BLP64	Georgia Teague	Suffolk County Council	Policy PUBDM10: Open space on land, play space, sports fields and allotments	yes	yes	n/a	SCC particularly support part 2) part f) - engaging children for green/play spaces.	It is suggested to have considerations for children with disabilities and also spaces for girls (i.e. not just skateparks). This would help the plan to meet wider population needs.	Agree to some extent. Girls also like skateparks and we already say at part f that local young people need to be engaged when designing an area of open space, in order to be inclusive for all.	Under part 2 of the policy add a new criterion; <u>As appropriate, open spaces and play need to address the needs and provide for children with disabilities.</u>
BLP65	Georgia Teague	Suffolk County Council	Policy PUBDM11: Green and blue infrastructure and Public Rights of Way	yes	yes	n/a	This policy is very welcomed as it highlights the importance of green access networks in enhancing people's physical and mental wellbeing and providing necessary access options.	This policy could be strengthened in recognising the role the ProW network plays in linking people to services, employment and facilities as well as green destinations by offering sustainable travel options. It is noted that such references have been made elsewhere in the plan, especially on page 162 regarding active travel.	Agree to some extent, but this is probably not for the policy itself as it is a reason to have the policy.	Include wording in the first part of the reasoned justification: <u>The ProW network plays an important role in linking people to services, employment and facilities by offering sustainable travel options.</u>
BLP66	Georgia Teague	Suffolk County Council	Policy PUBDM16: Biodiversity Net Gain	yes	n	d - Consistent with national policy	SCC welcome the ambition to delivery 20% BNG, above and beyond the 10 % requirement set out in the Environment Act, and detail and Topic Paper justifying this policy. SCC would draw attention to paragraph 4 which states that: "Exempted developments must achieve no net loss of biodiversity. They will be required to provide biodiversity enhancements (see the Natural Environment policy (PUBDM15))" SCC queries how it is expected that developers will demonstrate that exempted developments will "achieve no net loss". For this to be achievable, it must be quantifiable and would require the developer to undertake a BNG metric on the site to show that the "biodiversity enhancements" are achieving a certain amount of net gain to offer the development and result in "no net loss".	SCC would suggest the following replacement paragraph: <u>4. Developments exempt from the Biodiversity Net Gain (BNG) under the Environment Act 2021 will still be required to adequately assess any biodiversity loss and ensure this loss is adequately addressed and compensated through "biodiversity enhancements" (PUBDM15).</u>  As currently written, this policy is not considered sound as it is not clear and unambiguous, in line with NPPF paragraph 16 part 6).	Noted. On reflection, if a scheme/proposal is exempted from BNG then the BNG policy would not be used. Therefore part 4 can be deleted. Where there are exemptions to BNG, we will rely on PUBDM15 part 12.	Delete part 4 of PUBDM16.
BLP67	Georgia Teague	Suffolk County Council	Policy PUBDM25: Utilities infrastructure development	yes	yes	N/a	not specifically a soundness issue, but would make policy stronger.	SCC raises concerns that part 1 part c) might not always be achievable, given that in Part 1.a) this already refers to proposals which have an essential role in the provision of a regional and national network. SCC would recommend the following minor addition: c) There is no <u>significant</u> adverse impact on the character of the locality, the wider landscape, character and significance of the historic environment and the amenity of neighbours.	Noted. We are proposing a change to 3a) in light of another comment.	See response to comment BLP156
BLP68	Georgia Teague	Suffolk County Council	Policy PUBDM28: Light pollution, dark skies and nocturnal character	yes	yes	n/a	not specifically a soundness issue, but would make policy stronger	Part 5 of the supporting text to this policy on page 156 includes to the lowest Correlated Colour Temperature (CCT). It is suggested that this also be incorporated into the policy directly.	Agree.	Add a new criterion: <u>Use the warmest colour with the lowest Correlated Colour Temperature [CCT] possible.</u>
BLP69	Georgia Teague	Suffolk County Council	Policy PUBDM30: Recreation facilities parking areas	yes	no	d - Consistent with national policy	amend for clarity, accuracy and ease of reading	SCC suggests the following additional text, to be in line with NPPF paragraph 182: iii) High quality design of surface, landscaping and boundary treatments including to address management of water (run off and avoiding pollution) <u>and integration of high-quality SuDS features</u>	Agree.	iii) High quality design of surface, landscaping and boundary treatments including to address management of water (run off and avoiding pollution) <u>and integration of high-quality SuDS features</u>

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BLP70	Georgia Teague	Suffolk County Council	Policy PUBDM29: Transport, highways and access	yes	no	d - Consistent with national policy	To encourage sustainable travel, as per Chapter 9 of the NPPF, and thus achieve sustainable development.	For section 3 of the policy, Transport Assessments and Transport Statements (3): it should be clear that the Transport Assessment or Statement should be "multi-modal", meaning it considers all modes of travel to ensure that sustainable and active travel objectives are at the centre of the assessment. This would feed in well to Points 4 and 5, which detail importance of travel plan measures.	Agree, but seems best to be referred to in part 3.	3. In appropriate cases, either a Transport Assessment (TA) or Transport Statement (TS) will be required to demonstrate the potential impact of development proposals on the highway and how those impacts might be mitigated. <u>These assessments need to consider all modes of travel and ensure sustainable and active travel objectives are at the centre of the assessments.</u> Mitigation can take the form of infrastructure improvements and/or travel planning.
BLP71	Georgia Teague	Suffolk County Council	Policy PUBDM30: Recreation facilities parking areas	yes	yes	n/a - typo	typo	SCC notes that in the supporting text there is a typo on page 168, which SCC would suggest amending as follows: The Authority expects proposals to include an appropriate number of disabled parking spaces.	Agree. There are three occurrences of this typo. Page 168, 325, 326.	Amend the three occurrences of this typo: The Authority expects proposals to include an appropriate number of disabled parking spaces.
BLP72	Georgia Teague	Suffolk County Council	Policy PUBDM44: Residential development within defined Development Boundaries	yes	n	a - positively prepared	amend for clarity, accuracy and ease of reading	The policy states "New residential development will only be permitted within defined development boundaries and must comply with other policies of the Development Plan". However on the map supporting this policy, the red line boundaries for Oulton part 3) a) (and the other sites but is our focus as it Oulton is in Suffolk) are very tightly drawn, and SCC believe that it would - hard to input any housing in here, even infill.	Comment noted. Although no suggestions for changes have been put forward. The justification is included in the supporting text under 'Development Boundary for Oulton Broad'.	No change proposed.
BLP73	Georgia Teague	Suffolk County Council	Policy PUBDM48: Elderly and specialist needs housing	yes	n	d - Consistent with national policy	To help meet the needs of a wider population, as per NPPF Paragraph 63.	SCC welcomes this policy, which currently focuses on "Elderly and Specialist Needs Housing". SCC would suggest that the policy could advocate for a broader scope that includes housing to meet the needs of diverse population groups, e.g. ageing population, those with physical and/or mental disabilities and accommodation for children and young people. It is suggested to add in reference to M4(2) and M4(3) housing, which would meet the needs of not only an ageing population but also those with disabilities, as per NPPF Paragraph 63.	The policy refers to elderly and specialist needs housing. So it does include those with physical and/or mental disabilities and children and young people - that would be under 'specialist need'. The supporting text may refer more to elderly, but the policy covers all types generally. Agree re reference to M4(2) and M4(3).	No change re first part of comment. Cross refer to design policy and M4(2) and M4(3).
BLP74	Georgia Teague	Suffolk County Council	Policy PUBDM49: Residential ancillary accommodation	yes	n	d - Consistent with national policy	To help meet the needs of a wider population, as per NPPF Paragraph 63.	SCC suggest considering adding reference for these dwellings to be adaptable and accessible to meet a wider range of occupants needs, i.e., built to M4(2) and/or M4(3) standards. This would help the plan to help meet the needs of a wider population, as per NPPF Paragraph 63.	This is already in the policy. See part 7 c).	No change proposed.
BLP75	Georgia Teague	Suffolk County Council	Policy PUBDM51: Custom/self-build	yes	yes	n/a	Not a soundness issue, formatting.	SCC notes what appears to be a minor formatting error in part g), where there are ellipsis and the end of the point and at the start of following segment.	Noted. They are there on purpose. The wording at point 4 is linked to the ... 4. If plots remain unsold after a thorough and proportionate marketing exercise which: e f g ... these plots may be built out as conventional market housing subject to detailed permission being secured and the Authority being satisfied that e) and f) and g) have been satisfactorily concluded.	Could make it clearer as follows: ... then these unsold plots may be built out as conventional market housing subject to detailed permission being secured and the Authority being satisfied that e) and f) and g) have been satisfactorily concluded.
BLP76	Georgia Teague	Suffolk County Council	Policy PUBDM52: Design	yes	yes	n/a	amend for clarity, accuracy and ease of reading	SCC would recommend for part f) to insert "secure" storage of bicycles. SCC strongly supports part i) requiring M4(2) standards for all new dwellings, although it is considered that the M4(3) requirements for affordable dwellings could be higher. Oftentimes, the need for affordable housing and disabilities go hand-in-hand.  In the supporting text, SCC notes that the RTPI Dementia link is broken. Please try: <a href="https://www.rtpi.org.uk/media/t0nb4xfz/dementiapracticeadvice4pagesummary2017.pdf">https://www.rtpi.org.uk/media/t0nb4xfz/dementiapracticeadvice4pagesummary2017.pdf</a> or <a href="https://www.rtpi.org.uk/new-from-the-rtpi/dementia-and-town-planning/">https://www.rtpi.org.uk/new-from-the-rtpi/dementia-and-town-planning/</a>	Agree. Support re M4(2) and M4(3) is noted. The 10% M4(3) approach reflects GYBC Local Plan which is currently at examination. SCC do not propose a specific level for M4(3).	Amend RTPI Dementia link. Amend 4f) provision for the secure storage of bicycles No change re M4(3)
BLP77	Georgia Teague	Suffolk County Council	Policy PUBDM54: Heat resilient design	yes	yes	n/a	Not a soundness issue, clarity query.	SCC is supportive of this policy. A minor query: the diagram displays up to the year 2020, but the text above states to 2018.	If you follow the link and look at the date the article was published, you will see this is 31 July 2019. The chart cannot therefore include 2020. It is suggested that 2020 is on the graph as, after 1884, the years are set out every 20 years.	No change proposed.
BLP78	Georgia Teague	Suffolk County Council	Policy PUBDM59: Designing places for healthy lives	yes	yes	n/a	recommended amendments for clarity and accuracy.	The policy states under point 2a): "For developments of over 50 dwellings, developments of fewer than 50 dwellings but which are deemed to impact health services potentially significantly, development that includes care homes, housing for the elderly, or student accommodation and development that involves the significant loss of public open space, the Norfolk and Waveney Health Protocol shall apply".  It is noted that the term 'the Norfolk and Waveney Health Protocol, may have been used in error. The following Paragraph 'Delivery and implementation of the policy' refers instead to the 'Planning in Health Protocol'. It is suggested that the text is changed for consistency.  There are two further instances in Appendix 12 where the term 'Norfolk and Waveney Health Protocol' is used, and one reference of 'Norfolk Health Protocol checklist'. These may also need to be updated to 'Planning in Health Protocol' for accuracy and consistency.  To improve usability, it is recommended that the implementation details of the Policy are separated under clear subheadings: •Add '2a' beneath the heading 'Delivery and Implementation of the Policy'. •Replace the current wording 'The threshold of this policy is all new housing, commercial and recreational development' with a new sub-heading '2b'.	Agree to make the reference consistent.  Agree with other changes to some extent.	Ensure references to the Protocol is 'Planning in Health Protocol'.  'In terms of part 2a of the policy, working with Norfolk and Suffolk Public Health and Norfolk and Waveney NHS colleagues...'  'In terms of part 2b of the policy, working with health colleagues, we have produced a small sites checklist to reflect smaller development...'

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BLP79	Georgia Teague	Suffolk County Council	Policy PUBDM59: Designing places for healthy lives	yes	yes	n/a	recommended amendments for clarity and accuracy.	Public Health recommend strengthening the following sentences: <ul style="list-style-type: none"> <li>•Although if the threshold for <u>undertaking the Planning in Health</u> Protocol is met, then that will take precedence.</li> <li>•All new housing, commercial and recreational development are required to produce a statement saying how their proposal <u>addresses supports and promotes</u>.</li> </ul> The penultimate paragraph currently feels disjointed, it introduces the Sport England guidance immediately after a summary of Small Sites Checklist requirements and before the closing text. Given the range of relevant local and national policies on healthy placemaking, it may be more effective to: <ul style="list-style-type: none"> <li>•Relocate the Sport England reference (and similar resources) to an Appendix or dedicated guidance section, or</li> <li>•Group them under a short sub heading within the main text (e.g. 'Further Guidance and Resources').</li> </ul>	Agree with proposed changes.	<ul style="list-style-type: none"> <li>• ...although if the threshold for <u>undertaking the Planning in Health</u> Protocol is met, then that will take precedence.</li> <li>• All new housing, commercial and recreational development are required to produce a statement saying how their proposal <u>addresses supports and promotes</u>: Add a title as suggested: <u>Further guidance.</u></li> </ul>
BLP80	Georgia Teague	Suffolk County Council	PUBSP2: Strategic flood risk policy	yes	no	d - Consistent with national policy	amend for clarity, accuracy and ease of reading	SCC suggest the following added text, in line with NPPF paragraph 182: <u>5. Preference should be made towards high quality, green open SuDS features over less sustainable solutions such as attenuation crates.</u>	Agree, but that would fit best with 1b).	Amend 1b) as follows: Will incorporate appropriate surface water drainage mitigation measures and will implement sustainable drainage (SuDS) principles that control runoff (quantity), treat surface pollutants (quality), and enhance biodiversity and amenity value of the development. <u>The preference being high quality, green open SuDS features over less sustainable solutions such as attenuation crates.</u>
BLP81	Georgia Teague	Suffolk County Council	Policy PUBSP5: Biodiversity	yes	yes	n/a	recommended amendments for clarity and accuracy.	Part e) appears to refer to mitigation hierarchy (without saying as much) but stops short of requiring compensation for unmitigable adverse impacts and effects, as does the justification. (Policy PUBDM15: Natural Environment does address this in part c)  PUBSP5 further only talks about mitigating 'significant' effects. SCC consider that, while potential 'significant effects' should be mitigated to be reduced to 'non-significant', this should not mean that 'non-significant' effects need no mitigation.	Agree.	e) <u>utilise the Mitigation Hierarchy when considering potential impacts on the natural environment avoid likely significant effects on the natural environment wherever possible and then after following the relevant tests set out in National Policy, mitigate any likely significant effects</u>
BLP82	Georgia Teague	Suffolk County Council	Policy PUBSP8: Accessibility and Transport	yes	no	d - Consistent with national policy	to encourage sustainable travel, as per Chapter 9 of the NPPF, and thus achieve sustainable development.	Part (2): it could be clearer that the development impacts on the highway network need to be suitably assessed to prevent a severe cumulative impact on the highway network and/or unacceptable impacts on highway safety, contrary to Paragraph 116 of the NPPF. Furthermore, it could be clear that safe and suitable access is required for all, in accordance with paragraph 115 of the NPPF.  part (6): it could be clearer that development should give priority first to pedestrian and cycle movements and second to public transport, in accordance with Paragraph 117 of the NPPF. It is noted that this is outlined within Policy PUBDM29 (point 1).  SCC welcomes the reference to the Suffolk Local Transport Plan in the supporting text. Please note that the Suffolk Local Cycling & Walking Infrastructure Plan has been updated from 2021 to 2024, and can be found here: <a href="https://storymaps.arcgis.com/stories/4b0713ff2b1049e19ffb896c47898fda">https://storymaps.arcgis.com/stories/4b0713ff2b1049e19ffb896c47898fda</a>	Agree.	1. Development will be well located and designed to maximise the use of sustainable forms of transport appropriate to its particular location. Safe and suitable access is required for all.  2 All new development is required to address the transport implications of that development. <u>The development impacts on the highway network need to be suitably assessed to prevent a severe cumulative impact on the highway network and/or unacceptable impacts on highway safety.</u>  6. Integration between all modes of transport will be sought to encourage the community and visitors to arrive and travel within the Broads via sustainable modes of transport. <u>Development should give priority first to pedestrian and cycle movements and second to public transport.</u>  Update link to Suffolk Local Cycling and Walking Infrastructure Plan.
BLP83	Georgia Teague	Suffolk County Council	general - Site Specific / Allocation Policies	yes	n	d - Consistent with national policy	recommended amendments for clarity and accuracy.	Page 214 in section 30.1 states "No sites for residential dwellings are allocated in the Local Plan", however policy PUBSP15 then states that there are residential site allocations in the plan in part 7 a) of the policy. SCC considers that the plan is unsound as currently written, and thus further clarity is required here, as per paragraph 16 part d) of the NPPF which requires policies to be clear and unambiguous.	Yes. Your commentary is correct, but conclusion is not and the comment includes snippets of a paragraph and excludes a linked footnote.  In terms of section 30.1, the full paragraph is as follows and sets the situation out clearly: 'No sites for residential dwellings are allocated in the Local Plan. Please note that PUBTHU1 (16 dwellings) and PUBOUL2 (76 dwellings) already have planning permission and were not assessed in the HELAA but will still be included in the Local Plan until they are built out. The Utilities Site (PUBNOR1) is allocated for mixed use, with housing being a potential option'.  In terms of PUBSP15, part 7 a) i) see footnote 126 which again sets the situation out clearly.	No change proposed.
BLP84	Georgia Teague	Suffolk County Council	Policy PUBOUL1: Boathouse Lane Leisure Plots	yes	yes	n/a	SCC raises no objection to this policy. We note the reference to the Suffolk Minerals & Waste Local Plan in the supporting text on page 355.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP85	Georgia Teague	Suffolk County Council	Policy PUBOUL2: Oulton Broad - Former Pegasus / Hamptons Site	yes	no	d - Consistent with national policy	recommended amendments for clarity and accuracy.	SCC notes that this allocation is a "carry-over" from the previous Broads Local Plan.  SCC raises a query regarding timelines: the supporting text states that planning permission was granted in 2012, however planning application reference BA/2012/0271/FUL (found in footnote 175) states planning committee & site visit took place in April 2013. According to SCC records, SCC were consulted in Dec 2012, and the S106 was signed and sealed in 2014. Therefore, SCC would recommend the review of the supporting text of this policy for accuracy.  It also queried what is meant by "optionally housing", as planning permission has been granted for 76 market dwellings, and the final section of the supporting text sets out the estimated phasing and timings of housing to come forwards, which indicates that there are residential allocations for housing taking place. Therefore, as currently written, this policy is not considered sound and clarity is sought to make the policy clear and unambiguous, in line with NPPF paragraph 16 part d).	The application was approved 2014.  The planning permission has not been built out yet. Whilst enacted, no buildings have been built. It could be that the site owner comes back in for a new permission and that permission could include housing or include other land uses in line with the policy. The phasing reflects our recent monitoring information on the planning permission.	Please note that this allocation received planning permission in <del>2012</del> <b>2014</b> for 76 market dwellings, office accommodation, and moorings.  It is anticipated that the dwellings <u>permitted as part of the extant planning permission</u> will be delivered as follows: End 2028: 15 End 2029: 15 After 2030: 46

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BLP86	Georgia Teague	Suffolk County Council	Policy PUBSSLGS: Local Green Space	yes	yes	n/a	not a soundness issue, but recommended amendments for accuracy and ease of reading.	Overall, SCC supports this policy, however it is noted that the link to the Local Green Spaces maps document has some errors: the map for Chedgrave (page 2), and map for Beccles rowing club (page 6) do not have titles like the others included within the document. It is also noted that page 7 just says "playing field", and it would be considered useful to add the village name/location.	Agree.	Check map titles and ensure locations are obvious. Check maps for consistency.
BLP87	Georgia Teague	Suffolk County Council	Policy PUBSSA47: Road schemes on the Acle Straight (A471)	yes	no	d - Consistent with national policy	recommended amendments for clarity and accuracy.	Regarding the supporting text Surface Water section (page 417), SCC suggests the following text amendments, to be in line with the surface water drainage hierarchy, and NPPF paragraph 182: Surface water disposal location, prioritised in the following order: <u>reuse and harvesting of water</u> , disposal of water to shallow infiltration, to a watercourse, to a surface water sewer, combined sewer / deep infiltration.	Agree.	Surface water disposal location, prioritised in the following order: <u>reuse and harvesting of water</u> , disposal of water to shallow infiltration, to a watercourse, to a surface water sewer, combined sewer / deep infiltration.
BLP88	Georgia Teague	Suffolk County Council	Appendix 12	yes	yes	n/a	amend for clarity, accuracy and ease of reading	It is recommended that Appendix 12 be reframed to improve clarity, using the following wording: Appendix 12: Small Site Healthy Planning Checklist This checklist is based on the <u>Norfolk-Planning in Health Protocol</u> checklist but amended to be more applicable to the types and scale of schemes we see in the Broads. It is a self-assessment checklist that will be required as part of relevant applications. <del>The checklist is split into two—the first part is to be filled in for all new housing, commercial and recreational development (that does not meet the threshold relating to the Norfolk and Waveney Health Protocol). As well as filling out the first part of the checklist, schemes for one or more dwelling(s), but less than 50 dwellings, need to fill out the second part.</del> <u>When to use this checklist</u> <u>Part 1: must be completed for all new housing, commercial, and recreational developments (unless the Planning in Health Protocol applies).</u> <u>Part 2: in addition, developments of 1–49 dwellings must also complete Part 2.</u>	Agree.	Appendix 12: Small Site Healthy Planning Checklist This checklist is based on the <u>Norfolk-Planning in Health Protocol</u> checklist but amended to be more applicable to the types and scale of schemes we see in the Broads. It is a self-assessment checklist that will be required as part of relevant applications. <del>The checklist is split into two—the first part is to be filled in for all new housing, commercial and recreational development (that does not meet the threshold relating to the Norfolk and Waveney Health Protocol). As well as filling out the first part of the checklist, schemes for one or more dwelling(s), but less than 50 dwellings, need to fill out the second part.</del> <u>When to use this checklist</u> <u>Part 1: must be completed for all new housing, commercial, and recreational developments (unless the Planning in Health Protocol applies).</u> <u>Part 2: in addition, developments of 1–49 dwellings must also complete Part 2.</u>
BLP89	Georgia Teague	Suffolk County Council	Appendix 12, cnt'd	yes	yes	n/a	amend for clarity, accuracy and ease of reading	Exemptions <del>This checklist does not apply if any of these criteria are met. This checklist does not apply to:</del> •Developments of over 50 dwellings •Developments of less than 50 dwellings but which are deemed to impact health services potentially significantly •Development that includes care homes, housing for the elderly, or student accommodation •Development that involves the significant loss of public open space	Agree.	Exemptions <del>This checklist does not apply if any of these criteria are met. This checklist does not apply to:</del> •Developments of over 50 dwellings •Developments of less than 50 dwellings but which are deemed to impact health services potentially significantly •Development that includes care homes, housing for the elderly, or student accommodation •Development that involves the significant loss of public open space
BLP90	Georgia Teague	Suffolk County Council	Appendix 12, cnt'd	yes	yes	n/a	amend for clarity, accuracy and ease of reading	If any of the above apply, use the <u>Planning in Health Protocol</u> (see Policy PUBDM59: Designing places for healthy lives). <del>You can get some additional guidance from these two resources: Guidance and resources:</del> •Sport England offers guidance on designing and adapting where we live to encourage activity in our everyday lives (Sport England, Active Design   Sport England) •Building for a Healthy Life (2020). •Housing and health needs assessment (2024) - Healthy Suffolk <del>If the above criteria are met, the Norfolk and Waveney Health Protocol shall apply (see Policy PUBDM59: Designing places for healthy lives in this Local Plan).</del>  Some of the questions in the checklist also have related policy requirements. <del>your scheme may address those issues. Your response Where this is the case, your application may include the cross refer to relevant policies in this Local Plan (or indeed Neighbourhood Plan) and detail how your proposal address meets their requirements.</del>	Agree.	If any of the above apply, use the <u>Planning in Health Protocol</u> (see Policy PUBDM59: Designing places for healthy lives). <del>You can get some additional guidance from these two resources: Guidance and resources:</del> •Sport England offers guidance on designing and adapting where we live to encourage activity in our everyday lives (Sport England, Active Design   Sport England) •Building for a Healthy Life (2020). •Housing and health needs assessment (2024) - Healthy Suffolk <del>If the above criteria are met, the Norfolk and Waveney Health Protocol shall apply (see Policy PUBDM59: Designing places for healthy lives in this Local Plan).</del>  Some of the questions in the checklist also have related policy requirements. <del>your scheme may address those issues. Your response Where this is the case, your application may include the cross refer to relevant policies in this Local Plan (or indeed Neighbourhood Plan) and detail how your proposal address meets their requirements.</del>
BLP91	Jackie Norton	Suffolk Constabulary	The whole plan	Not specified	Not specified	Not specified	Representation is a general commentary and does not seek changes. See <a href="#">Appendix E of this report</a> .	Not seeking changes	Response noted.	No change proposed.
BLP92	Jonathan Greenway	Greenway Marine	Policy PUBDM26: Protection and enhancement of settlement fringe landscape character	No	No	Not justified	I strongly object to the land in Chedgrave belonging to Greenway Marine Ltd being designated in the new Broads plan as Settlement Fringe for the following reasons. 1,The land has for at least the last 50 years been used for light industrial purposes by our family with various planning permissions gained for mooring, lifting out of boats, storing boats shore and the repair and maintenance of boats with all the associated paraphernalia, chocking timber, hoists, tractors, vehicles, trailers and cradles. As I understand it settlement fringe in this instance is to stop urban development spreading into the countryside where urban meets countryside, in our case it's more a case of where light industrial meets urban as there are houses and their gardens all around the boatyard and on one side a boatyard with house. Only one short length of the boatyards boundary is adjacent to countryside but this is industrial fringe not settlement fringe. Boatyards desperately need protection this will not help in this instance. 2,With the drastically reducing number of boats on the Broads due to the rapidly increasing costs of boat ownership boatyards are fighting over less and less customers so all boatyards futures are becoming more uncertain therefore diversification will be necessary for survival. This survival can only be hindered by the designation settlement fringe sould planning permissions or change of use be sought.	Land that has always been used for light industrial use cannot possibly fit the criteria for this designation and should be removed from the plan .	See <a href="#">Appendix G</a> .	See <a href="#">Appendix G</a> .
BLP93	Judy Clift, vice chair Somerton PC	Somerton parish Council	The whole plan	Yes	Yes	-	Somerton PC supports this plan, and does not seek any changes	Not seeking changes	Support noted.	No change proposed.

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BLP94	Julie Reynolds	-	PUBSOM1: Somerleyton Marina Residential Moorings	No	No	Positively prepared	Due consideration has not been given to site access and road safety. You state that access to the site should provide adequate visibility splays (in line with DMRB standards) and access width should be adequate to allow two vehicles to pass and accommodate large service vehicles. The present access road will not meet this requirement. Furthermore the point where this current track meets The Street and Slugs Lane within the village (Map ref: TM 479970) has extremely poor visibility and is currently a danger point. More residential and service traffic at this point will exacerbate this situation. Due consideration has not been given to road safety issues.	Rejection of the application on road safety grounds.	Suffolk County Council were asked for their views on this comment: In his response to the planning consultation, the highways officer has recommended that the surfacing of the existing access track is surfaced in a bound material for the first 5 metres from the highway and SCC feel that is appropriate for the proposal, that would increase the use of the existing access due to the additional moorings and parking provision.  The existing access is located on the outside of a bend and there are footways (albeit narrow) on the side of the road where the access is located providing a reasonable level of visibility (estimated around 50 metres in both directions). Whilst visibility would not accord with current standards for a new access, the access is established and SCC understand has been in constant use without any record of injury accidents within the last 25 years.  Subsequently, I do not feel that our highways response or the comments on the LP require amendment.	No change proposed.
BLP95	Karen Walklin Smith	Walkin Cruisers	Policy PUBDM26: Protection and enhancement of settlement fringe landscape character	Yes	No	Not justified, effective or consistent with National Policy	I have on several occasions looked at the extensive document Local Plan for the Broads, and have found this very difficult to understand, especially the maps. The document not being user friendly does not invite comment. If the classification of land is to change the land owner should be contacted directly/personally giving full and clear details of how the proposal will affect them and them alone. An arranged site visit prior to any decision being made is essential, no other form of assessing the land is sufficient. Aerial views are distorted and incomplete due to tree canopies. It has now been brought to my attention land in Chedgrave pertaining to the boatyards has been included. This is private commercial land, used for business, garden and residential purposes. For the purposes of planning this land already comes under the jurisdiction of the Broads Authority, another level of designation is not necessary. With reference to my earlier comments, I along with many other members of the public, do not find the form user friendly and have been unable to complete it. Therefore I insist my comments are considered by means of this email:- OBJECTION:- <ul style="list-style-type: none"> <li>The character of the land nominated does not meet with the character definition of what the policy is seeking to protect</li> <li>Much of the area designated is already fully developed and there is no formal specific site justification for the site designation</li> <li>The remaining undeveloped sections are already designated as Priority Habitat: Deciduous Woodland and Lowland Fen, which all lie within Flood Zones 2 and 3</li> <li>The proposed area is private land with the majority of trees being planted over the years by the landowners</li> <li>The land is and has been for many years (over 60) been complete settlement and is therefore part of the settlement</li> <li>The boatyards have always used the land for storage of boats, general storage, customer cars etc. which is essential to the operation of the business</li> <li>Any land pertaining to or owned by the boatyards should most definitely not be included within the settlement fringe</li> </ul> The boatyards are responsible for bringing in tourists to Chedgrave and Loddon, who support the local business and are therefore very important to the local economy. Any disruption to the operation of the boatyard business as a result of the proposal would have a wide spread knock on effect to the community. Thanking you for your attention and understanding.	The area should not be classed as Settlement Fringe.	See <a href="#">Appendix G</a> .	See <a href="#">Appendix G</a> .
BLP96	Kim Balls	Great Yarmouth Borough Council	Policy PUBSSA47: Road schemes on the Acle Straight (A47T)	Yes	Yes	-	This representation has been made at officer level. The Borough Council notes the provision of a Policy that would be used to assess proposals for changes to the Acle Straight. Realising the full dualling of the Acle Straight continues to be a key ambition of the Borough Council and is critical to the long-term health of industries and job growth in the borough, which are of importance to the wider and national economy. The Borough Council welcome the potential identification of a strategic cycling route between Acle and Great Yarmouth, as required to be considered by criterion '8' of the Policy.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP97	Kim Balls	Great Yarmouth Borough Council	Policy PUBSSTRACKS: Former rail trackways	Yes	Yes	-	This representation has been made at officer level. The Borough Council supports the Policy for its potential to expand and integrate the networks of paths, cycleways, and bridleways which benefits residents and visitors. The policy would align with adopted Policy GSP7 of the Great Yarmouth Local Plan Part 2 (and emerging Policy SUT1 of the first Draft Local Plan) by seeking to use former rail trackways to provide a link between Bradwell, Belton and areas outside of the borough to the south-west.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP98	Kim Balls	Great Yarmouth Borough Council	Policy PUBTHU1: Tourism development at Hedera House, Thurne	Yes	Yes	-	The representation has been made at officer level. The Borough Council supports the allocation of the site for tourism uses and a proportionate amount of general market housing enabling development. The Borough Council recognises that the allocation may assist in supporting the small-scale range of services and facilities within Thurne (including the Local convenience store and public house.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP99	Kim Balls	Great Yarmouth Borough Council	Policy PUBORM1: Ormesby waterworks	Yes	Yes	-	This representation has been made at officer level. The Borough Council is in support of the protection of Ormesby Water treatment works from development which may adversely affect the proper functioning of the water works and its contribution to the landscape and visual amenity of the locality. The Ormesby waterworks provide much of the public water supply to the Great Yarmouth Borough, and the upgrading and maintenance of these works are important in supporting economic and population growth in the Borough.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP100	Kim Balls	Great Yarmouth Borough Council	Policy PUBGTY1: Marina Quays (Port of Yarmouth Marina)	Yes	Yes	-	This representation has been made at officer level. The Borough Council would support the re-use and enhancement of the space for river and other leisure activities where compatible with the flood risk of the site.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP101	Kim Balls	Great Yarmouth Borough Council	Policy PUBFLE1: Broadland Sports Club	Yes	Yes	-	The Borough Council is keen to support the continued use and potential improvement to Broadland Sports Club as a health and wellbeing facility that supports the area.	Not seeking changes	Support noted and welcomed.	No change proposed.

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BLP102	Kim Balls	Great Yarmouth Borough Council	Policy PUBSP15: Residential development	Yes	Yes	-	The Borough Council recognises that the Broads Authority prepared an updated Local Housing Needs Assessment following publication of the latest NPPF in December 2024. It is noted that the study projects an overall need to 177 dwellings from the part of the Broads within the borough (8 per annum) which is included in the overall December 2024 standard method figure for the area. The Borough Council is supportive of the approach and method undertaken by the Broads Authority in deriving their housing need and the aim to meet the housing need identified for the Broads within the Broads Authority area where compatible with the protection of the Broad's landscape and special qualities in accordance with Agreement 12 of the Norfolk Strategic Planning Framework. The Borough Council recognises that the objectively assessed housing need from the part of the Broads within the Borough will likely need to be met in those parts of the borough outside of the Broads in accordance with Agreement 13 of the Norfolk Strategic Planning Framework (NSPF), and reiterated through the 2025 Statement of Common Ground between the Broads Authority and Great Yarmouth Borough Council. The emerging Great Yarmouth Local Plan makes no reliance upon the Broads Authority to deliver the element of the housing requirement within the Broads area of the borough. Criterion 4 sets out that the 5-year need for Gypsy and Traveller pitches for the Broads part of the Borough is 10 pitches. It is recognised that this need figure has been derived through the most up to date recent needs assessment in accordance with the 2024 PPTS. The supporting text of the Policy sets out that the 5-year need for 10 pitches in the Broads part of Great Yarmouth borough will be met through working with Great Yarmouth Borough Council. The Council is supportive of the Broads endeavour to meet its own assessed need for gypsies and travellers, which reflect the most recent (2025) Statement of Common Ground agreed between the Broads Authority and Great Yarmouth Borough Council. The Borough Council recognise that the future need for Gypsy and Traveller pitches arising from the Broads part of the Borough is likely to be met within the borough and both emerging Local Plan contains policies aimed at addressing this need, recognised through the 2025 Statement of Common Ground between the Broads Authority and Great Yarmouth Borough Council.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP103	Kim Balls	Great Yarmouth Borough Council	8.1 - 8.2	Yes	Yes	-	The following representation has been made at officer level. The Borough Council fully supports the ongoing work with the Broads Authority in relation to addressing cross-boundary planning matters and welcomes reference to the ways the Duty has been met with the Borough Council in Paragraph 8.2. The Council has no duty-to-cooperate concerns with the Local Plan. Cross-boundary matters continue to be positively addressed through the Norfolk Strategic Planning Framework (NSPF) and cooperation between the Borough Council and the Broads Authority to ensure needs are met across both authorities, specifically housing and gypsy and traveller needs, as most recently agreed through the 2025 Statement of Common Ground between Great Yarmouth Borough Council and the Broads Authority on strategic planning matters that are cross boundary.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP104	Louise Oliver	Natural England	The whole plan	Yes	Yes	n/a	We consider that The Local Plan for the Broads: Review Plan Period 2021 to 2042 (Broads Authority, July 2025) is sound with regard to the aspects relevant to our natural environment remit. The plan is positively prepared as demonstrated by policies protecting the Broads National Landscape, conserving and protecting both statutory and non-statutory designated sites, habitats and species; and supporting green infrastructure and preventing fragmentation of habitats. The plan is justified, the evidence base appears to be robust as far as Natural England's remit is concerned, and alternatives have been taken into consideration throughout the plan stages. Natural England considers the policies within the plan are deliverable and flexible and therefore the plan should be effective, and the plan is consistent with national policy with regard to those within Natural England's remit. However, we have suggested some additional wording amendments which do not fundamentally alter our conclusions on the tests of soundness (additions in bold text and deletions crossed through).		Noted.	No change proposed.
BLP105	Louise Oliver	Natural England	Policy PUBSP1: Responding to the Climate Emergency	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP106	Louise Oliver	Natural England	Policy PUBDM4: Climate change adaptation and resilience checklist	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP107	Louise Oliver	Natural England	Policy PUBDM5: Water quality and foul drainage	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP108	Louise Oliver	Natural England	Policy PUBDM10 Open space on land, play space, sports fields and allotments	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP109	Louise Oliver	Natural England	Policy PUBDM11: Green and blue infrastructure and Public Rights of Way	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP110	Louise Oliver	Natural England	Policy PUBSP3: Soils	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP111	Louise Oliver	Natural England	Policy PUBDM12: Peat soils	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP112	Louise Oliver	Natural England	Policy PUBSP5: Biodiversity	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP113	Louise Oliver	Natural England	Policy PUBDM15: Natural Environment	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP114	Louise Oliver	Natural England	Policy PUBDM16: Biodiversity Net Gain	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP115	Louise Oliver	Natural England	Policy PUBDM17: Mitigating Recreational Impacts	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP116	Louise Oliver	Natural England	Policy PUBDM18: Mitigating Nutrient Enrichment Impacts	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP117	Louise Oliver	Natural England	Policy PUBDM19: Trees, woodlands, hedges, scrub and shrubs and development	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP118	Louise Oliver	Natural England	Policy PUBSP6: Landscape character	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.

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BLP119	Louise Oliver	Natural England	Policy PUBSP7: Tranquillity in the Broads	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP120	Louise Oliver	Natural England	Policy PUBDM28: Light pollution, dark skies and nocturnal character	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP121	Louise Oliver	Natural England	Policy PUBDM22: Development and landscape	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP122	Louise Oliver	Natural England	Policy PUBSP9: Recreational access around the Broads area	yes	yes	n/a	Natural England welcomes and strongly supports the following policies, which we consider are justified and evidenced:	Not seeking changes	Support noted.	No change proposed.
BLP123	Louise Oliver	Natural England	Policy PUBSP5: Biodiversity	yes	yes	n/a	We welcome the inclusion of the point which states that development 'will contribute to the delivery of the Local Nature Recovery Strategies (Norfolk and Suffolk) and the Broads Nature Recovery Strategy 2024-29 (or successor documents)'.	Not seeking changes	Support noted.	No change proposed.
BLP124	Louise Oliver	Natural England	Policy PUBDM15: Natural Environment	yes	yes	n/a	We welcome the inclusion of this policy. The term 'Local Nature Recovery Network' is not one that is used in the Norfolk and Suffolk Local Nature Recovery Strategies, and it might be misleading to use it in the policy.	'13. Where development is sited within or adjacent to an area identified in the Local Nature Recovery Network Habitats Maps of the Local Nature Recovery Strategies as an 'Area that Could Become of Particular Importance for Biodiversity' and/or has a Potential Measure mapped to it, it will demonstrate how the proposal will maintain and enhance the ability of the network to restore and enhance habitats and provide ecosystem services in line with the Local Nature Recovery Strategy.'	In liaison with the Environment Advisor, we agree with the proposed changes.	13. Where development is sited within or adjacent to an area identified in the Local Nature Recovery Network Habitats Maps of the Local Nature Recovery Strategies as an 'Area that Could Become of Particular Importance for Biodiversity' and/or has a Potential Measure mapped to it, it will demonstrate how the proposal will maintain and enhance the ability of the network to restore and enhance habitats and provide ecosystem services in line with the Local Nature Recovery Strategy.'
BLP125	Louise Oliver	Natural England	Policy PUBDM15: Natural Environment	yes	yes	n/a	Protected sites and species - supporting text (page 113) We welcome the inclusion of the sentence 'In particular, proposals should take opportunities for the restoration and enhancement of the core opportunity areas for nature areas and priority habitats and species identified in the Local Nature Recovery Strategy and incorporate appropriate beneficial biodiversity conservation features'.	An alternative form of words that aligns more closely with the terminology used in the Local Nature Recovery Strategies would be: '.....the core opportunity areas for potential measures that will deliver the priorities for habitats and species identified in the Local Nature Recovery Strategy.....'	In liaison with the Environment Advisor, we agree with the proposed changes.	In particular, proposals should take opportunities for the restoration and enhancement of the core opportunity areas for nature areas that will deliver the priorities for and priority habitats and species identified in the Local Nature Recovery Strategy and incorporate appropriate beneficial biodiversity conservation features'
BLP126	Louise Oliver	Natural England	Policy PUBDM15: Natural Environment	yes	yes	n/a	Protected sites and surveys - supporting text, 3rd paragraph (page 115) We welcome the reference to species that are prioritised in the Local Nature Recovery Strategies being included in surveys where relevant and being given particular regard in the context of their conservation objectives.	It would be advisable to specify whether this just refers to Key Species, Key Species and Flagship Species or to Key Species and all of the species included in habitat species assemblages (which include Flagship Species but also contain many more).	This needs to be inclusive so 'Key Species and all of the species included in habitat species assemblages. Also remove reference to Norfolk Biodiversity action Plan as it is no longer being maintained and could be out of date.	Species prioritised in the Norfolk Biodiversity Action Plan or in the Norfolk or Suffolk Local Nature Recovery Strategies, should be included in the surveys where relevant, even if not legally protected, and will be given particular regard in the context of their conservation objectives. This includes Key Species and all of the species included in habitat species assemblages.
BLP127	Louise Oliver	Natural England	Policy PUBDM15: Natural Environment	yes	yes	n/a	Wildlife Sites and Habitats, other than 'Habitats Sites' - supporting text (page 115) We welcome the requirement that development that may have a damaging or negative impact on a habitat prioritised by the Norfolk and Suffolk Local Nature Recovery Strategies must be accompanied by a suitable environmental assessment.	However, clarification is required, as the Local Nature Recovery Strategies 'prioritise' all habitats, with the prioritisation coming from targeting the best locations for their enlargement, creation or enhancement. An alternative form of wording that would reflect this would be (for the 5th bullet point):  'Development that may have a damaging or negative impact upon a... *site identified as a priority area within the Local Nature Recovery Strategy by being mapped as an 'Area that Could Become of Particular Importance for Biodiversity' and/or has a potential measure relating to the habitat mapped to it, ...must be accompanied by a suitable environmental assessment that...'	Agree.	*site identified as a priority area within the Local Nature Recovery Strategy by being mapped as an 'Area that Could Become of Particular Importance for Biodiversity' and/or has a potential measure relating to the habitat mapped to it, habitat prioritised by the Norfolk or Suffolk Local Nature Recovery Strategies
BLP128	Louise Oliver	Natural England	Policy PUBDM15: Natural Environment - supporting text	yes	yes	n/a	Local Nature Recovery Strategy - supporting text, 1st paragraph, last sentence (page 116) We welcome the reference to Local Nature Recovery Strategies, stating that planning applications 'will be required to address the requirement of the Local Nature Recovery Strategy.'	Not seeking changes	Support noted.	No change proposed as a result of this comment, although see comment BLP267.
BLP129	Louise Oliver	Natural England	Policy PUBDM16: Biodiversity Net Gain	yes	yes	n/a	Natural England welcomes the 20% minimum target in the policy, and the supporting justification (on page 119) for the target made in More than 10% Biodiversity Net Gain for the Local Plan for the Broads - Topic Paper (Broads Authority, February 2025). Section 6a). We welcome the policy that off-site delivery should prioritise contributing to nearby habitat recovery and creation strategies, with the Local Nature Recovery Strategy named as one of the strategies that could be contributed to. Delivery and Implementation of the policy – supporting text, 2nd paragraph (page 120) We welcome the reference to Local Nature Recovery Strategies, which states that 'A positive proportionate contribution should be made to the ecological network and priorities as outlined within the Local Nature Recovery Strategy and regional Nature Recovery Network'.	Not seeking changes	Support noted.	No change proposed.
BLP130	Louise Oliver	Natural England	Policy PUBDM17: Mitigating Recreational Impacts	yes	yes	n/a	We welcome this policy and are pleased to see the policy requirements to assess and address increased recreational disturbance on designated sites.	We advise that it is revised to strengthen it, provide better clarity, and to ensure that mitigation measures are agreed with the Broads Authority, acting as the competent authority, rather than with Natural England, as follows:  '1. Any development which results in a net increase in residential development and / or overnight tourism accommodation will need to put in place adequate measures to avoid and mitigate potential adverse recreational impacts on the integrity of Habitats Sites which are identified within the following strategies and Zones of Influence (ZOI): a) Norfolk Recreational disturbance Avoidance and Mitigation Strategy (Norfolk RAMS) (and any successors) – covers the whole of Norfolk. b) Suffolk Coast Recreation Disturbance Avoidance and Mitigation Strategy (Suffolk RAMS) (and any successors) - 13 km ZOI around the relevant Habitats Sites in the Suffolk Coast area.	Agree.	'1. ... a) Norfolk Recreational disturbance Avoidance and Mitigation Strategy (Norfolk RAMS) Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (' Norfolk GIRAMS' for short) (and any successors) – covers the whole of Norfolk. b) Suffolk Coast Recreation Disturbance Avoidance and Mitigation Strategy (Suffolk RAMS) (and any successors) - 13 km ZOI around the relevant Habitats Sites in the Suffolk Coast area.

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BLP131	Louise Oliver	Natural England	Policy PUBDM17: Mitigating Recreational Impacts	yes	yes	n/a	We welcome this policy and are pleased to see the policy requirements to assess and address increased recreational disturbance on designated sites.	We advise that it is revised to strengthen it, provide better clarity, and to ensure that mitigation measures are agreed with the Broads Authority, acting as the competent authority, rather than with Natural England, as follows: 2. <del>Planning permission will be granted subject to demonstrating no adverse effect on the integrity of Habitats Sites from recreational disturbance when considered alone or in combination. Any development that would be likely to have a significant effect on a European site, either alone or in combination with other plans or projects, will be subject to assessment under the Habitats Regulations at application stage. If it cannot be ascertained that there would be no adverse effects on site integrity the application will be refused unless it passes the tests set out in Regulation 62, and any necessary compensatory measures will need to be secured.</del>	Agree.	2. <del>Planning permission will be granted subject to demonstrating no adverse effect on the integrity of Habitats Sites from recreational disturbance when considered alone or in combination. Any development that would be likely to have a significant effect on a European site, either alone or in combination with other plans or projects, will be subject to assessment under the Habitats Regulations at application stage. If it cannot be ascertained that there would be no adverse effects on site integrity the application will be refused unless it passes the tests set out in Regulation 62, and any necessary compensatory measures will need to be secured.</del>
BLP132	Louise Oliver	Natural England	Policy PUBDM17: Mitigating Recreational Impacts	yes	yes	n/a	We welcome this policy and are pleased to see the policy requirements to assess and address increased recreational disturbance on designated sites.	We advise that it is revised to strengthen it, provide better clarity, and to ensure that mitigation measures are agreed with the Broads Authority, acting as the competent authority, rather than with Natural England, as follows: 3. Proposed adequate measures must be delivered prior to occupation of development, in perpetuity and agreed with Natural England the Broads Authority. This will include the payment of a contribution towards the cost of mitigation measures at the protected sites, in line with 1a) and 1b) above.	Agree. We note that Great Yarmouth Local Plan includes reference to paying the RAMS payment.	3. Proposed adequate measures must be delivered prior to occupation of development, in perpetuity and agreed with Natural England the Broads Authority. This will include the payment of a contribution towards the cost of mitigation measures at the protected sites, in line with 1a) and 1b) above.
BLP133	Louise Oliver	Natural England	Policy PUBDM17: Mitigating Recreational Impacts	yes	yes	n/a	We welcome this policy and are pleased to see the policy requirements to assess and address increased recreational disturbance on designated sites.	We advise that it is revised to strengthen it, provide better clarity, and to ensure that mitigation measures are agreed with the Broads Authority, acting as the competent authority, rather than with Natural England, as follows: 4. For development over 50 units, the provision or enhancement of adequate green infrastructure, either on the development site or nearby, to provide for the informal recreational needs of residents as an alternative to visiting the habitats sites is required. This will equate to a minimum of 2 hectares per 1,000 population and will reflect Natural England's Accessible Natural Greenspace Standard*.  (*It may be more appropriate to refer to another standard specific to the Broads, or cross reference to another policy in the Local Plan).  Follow up: As there is not a specific standard for the Broads Executive Area, then we recommend that Natural England's Green Infrastructure Standards are considered, which define what good GI 'looks like' and how to plan GI strategically to deliver multiple benefits for people and nature.	Agree.	For development over 50 units, the provision or enhancement of adequate green infrastructure, either on the development site or nearby, to provide for the informal recreational needs of residents as an alternative to visiting the habitats sites is required. This will equate to a minimum of 2 hectares per 1,000 population and will reflect Natural England's Accessible Natural Greenspace Standard.
BLP134	Louise Oliver	Natural England	Policy PUBDM18: Mitigating Nutrient Enrichment Impacts	yes	yes	n/a	We welcome the policy which identifies the need for mitigation measures, to address the nutrient impacts of nitrogen and phosphate from new development, within the catchments of The Broads Special Area of Conservation (SAC) and Broadland Ramsar site.	We recommend the policy wording is amended as follows (which would also ensure consistency with the nutrient neutrality policies in neighbouring authorities' adopted local plans): <del>'1. Within the catchments of The Broads Special Area of Conservation (SAC) and Broadland Ramsar site: •Any residential development proposal for that results in an increase in the level of overnight accommodation stays; and •any non-residential development that by virtue of its scale and type may draw people from outside the above catchments; •and/or may generate unusual quantities of surface water; •and/or, by virtue of the processes undertaken, may contain unusual pollutants within surface water run-off; which is located within the catchments of The Broads Special Area of Conservation (SAC) and Broadland Ramsar site, must provide evidence to enable the Authority to conclude through a Habitats Regulations Assessment that the proposal will not have an adverse effect increase nutrient loads, such that it will have likely significant effects on the integrity of sites. This can be demonstrated through nutrient neutrality.</del>	Agree.	<del>'1. Within the catchments of The Broads Special Area of Conservation (SAC) and Broadland Ramsar site: •Any residential development proposal for that results in an increase in the level of overnight accommodation stays; and •any non-residential development that by virtue of its scale and type may draw people from outside the above catchments; •and/or may generate unusual quantities of surface water; •and/or, by virtue of the processes undertaken, may contain unusual pollutants within surface water run-off; which is located within the catchments of The Broads Special Area of Conservation (SAC) and Broadland Ramsar site, must provide evidence to enable the Authority to conclude through a Habitats Regulations Assessment that the proposal will not have an adverse effect increase nutrient loads, such that it will have likely significant effects on the integrity of sites. This can be demonstrated through nutrient neutrality.</del>
BLP135	Louise Oliver	Natural England	Policy PUBDM18: Mitigating Nutrient Enrichment Impacts	yes	yes	n/a	We welcome the policy which identifies the need for mitigation measures, to address the nutrient impacts of nitrogen and phosphate from new development, within the catchments of The Broads Special Area of Conservation (SAC) and Broadland Ramsar site.	We recommend the policy wording is amended as follows (which would also ensure consistency with the nutrient neutrality policies in neighbouring authorities' adopted local plans): 2. Planning permission will be granted subject to demonstrating no adverse effects on the integrity of the above named habitats sites from nutrient enrichment when considered alone or in combination.	Agree.	2. Planning permission will be granted subject to demonstrating no adverse effects on the integrity of the above named habitats sites from nutrient enrichment when considered alone or in combination.
BLP136	Louise Oliver	Natural England	Policy PUBDM18: Mitigating Nutrient Enrichment Impacts	yes	yes	n/a	We welcome the policy which identifies the need for mitigation measures, to address the nutrient impacts of nitrogen and phosphate from new development, within the catchments of The Broads Special Area of Conservation (SAC) and Broadland Ramsar site.	We recommend the policy wording is amended as follows (which would also ensure consistency with the nutrient neutrality policies in neighbouring authorities' adopted local plans): 3. The Norfolk Nutrient Calculator <del>or the</del> Natural England Nutrient Calculator will need to be completed for all qualifying development proposals. If the calculator concludes an impact from nutrients, these impacts will need to be mitigated using appropriate mitigation, likely secured through a local or national mitigation scheme. The Authority may will use legal agreements to ensure this mitigation is secured and in place and will be delivered.	Agree.	3. The Norfolk Nutrient Calculator <del>or the</del> Natural England Nutrient Calculator will need to be completed for all qualifying development proposals. If the calculator concludes an impact from nutrients, these impacts will need to be mitigated using appropriate mitigation, likely secured through a local or national mitigation scheme. The Authority may will use legal agreements to ensure this mitigation is secured and in place and will be delivered.
BLP137	Louise Oliver	Natural England	Sustainability Appraisal	yes	yes	n/a	We are satisfied that the methodology and baseline information used to inform the appraisal appears to meet the requirements of the Strategic Environmental Assessment (SEA) Directive [2001/42/EC] and associated guidance. The environmental interest within our remit is covered within the Sustainability Appraisal (SA) objectives, and the SA appears to adequately assess the environmental, social and economic effects in accordance with legal and national policy requirements.	Not seeking changes	Support noted.	No change proposed.
BLP138	Louise Oliver	Natural England	HRA	yes	yes	n/a	Natural England is satisfied that Habitats Regulations Assessment (HRA) has identified and screened in the correct habitats sites. It provides a detailed and comprehensive assessment of the likely significant effects of the relevant Local Plan policies (see Table 4.1: Policies and allocations of the Local Plan screened into the HRA process (summarised from Appendix C), on pages 37-38), acting alone or in combination, on European sites and meets the requirements of the Conservation (Habitats & Species) Regulations 2017 (as amended). We agree with the conclusions reached in the Appropriate Assessments for air quality (see 5.4, page 42), water (see 6.3, page 48), and recreation and urbanisation (see 7.3, page 54), respectively. Although, we recommend that the suggested amendments to some wording in a few policies and supporting text, as described in the previous section above, is incorporated to ensure they are robust and clear.	Not seeking changes	Support noted.	No change proposed.

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BLP139	Luke Wilkinson	RSPB	-	Yes	Yes	-	I am writing on behalf of the RSPB to provide our formal response to the Local Plan for the Broads review at this final stage in the consultation. We welcome the opportunity to comment and are supportive of the plan's overarching commitment to protect the unique biodiversity of the Broads. We do not object to any of the policies in the plan or the outcome of the Habitat Regulations Assessment, but we would like to offer the following observations and recommendations to help strengthen the ecological robustness of the Plan.	-	Background information noted.	No change proposed.
BLP140	Luke Wilkinson	RSPB	HRA and throughout Local Plan	Yes	Yes	-	We note that the term "likely significant adverse effects" is used in a number of places within the draft Broads Plan. This appears to combine the two tests of the Habitat Regulations i.e. is there a pathway by which a likely significant effect can occur and, if so, adverse effects on the integrity of protected sites then need to be avoided.	We recommend that the text within the plan be amended to simply state "adverse effects" in line with the Habitats Regulations tests.	In liaison with the HRA consultant, - 'Likely Significant Effects' relate to the screening stage of the HRA process (Stage 1). 'No adverse impacts / effects on site integrity' relate to the Appropriate Assessment process (Stage 2) and the final conclusions of the HRA. We agree that using the wording 'no adverse impacts / effects on site integrity' is fine to use throughout. The terminology that the RSPB is asking to be removed is the word 'likely significant' as this is screening specific.	Throughout, replace 'likely significant adverse effects' with 'no adverse impacts/effects on site integrity'.
BLP141	Luke Wilkinson	RSPB	PUBSP5: Biodiversity	Yes	Yes	-	We welcome the commitment to protect those species listed in Section 41 of the NERC Act from harmful impacts, as described in policy PUBSP5: Biodiversity. This is particularly true for breeding Lapwing and Redshank and the wet grassland habitats which support them. We support the recommendation that the ecological requirements of Section 41 species should be factored into Biodiversity Net Gain schemes where possible; the LNRS and other strategic plans for nature recovery in the Broads will help to identify those Section 41 species for which conservation is a local priority.	Irreplaceable habitats of the Broads, such as lowland fen, should also be recognised for their very high importance and afforded a level of protection commensurate with this if they fall outside of existing protected areas.	Noted. Irreplaceable habitats are protected through paragraph 193 part c of the NPPF.	No change proposed. But see comment BLP221.
BLP142	Luke Wilkinson	RSPB	Policy PUBDM18: Mitigating Nutrient Enrichment Impacts	Yes	Yes	-	We support the requirement for residential houseboat developments to demonstrate wastewater management that is protective of water quality. We note that nutrient neutrality policies do not apply to all allocations, despite the interconnected nature of the Broads wetland system. It will be important for the Broads Authority to consider how to oversee policing of this policy to ensure that wastewater is not simply discharged to waterbodies. Water quality targets are not being met in many areas and, whilst discharges from sources such as water recycling centres will have a bigger impact, any discharges to add to the nutrient burden of the Broads' waterbodies needs to be effectively managed. We accept that high level regulatory frameworks exist to combat the problem of nutrient enrichment, as indicated in the HRA, but the Broads Authority will need to be clear about the mechanism by which this issue will be addressed and the monitoring requirements to demonstrate policy effectiveness.	The Broads Authority will need to be clear about the mechanism by which this issue will be addressed and the monitoring requirements to demonstrate policy effectiveness.	Unless mitigation can be proven and secured, as per other LPAs in a similar situation, schemes will not be granted permission. If mitigation can be secured, this will be done through a legal agreement.	No change proposed.
BLP143	Luke Wilkinson	RSPB	Policy PUBBRU4: Brundall Marina	Yes	Yes	-	In the "risks and constraints" analysis for Policy PUBBRU4: Brundall Marina, the nearby Yare Broads and Marshes SSSI is listed as a constraint, but no reference is made to the Broadland SPA.	Refer to Broadland SPA	Agree.	Refer to Broadland SPA.
BLP144	Luke Wilkinson	RSPB	Policy PUBTHU1: Tourism development at Hedera House, Thurne	Yes	Yes	-	In addition, Policy PUBTHU1: Tourism (development at Hedera House, Thurne) states that "proposals must ensure no adverse effects on the conservation objectives and qualifying features of the nearby SSSI". Again, there is no mention of the Broadland SPA, despite the reference to adverse effects.	We recommend that the wording is changed to something like the following: "Proposals must ensure no adverse effects on the conservation objectives and qualifying features of the nearby Broadland SPA and associated SSSI."	Agree.	"Proposals must ensure no adverse effects on the conservation objectives and qualifying features of the nearby Broadland SPA and associated SSSI."
BLP145	Luke Wilkinson	RSPB	Policy PUBDM17: Mitigating Recreational Impacts	Yes	Yes	-	Careful consideration should be given to the potential for access improvements and residential/tourism-based developments to increase harmful disturbance of species within protected sites. Harmful disturbance pathways should be avoided in the first instance. This is recognised in the plan.  Proposals which include additional launch sites for light craft such as paddle boards should be examined with some caution because there is potential for users of such craft to access water courses and habitats that have historically experienced much lower levels of disturbance. Codes of conduct alone may not be sufficient to control this. We recognise the need to balance this consideration against the requirement for improved access, low impact tourism and equal opportunities for people to enjoy the countryside, but this must be in keeping with the sensitivities of the Broads' habitats and species.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP146	Luke Wilkinson	RSPB	Policy PUBDM19: Trees, woodlands, hedges, scrub and shrubs and development	Yes	Yes	-	We are supportive of the policy around trees but would recommend additional emphasis on a "right tree in the right place" narrative in the reasoned justification. The retention of existing trees and planting of new trees may be appropriate around settlements and beyond the floodplain, but deliberate planting schemes driven by carbon capture and woodland biodiversity initiatives should generally be avoided on fen, wet grassland and reedbed habitats. Management of these habitats often involves the removal of naturally seeded scrub/trees to prevent succession to woodland and discourage drier conditions, to preserve the open, wet conditions favoured by several species closely associated with the Broads. Trees can also provide cover, breeding and roosting opportunities for predators that can have a significant impact on ground nesting birds of open habitats. This will be particularly important adjacent to and within protected areas, for the reasons outlined above.	A more detailed rationalisation of this in the reasoned justification section of Policy PUBDM19 will help to explain exactly why tree planting and the retention of existing trees is not always appropriate from a habitats and species perspective. This concern does not apply to existing protected areas of wet woodland/carr, which are an important component of the wetland mosaic. Recommend additional emphasis on a "right tree in the right place" narrative in the reasoned justification.	Noted. It is important to note that the policy does only relate to development and not to routine management.  Agree to some extent.	Add to supporting text: <u>Planting the right species in the right place creates a positive impact. "Right tree in the right place" is a principle for planting trees to maximise benefits like carbon sequestration, biodiversity, and soil health, while minimising negative impacts by considering the species' needs and the site's conditions. More information on the right tree in the right place can be found here: <a href="https://www.woodlandtrust.org.uk/plant-trees/advice/where/">https://www.woodlandtrust.org.uk/plant-trees/advice/where/</a>.</u>  Amend supporting text as follows: Due to the impacts on navigation and the open character of some parts of the Broads landscape, and the priority habitats of grazing marsh and fen and the unique peatland-based ecosystem of fen and the requirements of breeding and wintering birds of the marshes, <u>tree retention and tree planting will not always be appropriate.</u>
BLP147	Luke Wilkinson	RSPB	Policy PUBDM12: Peat soils	Yes	Yes	-	We support the preservation of peat soils and the elements of Policy PUBDM12 which will help to protect the integrity of peat and reduce carbon emissions. Projects which seek to re-wet peat and foster peat building conditions are to be commended. It is important to recognise that much of the nature restoration/enhancement work carried out on fen, reedbed, and wet grassland habitats which involves the removal of some spoil will often have a principal target of increasing surface "wetness". This includes the creation of scrapes and footdrains, and the lowering of reedbed compartments. Such works may also facilitate the transport of water around a site. As such, there exists a somewhat paradoxical situation where the redistribution of some peat within a site might facilitate an uplift in the condition of neighbouring peat.	For such projects, consideration of point 3 in Policy PUBDM12 should be pragmatic and have considerable regard for the overall benefits of the project, from a hydrology (and thus peat) perspective as well as a biodiversity perspective. The degree to which wetlands managed for nature conservation are generally protective of peat might also be considered.	Noted. Part 4 of the policy covers the comments already.	No change proposed.
BLP148	Luke Wilkinson	RSPB	Policy PUBSP3: Soils	Yes	Yes	-	Often, nature conservation works on wet grassland/grazing marsh habitats which involve the redistribution of spoil have a principal aim of increasing surface "wetness". This applies to the creation of scrapes and footdrains. Such enhancements may also facilitate the transport of water around a site. As such, the localised redistribution of some clay soil within a grade 3 site can lead to a very significant uplift in habitat quality, which is of fundamental importance in the recovery of breeding Lapwing and Redshank populations (both Section 41 species which appear in the region's LNRS). Works of this nature may also be necessary for landowners to meet the requirements of their agri-environment schemes. They may also help to store flood waters and increase resilience to climate change.	We support the general principals of Policy PUBSP3 but recommend that a distinction is made between typical development and ecological enhancement works that facilitate nature recovery.	Agree.	Add a new part 4: <u>Development that seeks to enhance biodiversity but may affect soils will still need to address criteria a) to g) and that the biodiversity benefit will outweigh impact on soils.</u>

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BLP149	Luke Wilkinson	RSPB	Policy PUBDM16: Biodiversity Net Gain	Yes	Yes	-	We support the 20% BNG target and the emphasis on coherent ecological networks. With regards off-site delivery, we support the view that BNG should contribute to approved strategies for nature recovery in the Broads, focussing on priority habitats and species and adhering to the Lawton principles.	We would welcome some more clarity on the policy for not using the best and most versatile agricultural land for BNG, especially where such land could significantly enhance habitat connectivity. This part of the policy does not appear to have any accompanying comments in the reasoned justification. Some additional detail on how this relates to nature recovery strategies and some consideration of whether there can be any capacity for departure from this stance (for example where an area of good agricultural land interrupts habitat connectivity and the landowner wishes to repurpose the land for nature conservation) would be welcomed. However, we do note that much of the grade 3 agricultural land shown on page 91 appears to be broadly synonymous with grazing marsh, which already carries high potential for nature restoration when managed in a way that is conducive to that purpose.	Agree to some extent.	Amend part 8: Biodiversity gain sites need to <u>avoid the best and most versatile agricultural land thoroughly justify using BMV land and show why land of other soil grades cannot be used.</u>
BLP150	Luke Wilkinson	RSPB	Policy PUBDM15: Natural Environment	Yes	Yes	-	We support the inclusion of Swift bricks and other wildlife-friendly features in new developments. The Utilities Site presents a significant opportunity to support Swift populations in Norwich, and we encourage the incorporation of best-practice guidance from the RSPB and Swift conservation groups.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP151	Mark Behrendt	Home Builders Federation	Policy PUBDM57: Fibre to the Premises (FTTP)	Yes	No	Not consistent with national policy	Firstly, it is not for the developer to ensure that there is FTTP available for the development. This is for the provider of those services to schedule and deliver and development should not be delayed where this is not available. With regard to connections within the development the Council are no doubt aware of the new part R of the Building Regulations: Physical Infrastructure and network connections to new dwellings was published in 2022. These improved regulations require all new build dwellings to be installed with the gigabit-ready physical infrastructure connections subject to a cost cap of £2,000 per dwelling. As such it is unnecessary for the Council to include DM57 in the local plan and it should be deleted.	Delete policy	We note that a similar model, that was included in North Norfolk District Council, has been amended for this reason. We will liaise with the Inspector on this issue.	Potentially amend policy as per North Norfolk Local Plan.
BLP152	Mark Behrendt	Home Builders Federation	Policy PUBDM43: Affordable housing	Yes	No	Not justified	This policy requires new development to meet the requirements for affordable housing policy as set out in the local plan for the relevant district – between 25% and 33%. However, it is notable that the viability assessment on the local plan notes at paragraph 5.11 that 33% affordable housing was only viable for older people's accommodation to provide at waterfront locations. No evidence is provided as to what an appropriate level of affordable housing might be in such locations for this typology and as such HBF would recommend that specialist housing for older people on non waterfront locations is not required to make a contribution for affordable housing. This could be set out in DM43 or DM48.	This could be set out in DM43 or DM48.	Fundamentally, the affordable housing defers to/has regard to the policies of the relevant district council. That would therefore involve their approach to seeking affordable housing on elderly schemes, if indeed they do. The affordable housing policy already refers to what to do if viability is an issue.	Add the following to the following policies: PUBDM43 reasoned justification: <u>Older person's housing</u> <u>The affordable housing policy also applies to schemes for older person's housing. The standards of our districts will be used.</u> <u>Any schemes that are considered not viable will need to meet the policy requirements set out in the policy (mainly section 5 of the policy).</u>  Policy PUBDM48: Elderly and specialist needs housing Under delivery and implementation...  <u>Some types of accommodation that fall under this policy maybe required to provide affordable housing. The standards of our districts will be used. Any schemes that are considered not viable will need to meet the policy requirements set out in the policy (mainly section 5 of PUBDM43).</u>
BLP153	Mark Behrendt	Home Builders Federation	Policy PUBSP15: Residential development	Yes	Yes	Not justified	The housing requirement of 1,077 homes over the plan period 2021 to 2042 has been calculated using a different methodology to that required by national policy for areas outside of the Broads Authority and other national parks. HBF recognise that the BA can use an alternative locally derived method as set out in paragraph 2a-014 of PPG. However, it also states that in taking these considerations such authorities must take into account the best available evidence on housing stock as well as local house prices, earnings and housing affordability. Given the latest standard method is a stock based approach housing needs HBF would have expected some consideration given to the housing stock in Broads Authority and whether the proposed requirement provides a sufficient boost to housing supply.	Missed consultation	We commissioned ORS to check our initial housing needs assessment following the change to using housing stock. They did this ( <a href="https://www.broads-authority.gov.uk/_data/assets/pdf_file/0020/152471/Local-Housing-Needs-Assessment-Addendum-March-2025.pdf">https://www.broads-authority.gov.uk/_data/assets/pdf_file/0020/152471/Local-Housing-Needs-Assessment-Addendum-March-2025.pdf</a> ) and that is why the need is now 1,077 dwellings.	No change proposed.
BLP154	Mark Behrendt	Home Builders Federation	Policy PUBDM20: Energy demand and performance of new buildings (including extensions)	Yes	No	Not justified	HBF recognises that the Planning and Energy Act 2008 allows local authorities to set policies in their local plans that require development to achieve higher standards than those set out in building regulations. However, it must be noted that written ministerial statement (WMS) on local energy efficiency standards published on the 13th of December 2023 states that "Compared to varied local standards nationally applied standards provide much-needed clarity and consistency for businesses, large and small, to invest and prepare to build net-zero ready homes" and that local standards can "add further costs to building new homes by adding complexity and undermining economies of scale". After noting these concerns, the 2023 WMS goes on to state that any standard that goes beyond building regulations should be rejected at examination if the LPA does not have a well-reasoned and robustly costed rationale that ensures: "that development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework. "The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP). Given that the FHS will be introduced in the very near future and will require all new homes to be Zero carbon ready HBF do not consider it necessary for policies to be included in local plans that go beyond current standards. The Council state that there is no guarantee that this will be implemented however Ministers have confirmed that the Future Homes Standard will be published this autumn ( <a href="https://www.gov.uk/government/news/rooftop-solar-for-new-builds-to-save-people-money">https://www.gov.uk/government/news/rooftop-solar-for-new-builds-to-save-people-money</a> ). However, we recognise the concern created by the delay and as such recommend that the 10% improvement in energy be applied to those homes built under part L of the 2021 building regulations to allow improvement in energy efficiency ahead of the introduction of the FHS.	See above	The Local Plan does not go beyond current building regulations in terms of energy use. It encourages better energy efficiency and uses the 'Merton Rule' and encourages Passivhaus.	No change proposed.
BLP155a	Mark Behrendt	Home Builders Federation	Policy PUBDM16: Biodiversity Net Gain	Yes	No	Not justified	Part 1a of this policy states it will seek to secure nature recovery and biodiversity net gain by "Applying the principles related to the biodiversity hierarchy, Sites of Special Scientific interests (SSSI) and irreplaceable habitats set out in national planning policy. In Castle Point, ancient woodlands are considered to constitute irreplaceable habitats". HBF are concerned that in putting consideration of the biodiversity hierarchy alongside the consideration of irreplaceable habitats the will create confusion in the application of this policy. The delivery of BNG is a separate and different consideration to those related to protected species and habitats and should be kept separate within policies. HBF would therefore recommend that mention of the biodiversity hierarchy is removed from part 1a. HBF does not consider the requirement in 2d for development on greenfield sites to deliver 20% BNG to be sound. Guidance in paragraph 74-006-20240214 of PPG states that: "... plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development unless justified. To justify such policies, they will need to be evidenced including as to local need for a higher percentage, local opportunities for a higher percentage and any impacts on viability for development. Consideration will also need to be given to how the policy will be implemented". As such the starting point is that local plan should not seek a higher requirement. This is different to a permissive policy allowing local plans to seek a higher level of BNG where justified, and the HBF would argue that it should be considered a high bar with regard to the evidence required to justify such a policy. There must be very robust evidence that the area is significantly worse than the country as whole with regard to the negative impacts on biodiversity from development. The HBF does not disagree with the broad thrust that the UK has seen a significant loss in biodiversity not just in recent past but previous centuries and as such recognise the importance of ensuring that the outcome of new development in future is that there is a net gain in biodiversity.	The requirement to provide a 20% increase in BNG should be reduced to the statutory minimum of 10%	It is understood that costs of providing BNG (10% or 20%) will vary on a site-by-site basis depending on the size and type of land being developed and the ability of the developer to achieve Bio Units on site and the need, if at all, to purchase off site credits. It is also noted that requiring 20% BNG does not equal a doubling of Bio Unit required. For example - on a site with an existing 5 BU, a 10% gain requires 5.5 BU to be provided and, with 20%, 6 BU i.e. meeting a 20% BNG does not require double the provision of 10% BNG. Costs used in the Viability Assessment (LPVA) were derived from the Government's 2019 Impact Assessment which provides costs per dwelling for a 10% BNG. To arrive at the costs for a 20% BNG, an additional 19% has been included on the amounts per unit shown in the Impact Assessment (IA) at Tables 16 and 17 (using the regionally based Central Estimate). 19% is the figure taken from para 6.11.2 of the Impact Assessment. The IA is clear that "...we would expect to see most of the monetisable costs (and benefits) to developers passed through to the price of land that has planning permission.....In the case of additional development costs, this will revise down the result of a residual land value calculation: there will be a dampening effect on the uplift to the price of land following planning permission. Therefore, we anticipate that developers or house buyers should not bear the cost of biodiversity measures if they are mandatory and apply uniformly to all developers for a given piece of land". The reference in the IA to costs being passed through to land prices is supported by the Viability PPG (Reference ID: 10-012-20240214) which states that "the total cost of all relevant policy requirements including ... biodiversity net gain (as required by Schedule 7A of the Town and Country Planning Act) ... should be taken into account when defining benchmark land value".	No change proposed.

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BLP155b	Mark Behrendt	Home Builders Federation	Policy PUBDM16: Biodiversity Net Gain	Yes	No	Not justified	However, it is important to recognise that in recent years new residential development has not been the driver of declining biodiversity either locally or nationally and in particular over the last 50 years. The main drivers of declining biodiversity in England, as outlined in the State of Nature Report 2023 (State of Nature Partnership, 2023), as being "Intensive management of agricultural land, largely driven by policies and incentives since World War II, has been identified as the most significant factor driving species' population change in the UK". Therefore, whilst it is important for development to ensure that it improves the natural environment, it is not the main driver of biodiversity decline in across the Broads or Norfolk in general. The Broads Authority is seeking to require new development to offset the impacts of biodiversity created by the practices of other industries. This is unsound and inconsistent with paragraph 58 of the NPPF and the tests as to when a planning obligation can be sought. Given that 10% net gain is considered by Government as to what is required to address the harm to biodiversity arising from that development there can be no justification for requiring a developer to go beyond that. HBF have concerns that for some schemes the cost of BNG is being underestimated. The difficult with assessments as to the cost of meeting BNG is that every site is different and until the baseline level of biodiversity is known the cost of meeting either 10% or 20% is not known. Therefore, if it is considered to be sound to place this burden on developers there must be scope for this to be reduced where it is a barrier to delivery. HBF therefore suggests that this policy is amended to state that where a development is made unviable by the cost of meeting the 20% BNG requirement, on its own or in combination with other costs, this will be reduced to the statutory minimum.	The requirement to provide a 20% increase in BNG should be reduced to the statutory minimum of 10%	The commentator draws attention to the cost of BU published by the government in 2023. As the Government notes, "Statutory credit prices are not guideline prices for off-site biodiversity units". In summary - the Viability Assessment has used the most up to date guidance about average costs for providing off site BU where these are necessary, and it would be expected that any costs in excess of these would be passed on through the benchmark land values. Furthermore, the testing has demonstrated good general viability across the typologies tested with further 'headroom' to allow for any extra costs if these are incurred e.g. as shown in tables 5.1, 5.4 and 5.5 of the Viability Assessment. It is considered that the LPVA provides evidence that a 20% BNG requirement would not undermine the viability of the plan.	No change proposed.
BLP156	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBDM25: Utilities infrastructure development	Yes	No	Not justified, effective or consistent with National Policy	Policy PUBDM25: Utilities infrastructure development states at point 1 that: "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". The requirement within this policy for any utilities infrastructure proposal to play an essential role in the provision of a regional or national network is deemed somewhat restrictive. Paragraph 77 of the NPPF (December 2024; as amended February 2025) sets out that the supply of new homes needs to be supported by necessary infrastructure. There is no requirement within national policy for utilities infrastructure to be delivered as part of a wider network, and indeed, many of Essex & Suffolk Water's essential capital projects are not delivered as part of wider regional or national networks. However, these projects are essential to ensuring the provision and maintenance of a consistent water supply to homes across the county. It is therefore important that local policy continues to support the provision of much-needed utilities infrastructure, in line with national policy, and should therefore avoid restrictive wording.	It is proposed that Policy PUBDM25: Utilities infrastructure development be amended to remove reference to regional and national networks.	Agree.	a) <u>The need for the infrastructure being located in the Broads is fully justified and there are no suitable alternative locations outside the Broads protected landscape. The proposal has an essential role in the provision of a regional and national network</u>
BLP157	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBDM7: Water efficiency and re-use	Yes	No	Not effective	It is recognised that the Broads Local Plan is at an advanced stage in its preparation and includes the higher optional standards for water efficiency in areas of serious water stress (110 l/p/d). However, it is considered that Policy PUBDM7 is not effective as it does not impose tighter water efficiency standards than Building Regulations and therefore does not encourage sustainable growth. Essex & Suffolk Water would like to work with The Broads Authority both within this plan's timeframe and in a future iteration of their Local Plan, to introduce tighter water efficiency standards that can help make development in The Broads more water efficient and allow sustainable growth, whilst longer term water supply solutions are being developed/implemented. As well as managing risks to the environment, tighter water efficiency measures may also reduce the need for water companies to restrict supply for non-domestic growth, alongside other initiatives. The Shared Standards for Water Efficiency in Local Plans was published in June 2025. These Shared Standards set out a collaborative and collective approach by Anglian Water, Cambridge Water, Essex & Suffolk Water, Affinity Water, the Environment Agency and Natural England, with the full endorsement of Water Resources East (WRE) as part of strengthening the Regional Water Resources Plan for Eastern England. It recommends that Local Planning Authorities (LPAs) include tighter water efficiency standards in Local Plan policies to support a clean and sustainable supply of water - essential for growth and nature recovery. The Shared Standards recommend that LPAs include Local Plan Policies that: •Require new homes to be built to more stringent standards for water efficiency than the optional Building Regulations (part G) standard of 110 litres per person per day (l/p/d). Evidence indicates that a design standard of up to 85 litres/person/day (l/p/d) for residential developments is feasible. •Require new, extended or redeveloped non-domestic1 development to aim to achieve full credits in the BREEAM water calculator. •Require new major non-domestic developments to include water saving measures and water reuse in their design.	It is considered that a modification to Policy PUBDM7 can help make development in The Broads more water efficient and allow sustainable growth, whilst longer term water supply solutions are being developed and implemented. As well as managing risks to the environment, tighter water efficiency measures may also reduce the need for water companies to restrict supply for non-domestic growth, alongside other initiatives. It is recommended that Policy PUBDM7 is modified to reflect the recommendations in the Shared Standards. Whilst the overall level of development in The Broads is low, it is considered the evidence set out in the Shared Standards is clear that tighter water efficiency standards are necessary for sustainable growth and nature recovery, which supports the National Park purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the Parks, and the long term vision and fundamental principles for the Broads National Park in the Broads Plan 2022-2027.	See response to detailed comments below.	See response to detailed comments below.
BLP158	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBDM7: Water efficiency and re-use	Yes	No	Not effective	These standards provide guidance and local evidence to help LPAs make a case that more stringent water efficiency policies are justified, feasible and viable as part of Water Cycle Studies and Integrated Water Management Plans that effectively manage a range of challenges across the water environment and aid nature recovery. Local Plans have a significant role in helping to deliver the sustainable use of water resources and address shorter-term water scarcity issues. LPAs can help ensure the risk of harm to habitats and deterioration to water bodies due to water scarcity is minimised by setting more ambitious, tighter water efficiency standards for new residential and non-domestic developments in local planning policy. Tighter water efficiency standards that can be justified by evidence are set out in the annexes supporting Shared Standards. The evidence is extensive and demonstrates, inter alia, that: •The Water Resource Management Plans (WRMPs), prepared by water companies, in the Shared Standards area demonstrate that there are significant challenges in meeting predicted domestic and non-domestic growth in water demand whilst also meeting statutory environmental obligations (i.e. there are non-domestic water restrictions in both Anglian Water and Essex & Suffolk Water areas which are referenced in the supporting text to Policy PUBDM7). •Water efficiency is needed for protected sites and wider nature recovery. Of the 239 SSSIs in the Shared Standards area, 96 at time of writing, have water abstraction identified as an active pressure. Many have measures in place to address these pressures linked in many cases to the plan-led approach. The Shared Standards complement or support the delivery of those measures. The Norwich and the Broads water resource zone (WRZ) is identified as one of the WRZs with deterioration risk as a result of abstraction pressures. •At present it is feasible to achieve a total consumption of 85 l/p/d by taking a fittings-based approach using product types outlined in the Shared Standards Annex C - Section C2, which can be achieved at relatively low cost. In addition, water companies offer incentives to developers to build water efficient homes. These are tied into water company Business Plans that are published every five years, with the latest being published in 2025 alongside WRMPs. These incentives can support the viability of delivering water efficiency measures.	1. All new/replacement/converted dwellings (including holiday/visitor accommodation and residential ancillary accommodation) will be designed to have a water demand equivalent to <del>110</del> 90 litres per head per day of <u>mains supplied potable water</u> , or any <u>tighter water efficiency higher standard</u> subsequently established nationally <u>through Building Regulations Part G</u> or locally. Measures to reduce water demand further will be encouraged and supported.	Comment noted. Prior to the publication of the REG19 version of the Local Plan, working with Anglian Water, Environment Agency and Essex & Suffolk Water, on receiving the 'Shared Standards', the Authority tried to amend the draft policy to 90l/h/d. Following research, it was found that there was no guaranteed way of checking the delivery of this policy. This is beyond the optional building regulations and so it would not be checked by building regulations. As such, it was agreed to not include the standard but if the organisations above wished to raise it as part of their response to the Local Plan, it could be considered through the Examination. We also note that there is a consultation out relating to the building regulations: <a href="https://consult.defra.gov.uk/water-efficiency-demand/review-of-water-efficiency-standards/">https://consult.defra.gov.uk/water-efficiency-demand/review-of-water-efficiency-standards/</a> . This public consultation includes an option to revise the minimum Water Efficiency Standard in new houses through fittings from 125 l/p/d to 105 l/p/d, and the optional technical standard from 110 l/p/d to 100 l/p/d. Does the organisation still want to pursue 90l/h/d?	The Authority would be content in amending the use to 90l/h/d, but as stated in the response, delivery cannot be monitored or guaranteed. Accept the other proposed changes or similar as proposed by other organisations.
BLP159	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBDM7: Water efficiency and re-use	Yes	No	Not effective	See related detailed comment.	3. Washing up provision and toilets and showers associated with camping, caravanning and glamping sites are required to be designed to <u>include</u> be water efficient fittings.	Agree.	Amend policy as per comment.
BLP160	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBDM7: Water efficiency and re-use	Yes	No	Not effective	See related detailed comment.	4. All new/replacement/converted non-domestic buildings are required to be designed to be water efficient and <u>should aim to achieve full credits within the 4 water categories (WAT01, WAT02, WAT03, and WAT04) under the BREEAM standard, with a minimum score of 3 credits within WAT01 Water Consumption.</u>	Agree to some extent. Water standard of BREEAM cannot be used in isolation. As such, we have introduced a BREEAM standard (see policy Policy PUBDM55: Non-residential development and BREEAM) which refers to a requirement to meet credits in WAT01 and other WAT calculators. So to include reference to that would be repeating another policy. The wording as included is aimed at all non-domestic buildings, including those that are below the 250sqm threshold.	Clarify part 4 and cross refer to DM55. Then in supporting text, explain the criterion better and cross refer to DM55.

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BLP161	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBDM16: Biodiversity Net Gain	Yes	No	Not justified or effective.	Point 5 of Policy PUBDM16: Biodiversity Net Gain states (underline added by Savills for emphasis): "The Biodiversity Net Gain will be provided on site with habitats functionally linked to the wider habitat network creating coherent ecological networks". It is considered unreasonable that the Local Planning Authority require Biodiversity Net Gain to always be delivered on site. On Essex & Suffolk Water's capital projects, it is not always appropriate to provide Biodiversity Net Gain on site due to the nature of their projects whereby land is not always acquired to deliver essential infrastructure projects. As per Schedule 14 Part 1 Section 90A of the Town and Country Planning Act 1990, Biodiversity Net Gain can be achieved on-site, off-site, or via buying statutory biodiversity credits, and is therefore not restricted purely to on-site delivery. Flexibility within local policy is therefore required, and is not currently provided.	Current Policy PUBDM16: Biodiversity Net Gain point 5 reads: "The Biodiversity Net Gain will be provided on site with habitats functionally linked to the wider habitat network creating coherent ecological networks". Policy PUBDM16 should be updated to read: "The Biodiversity Net Gain will be provided on site where possible, with habitats functionally linked to the wider habitat network creating coherent ecological networks. Off-site provision or purchase of credits is also acceptable". This wording change would enable flexibility that still encourages the delivery of on-site Biodiversity Net Gain wherever possible, whilst ensuring that local policy is able to support and accommodate those schemes where on-site delivery is not possible due to the nature of the project, such as Essex & Suffolk Water's capital infrastructure projects. It is also important to highlight that many of Essex & Suffolk Water's schemes are delivered on operational land or on 3rd party land, and it will not always be appropriate or feasible to deliver Biodiversity Net Gain on operational land or land owned by 3rd parties. Ensuring flexibility within local policy will therefore enable the continued delivery and maintenance of essential infrastructure projects.	The policy needs to be read as a whole. Part 6 then covers the proposed amendments.	Combine points 5 and 6.
BLP162	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBDM15: Natural Environment	Yes	No	Not justified or effective.	Policy PUBDM15: Natural Environment refers to the protection of biodiversity and enhancement of natural habitats. As mentioned in response to Policy PUBSP5: Biodiversity and Policy PUBSP16: Biodiversity Net Gain, on Essex & Suffolk Water's capital projects, it is not always appropriate to provide Biodiversity Net Gain on site due to the nature of their projects. Flexibility within local policy is therefore required, and is not currently provided. Please see response to Policy PUBSP16 for more detailed comments. Point 8 of Policy PUBDM15 also states that (underline added by Savills for emphasis): "Development that would have an adverse impact on a Local Nature Reserve, County Wildlife Site, a section 41 priority habitat identified under the Natural Environment and Rural Communities (NERC) Act 2006, or a local site of geodiversity, including peat soils, will only be permitted in exceptional circumstances, having regard to the international, national, regional and local importance of the site in terms of its contribution to biodiversity, scientific and educational interest, geodiversity, visual amenity and recreational value". It is unclear from the wording of Policy PUBDM15 how the Council defines 'exceptional circumstances'. Whilst Essex & Suffolk Water's capital projects will have regard to Local Nature Reserves, County Wildlife Sites, priority habitats or local sites of geology wherever possible, there may be situations whereby some impact is unavoidable due to the necessity of essential infrastructure delivery. Greater clarity is therefore sought regarding the definition of 'exceptional circumstances', and the delivery of essential infrastructure projects should be considered 'exceptional circumstances'.	Any policy wording relating to the delivery of Biodiversity Net Gain should be updated to provide greater flexibility to reflect that it is not always possible to achieve on-site Biodiversity Net Gain in every instance. Local policy should therefore state that on-site Biodiversity Net Gain should be provided wherever possible. On behalf of Essex & Suffolk Water, Savills (UK) Ltd also encourages the Council to define 'exceptional circumstances'. The provision of essential infrastructure should be considered an 'exceptional circumstance'.	We are not sure of the relevance of BNG to this comment. The BNG comment from Savills E&S Water is covered elsewhere. Turning to the comment on exceptional circumstances, the NPPF, at footnote 70, talks about this.	No change proposed.
BLP163	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBSP5: Biodiversity	Yes	No	Not justified or effective.	Policy PUBSP5: Biodiversity is not considered to be justified or effective in relation to the development of essential water infrastructure. Part 2 c) of Policy PUBSP5: Biodiversity reads as follows (underline added by Savills for emphasis): "Development will provide biodiversity net gains in line with local and / or national policy and / or through providing biodiversity enhancements (particularly where net gain is not required), paying attention to habitats and species including the Broads core habitat within wider ecological networks and habitat corridors, especially linking fragmented habitats". Policy PUBDM16: Biodiversity Net Gain relates specifically to the delivery of Biodiversity Net Gain. As detailed in the response to Policy PUBDM16, on Essex & Suffolk Water's capital projects, it is not always appropriate to provide Biodiversity Net Gain on site due to the nature of their projects. Essex & Suffolk Water has a number of operational sites that are relatively small and the provision of biodiversity on such sites is not practical, particularly where further development might be necessary in the future. Essex & Suffolk Water also installs infrastructure on third party land and does not have the power to require those land owners to allow BNG to be delivered on that land. Provision of biodiversity enhancements off-site can be acceptable in certain circumstances. Flexibility within local policy is therefore required, and is not currently provided. Please see response to Policy PUBDM16 for more detailed comments.	Any policy wording relating to the delivery of Biodiversity Net Gain should be updated to provide greater flexibility to reflect that it is not always possible to achieve on-site Biodiversity Net Gain in every instance. Local policy should therefore state that on-site Biodiversity Net Gain should be provided where possible.	This comment relates to PUBDM16 and not PUBSP5. See response to comment on PUBDM16.	No change proposed.
BLP164	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBORM1: Ormesby waterworks	Yes	No	Not justified or effective.	Point 2 of Policy PUBORM1: Ormesby waterworks states (underline added by Savills for emphasis): "Development reasonably required for the operation of the water treatment works, and the operator's statutory duties as a water supply undertaker, will be supported where: a) it is designed to make a positive contribution to the local landscape or to minimise any negative visual impact, particularly when viewed from Ormesby, Ormesby Little, and Rollesby Broads; b) the tree coverage of the site, which makes an important contribution to the character and appearance of the area, is retained and also protected during construction works; c) it reduces and does not cause light pollution; d) it is appropriate considering the flood risk to the site; and e) it has no adverse effect on the adjacent Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI)". It is considered that the phraseology 'reasonably required' is unhelpful with regard to the operation of the Ormesby waterworks. Development is either required or not required for the continued effective operation of the water treatment works to ensure the provision and maintenance of a consistent water supply to homes across the area. The wording 'reasonably' is therefore deemed ambiguous and unnecessary. Further, in relation to point 2. a), whilst Essex & Suffolk Water will always endeavour to minimise negative visual and landscape impacts, it will not always be possible to make a positive contribution due to the nature of their capital projects premised on the delivery of much-needed essential water infrastructure. The requirement at point 2. b) for tree coverage to be retained and protected during construction works is also considered somewhat restrictive in relation to the delivery of essential infrastructure projects. Essex & Suffolk Water has a number of operational sites with considerable tree coverage. Whilst trees will be retained wherever practicable, it must be recognised that this will not always be possible, and a degree of flexibility within policy is therefore required. Paragraph 190 of the NPPF does not contain a blanket restriction on tree removal but rather that any applications should include an assessment of any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.	It is proposed that Policy PUBORM1, point 2 reads as follows: "Development reasonably required for the operation of the water treatment works, and the operator's statutory duties as a water supply undertaker, will be supported where..." This wording change would enable the continued effective operation of the water treatment works, and avoids any ambiguity regarding whether development is required or not required.	Agree with removing 'reasonably'.	"Development reasonably required for the operation of the water treatment works, and the operator's statutory duties as a water supply undertaker, will be supported where..."
BLP165	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBORM1: Ormesby waterworks	Yes	No	Not justified or effective.	See related detailed comment.	To enable flexibility for the delivery of essential water infrastructure, it is also requested that point 2. a) be amended from: "it is designed to make a positive contribution to the local landscape or to minimise any negative visual impact, particularly when viewed from Ormesby, Ormesby Little, and Rollesby Broads" To: "it is designed to make a positive contribution to avoid detrimental impact on the character and quality of the local landscape or to minimise any negative visual impact, particularly when viewed from Ormesby, Ormesby Little, and Rollesby Broads".	Agree.	1. Ormesby water treatment works will be protected from development which adversely affects the proper functioning of the waterworks and its contribution to the landscape and visual amenity of the locality. 2a) It is designed to make a positive contribution to avoid detrimental impact on the character and quality of the local landscape or to minimise any negative visual impact, particularly when viewed from Ormesby, Ormesby Little, and Rollesby Broads.

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BLP166	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBORM1: Ormesby waterworks	Yes	No	Not justified or effective.	See related detailed comment.	Similarly, it is requested that point 2. b) be amended from: "the tree coverage of the site, which makes an important contribution to the character and appearance of the area, is retained and also protected during construction works" To: "the tree coverage of the site, which makes an important contribution to the character and appearance of the area, is retained and also protected wherever possible and also protected during construction works to avoid unnecessary loss".	Disagree. Having discussed this proposed change with the Authority's Tree Consultant who is familiar with the site. Given the importance of the tree coverage with their proximity to the Broad, we will retain the existing wording as the proposed rewording does suggest that tree protection would become subservient to development	No change proposed.
BLP167	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBDM39: Bank stabilisation	Yes	No	Not justified or effective.	Policy PUBDM39: Bank stabilisation refers to the piling of banks and sets out specifically at point 3. b) that: "Piling of banks will only be permitted where it takes account of criteria 1(a) to (i) and where piling / quay heading is part of the character of the area". Given the nature of Essex & Suffolk Water's capital projects and in particular pipeline schemes and associated infrastructure, piling may be required for the delivery of essential infrastructure on a regular basis. Our client cannot, therefore, be in a situation where piling is largely prohibited. Further, Policy PUBDM39 point 3. d) sets out that: "Piling of banks will only be permitted where it takes account of criteria 1(a) to (i) and the piling works are required for: i) Navigation purposes (including moorings, but see mooring policies that follow); ii) Compliance with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017; iii) The prevention of diffuse pollution to the water environment; or iv) Flood defence" In addition to the circumstances identified at point 3. d) above, piling may also be required for the provision of essential infrastructure, yet it is not currently acknowledged in emerging policy.	It is proposed that the wording of Policy PUBDM39 is amended to read as follows: "Piling of banks will only be permitted where it takes account of criteria 1(a) to (i) and where piling / quay heading is part of the character of the area, unless where it is required for the provision of essential infrastructure". i) Navigation purposes (including moorings, but see mooring policies that follow); ii) Compliance with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017; iii) The prevention of diffuse pollution to the water environment; or iv) Flood defence; or v) The provision of essential infrastructure"	"Essential infrastructure" means one thing to Highways or the EA at a national or public interest level, but without explicit definition you could get riparian owners making a case that their plans are "essential" for their business/land protection etc. We asked Savills a couple of times to elaborate on their comment. If projects need piling because they are in areas of erosion, that is covered in the report. We asked if the need for piling was, for example, to hold up land on which Essex and Suffolk Water's projects would sit. But no elaboration was forthcoming. Given that the policy refers to areas of erosion and in the absence of any further explanation as to why the policy needs to be changed, it is proposed that no change is made in relation to this comment.	No change proposed.
BLP168	Mark Hodgson	Savills, on behalf of Essex & Suffolk Water	Policy PUBDM19: Trees, woodlands, hedges, scrubs and shrubs and development	Yes	No	Not justified, effective or consistent with National Policy	Policy PUBDM19: Trees, woodlands, hedges, scrub and shrubs and development aims to protect trees, woodlands and hedgerows, shrub masses and areas of scrub and states that development which requires the loss of these features will only be permitted where: "a) the removal will enhance the survival or growth of other trees, woodlands, or hedgerows or shrub masses and areas of scrub. OR b) it would allow for a substantially improved overall approach to the design and landscaping and landscape / habitat enhancement of the site and surrounding area that would outweigh the loss of any tree, woodland, or hedgerow or shrub masses and areas of scrub". The wording of this policy does not, however, recognise the potential need to remove trees and hedgerow to facilitate the development of essential infrastructure. As per Paragraph 193 c) of the NPPF (December 2024; as amended February 2025): "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons <sup>70</sup> and a suitable compensation strategy exists". Footnote 70 sets out that wholly exceptional reasons could include "for example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat". National planning policy clearly recognises the potential need to remove trees to enable the delivery of essential infrastructure projects, and this could be better reflected within local policy. Some of Essex & Suffolk Water's capital projects will likely require tree and hedgerow removal, and it is important that local planning policy is flexible enough to ensure the continued delivery of much-needed essential infrastructure. Furthermore, Policy PUBDM19 also sets out that where the loss of trees is deemed acceptable as per the policy wording above, it is also required that replacement trees "be provided on-site unless the applicant can show exceptional circumstances which would justify replacement provision elsewhere". However, it is unclear how the Council define 'exceptional circumstances', and our client is concerned that this level of ambiguity could delay the delivery of essential infrastructure. Given the nature of Essex & Suffolk Water's capital projects, and the fact that they may not always have acquired the land where development is proposed, replacement trees may not always be able to be delivered on-site. It is therefore imperative that essential infrastructure projects are recognised as an 'exceptional circumstance' that would not always require replacement trees to be provided on-site.	It is proposed that an additional point c) is added to Policy PUBDM19 relating to the protection of trees, woodlands and hedgerows, shrub masses and areas of scrub to read as follows: "Development requiring the loss of trees, woodlands or hedgerows or shrub masses and areas of scrub will only be permitted where: a) the removal will enhance the survival or growth of other trees, woodlands, or hedgerows or shrub masses and areas of scrub. OR b) it would allow for a substantially improved overall approach to the design and landscaping and landscape / habitat enhancement of the site and surrounding area that would outweigh the loss of any tree, woodland, or hedgerow or shrub masses and areas of scrub. OR c) it would enable the delivery of essential infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of trees, woodlands, hedgerows, shrub masses and areas of scrub". On behalf of Essex & Suffolk Water, Savills (UK) Ltd also encourages the Council to define 'exceptional circumstances'. Essential infrastructure projects must be recognised as an 'exceptional circumstance', whereby replacement trees would be provided on-site wherever possible, whilst recognising that there may be circumstances where replacement trees would need to be delivered off-site.	Having discussed this proposed change with the Authority's Tree Consultant and Heritage and Design Manager, the first part of the policy makes clear that there can be exceptions. The policy already says 'where there are exceptional and overriding benefits in accepting their loss'. So applicants will need to therefore make the case that their proposals will provide public benefits that override the loss and the Authority may require mitigation if necessary. In terms of 'exceptional circumstances', as quoted above, the policy refers to 'exceptional and overriding benefits'. 'Benefits' is a well-established concept in planning policy and could be wide-ranging, encompassing a long list of potentially different benefits.	Take out example as follows: 'except where their long-term survival would be compromised by their age or physical condition or where there are exceptional and overriding benefits in accepting their loss, such as restoration of appropriate areas of fen.
BLP169	Martin Thirkettle	The Broads Society	Policy PUBDM2: Embodied Carbon	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP170	Martin Thirkettle	The Broads Society	Section 13 Climate Change	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP171	Martin Thirkettle	The Broads Society	Section 14 Water Use and Quality	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP172	Martin Thirkettle	The Broads Society	Section 15 Flooding	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP173	Martin Thirkettle	The Broads Society	Section 17 Blue and Green Infrastructure	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP174	Martin Thirkettle	The Broads Society	Section 19 Heritage and Historic Assets	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP175	Martin Thirkettle	The Broads Society	Section 20 Natural Environment	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP176	Martin Thirkettle	The Broads Society	Policy PUBDM21: Renewable and low carbon energy	Yes	No	Justified	Feel that there is no justification for onshore wind turbines in the Broads given the local off shore capacity and potential	Insert clear policy against any wind turbines in the Broads	Noted. Prior to July 2024, areas for onshore wind turbines had to be identified in the Local Plan. We did not identify anywhere. That test was removed by the new Labour Government. The proposed policy does not promote wind turbines; it is a criteria-based policy for any schemes that come forward. It should be noted that the Landscape Sensitivity Study finds that turbines will impact the character of the entire Broads. The area where the impact is least, but still a moderate impact, is around Whittingham. But there are broads there as well as areas of trees and a registered park and garden. So it is very unlikely turbines would be supported there. It should also be noted that smaller, domestic turbines are different to larger turbines. On occasion, landowners apply to put in wind pumps which are used to move water, tending to use an Archimedes Screw and the policy would help assess those applications.	No change proposed.
BLP177	Martin Thirkettle	The Broads Society	Section 22 Landscape Character	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP178	Martin Thirkettle	The Broads Society	Section 24 Tranquility and Light Pollution	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP179	Martin Thirkettle	The Broads Society	Policy PUBSP9: Recreational access around the Broads area	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.

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BLP180	Martin Thirkettle	The Broads Society	Section 26 Broads Economy	Yes	No	Justified	Have concerns about the Marketing Guides 12 month marketing period requirement	Reduce marketing requirement to 6 months to reduce the possibility of stagnation	Comment noted. Looking at some recently adopted Local Plans in the area: West Suffolk Local Plan - 12 months King's Lynn and West Norfolk Local plan - 12 months Greater Norwich Local Plan - 12 months for self/custom build North Norfolk - 12 months for Employment  As such, the 12 month period is in keeping with other recently adopted Local Plans.	No change proposed.
BLP181	Martin Thirkettle	The Broads Society	Section 28 Sustainable Tourism	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP182	Martin Thirkettle	The Broads Society	Policy PUBSP13: Navigable water space part 4	Yes	No	Effective	No baseline data provided to clarify what 'adequate water depths' may be	Qualify how adequate water depths are assessed	The depths of the Waterways Specifications (the target depth to which we plan and carry out our dredging) is detailed in the <a href="https://www.broads-authority.gov.uk/_data/assets/pdf_file/0020/132923/Waterways-Management-Strategy-Action-Plan-2022-27.pdf">https://www.broads-authority.gov.uk/_data/assets/pdf_file/0020/132923/Waterways-Management-Strategy-Action-Plan-2022-27.pdf</a> . In the strategy we set out the scope and frequency of surveys which tell us what the current water depths are and to identify those areas in need of dredging; how we prioritise dredging to meet the Waterways Specification targets; and the options for managing the dredged material for beneficial re-use and to ensure environmental compliance.	Include reference to the Waterways Management Strategy Action Plan (or successor document)
BLP183	Martin Thirkettle	The Broads Society	Policy PUBSP15: Residential development	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP184	Martin Thirkettle	The Broads Society	Policy PUBDM46: New residential moorings	Yes	No	Justified	The Society still feels that there is a clear difference between 'residential moorings' and 'liveaboards' and there is still concern that the issue of 'liveaboards' is not dealt with adequately. In fact, the Local Plan fails to identify any difference between the two types of residential mooring. Liveaboards by their nature represent a more transient residential use of the waterways (beyond the use of short-term moorings and not as permanent as residential moorings).	New Policy	The Authority has identified the need for residential moorings and sought to meet the need as it is required to do in the Planning and Housing Act 2016. As stated in the comment, those who are transient in nature can stay at short stay moorings and then move on. If they over stay, and the Authority is made aware, the Ranger team has powers. If there is a planning issue that needs to be addressed and the Team is made aware, then the Planning team have powers. It is not clear what the Local Plan for the Broads can do in terms of those who live on their boats and are transient in nature; indeed, it is not clear if there is anything that the Local Plan needs to do in this regard.	No change proposed.
BLP185	Martin Thirkettle	The Broads Society	Section 31 Design	Yes	No	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP186	Martin Thirkettle	The Broads Society	38 Brundall Riverside	Yes	No	Justified	The Society still has concerns about the potential stagnation and degradation of the area that is likely to occur if the current highway situation is not addressed. The problem of access via Station Road has inhibited the development potential of the area for decades – a situation which Norfolk County Council has failed to address. Given that the carriageway is unlikely to be widened, the Society would encourage the Broads Authority to enter into dialogue with Norfolk County Council to try and put in place a traffic management scheme which would allow more diversification within the estate, subject to other criteria in the plan. Without this, a number of boatyards are likely to fail and the area is likely to gradually degrade. Given the proximity of Brundall railway station and nearby bus routes into the city, the area could be a focus for sustainable tourism opportunities.	Address the highway issues	Comment is noted. The comment has been passed on to Norfolk County Council as Highways Authority.	No change to Local Plan.
BLP187	Martin Thirkettle	The Broads Society	OBJ14	Yes	Yes	-	The Broads Society supports this	Not seeking changes	Support noted.	No change proposed.
BLP188	Mr Michael Priaux	Swifts Local Network: Swifts & Planning Group	Policy PUBDM15: Natural Environment	Yes	No	Effective	Supportive of this policy especially the requirement for "...at least one integral bird box..." clause on page 116 which implements the NPPG guidance, but to ensure fully sound and effective please add "(e.g. swift brick)" as this is how NPPG Natural Environment 2025 paragraph 017 refers to them. Swift bricks are a universal nest brick for small bird species as set out in the NPPG, and the only type that meets BS 42021, so there is no need for other types of integral boxes. Please add "with reference to best-practice guidance such as BS 42021 or equivalent" after "case-by-case basis" to ensure fully sound and effective and ensure suitable numbers and locations specified and installed. <a href="https://www.gov.uk/guidance/natural-environment">https://www.gov.uk/guidance/natural-environment</a>	Supportive of this policy especially the requirement for "...at least one integral bird box..." clause on page 116 which implements the NPPG guidance, but to ensure fully sound and effective please add "(e.g. swift brick)" as this is how NPPG Natural Environment 2025 paragraph 017 refers to them. Swift bricks are a universal nest brick for small bird species as set out in the NPPG, and the only type that meets BS 42021, so there is no need for other types of integral boxes. Please add "with reference to best-practice guidance such as BS 42021 or equivalent" after "case-by-case basis" to ensure fully sound and effective and ensure suitable numbers and locations specified and installed. <a href="https://www.gov.uk/guidance/natural-environment">https://www.gov.uk/guidance/natural-environment</a>	Agree	Incorporation of wildlife friendly features such as swift bricks, bird and bee houses built into the fabric of buildings and hedgehog tunnels. In particular, an average of at least one integral bird box (e.g. swift bricks which are a universal nest brick for small bird species) per residential unit should be incorporated in the fabric of all new housing developments, with flats, hotels, care/nursing homes, commercial and public buildings considered on a case-by-case basis, with reference to best-practice guidance such as BS 42021 or equivalent.
BLP189	Mrs Lynda Cressy	Gale Cruisers	Policy PUBDM26: Protection and enhancement of settlement fringe landscape character	No	No	Positively Prepared, justified, effective, consistent with National Policy	The character of the land nominated does not meet with the character definition of what the policy is seeking to protect (pages attached). Much of the area designated is already fully developed and there is no formal specific site justification for the site designation. The remaining undeveloped sections are already designated as Priority Habitat: Deciduous Woodland and Lowland Fen and all lie within Flood Zones 2 and 3. Therefore, it is not necessary to have yet another designation. This is all private land and most trees have been planted over the years by the landowners. It is and has been for many years complete settlement. It is part of the settlement. The gardens and land are already restricted from residential development. The boatyards have always used the land for storage of boats, general storage & customers cars which the wildlife thrive in as it is not used constantly all the year through it is their bolt hole away from permanent structures. These commercial businesses have been very important to the local economy and continue to be also providing local jobs. We would suggest that a site visit rather than an aerial photograph to establish landscape designation to be the way forward. This area should not be designated as Settlement Fringe.	This area should not be designated as Settlement Fringe.	See Appendix G.	See Appendix G.
BLP190	Mrs Madeleine Sillitoe	n/a	Policy PUBBRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line part 4	No	Yes	-	THE DOCUMENT SAYS: '...the policy seeks greater public access to appreciate the river scene. It also seeks more public moorings and more slipways to access the water.' Since anyone residing at the new mooring site will have access to village resources and to private road access leading to Brundall (e.g. Laurel Drive) it would be right and fair for villagers to have access to the river so they can enjoy the Broads. This is consistent with a need for residents of Brundall, as noted as one of the aims of Brundall Parish Council, to expand villagers' access to riverside areas. At present the village has almost no common access to the Broads/river despite the fact that Brundall is a village located by the River Yare itself. So, given that access to village resources are to be shared with new residents at the mooring site, a reciprocal benefit for the village should be included within these plans too. Thank you.	More consideration for access and roaming rights for local residents need to be considered.	The comment is noted. It seems to support the wording of the policy. The relevant wording refers to 'public' on a number of occasions and that would include residents of Brundall, residents/workers or owners of chalets at Brundall Riverside as well as general members of the public that are visiting the area.	No change proposed.

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BLP191	Naomi Chamberlain/LFA	Norfolk County Council	9.2 and 9.3	No	No		The LLFA notes the floodplains and wider flood extents are a natural resource that offers the biodiversity and landscape features that are considered the strengths for the Broads Authority Area and the wider Norfolk and Suffolk areas. The Broads Authority has stated the majority of the Broads Authority area is at risk of flooding, which is considered a weakness (section 9.3.d). There are no reasons given in this point as to why this is seen as a weakness. The difficulty appears to come with the need to develop within these areas when NPPF is clear that development is required to be diverted away from high flood risk areas. However, in point 9.3.g, the applicant notes "Difficulty of modernising and adapting existing buildings and uses, and accommodating new ones, due to flood prone nature of the area." In section 7.3 the Local Plan lists the three purposes of the Broads Authority, none of which directly state that development is required. Although it does state the Broads Authority must have regard to protecting natural resources from damage and the needs of economic and social interests of those who live and work on the Broads. This is supported in section 9.2.b which states "A unique wetland and low-lying area and status equivalent to a National Park." This confirms the existence of the Broads National Park is due to the low-lying wetland environment associated with areas at flood risk. Therefore, the LLFA questions whether the flood risk associated with the Broads area is a strength rather than a weakness due to the intrinsic benefits associated with flood risk for both the Broads Authority and other authorities in the wider Norfolk and Suffolk area.	The LLFA suggests that Flood risk should be considered as both a strength and a weakness. An additional text into the section 9.2 text which could be altered as follows with the underlined text; b.) A unique wetland and low-lying area prone to flooding and status equivalent to a National Park. g.) Attractive environment prone to flooding, providing the basis for most of the Broads' economy and recreation for residents and visitors t.) An area providing many ecosystem services and natural resources, as evidenced in the Norfolk and Suffolk natural capital assets compendium.	Agree to some extent.	Amend and as new as follows: 9.2 t) An area providing many ecosystem services and natural resources, as evidenced in the Norfolk and Suffolk natural capital assets compendium.  Add a new bullet point as follows: 9.2 w) An area subject to flooding. This water can be stored and used by nature and people. Flooding can also filter pollutants out of rivers and nourishing land to support ecosystems and fertile areas for farming.
BLP192	Naomi Chamberlain/LFA	Norfolk County Council	PUBDM9: Surface Water Runoff	No	No	yes	1. The local plan proposes an alternative surface water discharge hierarchy to national and LLFA policy. This is also not consistent with the industry standards in the Sewer Sector Guidance or the new National Standards for SuDS. The local plan proposes to prioritise "natural discharge processes" but without defining what is meant by this. On reviewing the relevant reasoned justification section, the LLFA is no clearer on what is meant. In addition, the local plan prioritises the use of deep borehole soakaways over the use of combined sewers. This is not supported by the LLFA Developer Guidance that states in section 9.1.17 that "deep borehole soakaways as an absolute final resort". In addition, in low lying areas where the connectivity between the river and the groundwater level is high, deep borehole soakaways are unlikely to work. In the very recently published National Standards for SuDS, deep borehole soakaways are not even considered as a sustainable discharge location in the discharge hierarchy.	1. and 2. Update Policy PUBDM9 and the supporting Reasoned Justification text to be aligned with the national and LLFA policies and guidance.	Agree.	In the absence of suggested text, the following change is proposed: 1. All development proposals will need to incorporate measures to attenuate surface water run-off in a manner appropriate to the Broads. This will need to reflect the characteristics of the site. The type of SuDS used needs to meet the requirements of the National Standards and any LLFA guidance, in accordance with a surface water drainage hierarchy so that, in order of priority, they: a) Continue natural discharge processes; b) Store water for later use; c) Adopt shallow infiltration techniques in areas of suitable porosity; d) Store water in open water features for gradual release to a watercourse; e) Store water in sealed water features for gradual release to a watercourse; f) Discharge direct to a watercourse; g) Discharge direct to a surface water drain (highways, Anglian Water or other body or within private ownership); h) Discharge direct to deep infiltration or borehole soakaways; or i) Discharge direct to a combined sewer
BLP193	Naomi Chamberlain/LFA	Norfolk County Council	PUBDM9: Surface Water Runoff	No	No	yes	The local plan states that "The IDB have their own local surface water policy which takes precedence over national best practice." The LLFA notes that NPPF and the supporting NPPG is national policy rather than best practice. In addition, reviewing the link to the WLMA website (Development - Water Management Alliance : Water Management Alliance) indicates that the IDB, under their land drainage consenting powers, are only able to regulate the "introduction of water (flow or volume) to the Internal Drainage District." This does not negate the need to consider alternative discharge locations in accordance with the national policy and guidance or the LLFA's Developer Guidance.	1. and 2. Update Policy PUBDM9 and the supporting Reasoned Justification text to be aligned with the national and LLFA policies and guidance.	Agree.	See amendments in relation to comment BLP69.
BLP194	Naomi Chamberlain/LFA	Norfolk County Council	PUBDM9: Surface Water Runoff	No	No	yes	2. In point 2 of Policy PUBDM9, the local plan contradicts itself by stating "Brownfield sites should aim to reduce runoff as close to greenfield rates as possible." Before going on to state "The discharge rate for brownfield sites should be no more than the rate prior to any new development" meaning that the Brownfield runoff rate does not need to be reduced. The local plan also contradicts the LLFA Developer Guidance which states in section 12.1.3 "Brownfield sites must discharge at the original pre-development (greenfield) runoff rate."	1. and 2. Update Policy PUBDM9 and the supporting Reasoned Justification text to be aligned with the national and LLFA policies and guidance.	Agree.	In the absence of suggested text, the following change is proposed: 2. The surface water runoff rate that will occur as a consequence of the development is required to be no more than the existing pre-development greenfield runoff rate. Brownfield sites must discharge at the original pre-development (greenfield) runoff rate. Brownfield sites should aim to reduce runoff as close to greenfield rates as possible. The discharge rate for brownfield sites should be no more than the rate prior to any new development. Applicants are encouraged to seek betterment in surface water runoff as part of their proposals for brownfield sites. The runoff rate should be agreed with the Local Planning Authority, in conjunction with the Lead Local Flood Authority and where relevant, sewerage undertaker.
BLP195	Naomi Chamberlain/LFA	Norfolk County Council	PUBDM9: Surface Water Runoff	No	No	yes	3. Policy PUBDM9 states that SuDS "shall be used unless, following adequate assessment, soil conditions and/or engineering feasibility dictate otherwise." However, NPPF paragraph 182 states "Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal." NPPF makes no reference to the circumstances under which the SuDS may not be suitable. Furthermore, SuDS designs are feasible in most situations / soil conditions as long as the point of discharge, such as to ground or watercourse, are viable.	3. Update the policy to reflect the national policy in NPPF.	Agree.	In the absence of suggested text, the following change is proposed: 3. Sustainable Drainage Systems (SuDS) that are proportionate to the nature and scale of the proposal shall be used unless, following adequate assessment, soil conditions and/or engineering feasibility dictate otherwise. These should be designed and implemented to be multifunction and follow the general principles set out at Appendix 9 as well as any relevant guidance or standards that are in place such as Lead Local Flood Authority guidance on drainage design.
BLP196	Naomi Chamberlain/LFA	Norfolk County Council	PUBDM9: Surface Water Runoff	No	No	yes	4. The LLFA notes that in the reasoned justification section the local plan references the now superseded Non-statutory technical standards for SuDS. These have been replaced with the new National Standards for SuDS.	4. Update text to reference the new National Standard for SuDS.	Agree.	Update text to reference the new National Standard for SuDS.
BLP197	Naomi Chamberlain/LFA	Norfolk County Council	Policy PUBDM8: Development and flood risk	No	No	yes	1. The LLFA notes there is an inconsistency of Policy PUBDM8 with NPPF. The LLFA notes that in point 1.c) the policy states "A flood response plan, where required, has been produced that is appropriate and deliverable". However, Paragraph 181 e.) of NPPF, states "safe access and escape routes are included where appropriate, as part of an agreed emergency plan." The local plan diverges from national policy by not requiring the plan to be "agreed". The LLFA notes the importance of the plan being agreed to ensure that local emergency planners are supportive of the proposed arrangements and prevent delay in progressing planning applications.	1. The LLFA suggested the addition of "agreed" to the existing text in 1.c so as to read as follows. An agreed flood response plan, where required, has been produced that is appropriate and deliverable	This is an area we are looking into and exploring options.	This is work in progress.
BLP198	Naomi Chamberlain/LFA	Norfolk County Council	Policy PUBDM8: Development and flood risk	No	No	yes	2. The LLFA notes the point 2.b in Policy PUBDM8 states "Whether the proposed development will make a significant contribution to achieving the objectives of the Local Plan". This is not a typically a requirement of Flood Risk Assessments as it does not contribute to the assessment of flood risk. NPPF and NPPG do not refer to the flood risk assessment needing to assess whether the proposed development makes "a significant contribution to achieving the objectives of the Local Plan". In addition, the opportunity for proposed development sites within the Broads Authority area is limited due to the plan confirming that major developments (as defined under the Town and County Planning Act) are unlikely to come forward within this area. This is likely to result in the flood risk assessment in many of proposed developments being unlikely to fulfil this requirement.	2. Remove the text in point 2.b in Policy PUBDM8	Agree.	Remove part 2b).

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BLP199	Naomi Chamberlain/LFA	Norfolk County Council	Policy PUBDM8: Development and flood risk	No	No	yes	3. In relation to the replacement of an existing residential property in Flood Zone 3a, the LPA is seeking to prevent an increase in any new development. Under NPPF's Sequential and Exception Tests, all sources of flood risk should be considered. However, there is no consideration of other areas at high risk of flooding such as surface water or groundwater flood risk. Furthermore, a residential development would require the application of the Exception Test to be passed for permission to be given. NPPG requires the development proposal to demonstrate its sustainability benefits to the wider community outweighs the flood risk, and the development is safe for its lifetime without increasing flood risk and where possible reduce flood risk. These points are referred to in point 5 of Policy PUBDM8. Therefore, this approach is not consistent with national policy, which seeks to safeguard land to from development for "current or future flood management" (NPPF Paragraph 172.b). It is also not clear how the like-for-like replacement of a residential property in Flood Zone 3a (or other equivalent areas of flood risk) could be beneficial to the wider community. It has long been acknowledged to be difficult for operable SuDS systems to be developed in Flood Zone 3 or areas at high flood risk up to the 1% plus climate change event extents. It is not good practise to locate SuDS systems in areas identified at risk of flooding in the 1% AEP event from pluvial or fluvial sources. The new National Standards for SuDS in section 3.13 supports this view by stating "3.13 Surface water drainage features shall not be located in areas identified at risk of flooding in the 1% AEP event from pluvial or fluvial sources unless designed to be and demonstrated to operate under flood conditions." Locating SuDS in these areas would further reduce the opportunity of the developer to demonstrate sustainable development of a site in Flood Zone 3a (or equivalent).	3, 4 and 6. Review the text and update to more consistent with principles of national policy and resolve potential difficult planning interactions with other areas of the proposed policy.	This seems to relate to part 5 and 11d of the policy.  Replacement dwellings on a like-for-like basis can come forward in the Broads. We are not aware of any issues if national and local policy requirements are met. By replacing the dwelling, a flood response plan is required, the dwelling could be placed in a less vulnerable part of the site and resilience measures would be put in place. Therefore the flood risk impacts of the replacement dwelling are less than the existing one.  Through experience of dealing with applications for replacement dwellings, we work with the EA and seek to address its concerns. If like for like, there tends to not be an issue with the EA.  On occasion, where there is a <b>larger footprint</b> , but there are finished floor levels at a higher level, the EA tend to accept a scheme. Therefore, in working with the EA, schemes may result in betterment.  For <b>like for like</b> , the policy does seek location on site to less vulnerable. And schemes will have resilience measures. And a flood response plan.... as per 1b, 1c and 1f and pont 4 of the policy.  Comment was discussed with EA and some changes are proposed.	Part 5 of PUBDM8 could be removed and placed in PUBDM50 as a new point 5. <u>Replacement dwellings will have to comply with all parts of the flood risk policy and provide betterment from a flood risk perspective</u>
BLP200	Naomi Chamberlain/LFA	Norfolk County Council	Policy PUBDM8: Development and flood risk	No	No	yes	4. The subsequent interaction of policy point 5 with policy points 6 to 12 (discussion on the application of the Sequential and Exception Tests) is also not clear. The local plan appears to have a definition of 'reasonably available' that is not consistent with the NPPG guidance (see paragraph 028 of NPPG). One example of the difference is the local plan indicates that ownership should be considered as to whether an alternative site is available (point 6, part a). However, the NPPG states that "Such lower-risk sites do not need to be owned by the applicant to be considered 'reasonably available'". Therefore, the local plan does not appear to support national policy. The LLFA is concerned the local plan approach limits the consideration of sites that would otherwise be considered available in accordance with the National policy approach, resulting in inappropriate development in areas of high flood risk (such as Flood Zone 3a or surface water flood extent areas of up to 1% AEP).	3, 4 and 6. Review the text and update to more consistent with principles of national policy and resolve potential difficult planning interactions with other areas of the proposed policy.	Noted. This is taken from the currently adopted Flood Risk SPD. As SPDs are not to be used in future, we have brought most of the SPD into the Local Plan. Agree with comment.	In the absence of suggested text, it is proposed to make these changes to policy and supporting text. The site is available to be developed ( <del>including considering site ownership or whether the owners of sites have any intention of them being developed</del> );
BLP201	Naomi Chamberlain/LFA	Norfolk County Council	Policy PUBDM8: Development and flood risk	No	No	yes	Furthermore, in policy point 10, the local plan cross references to the Local Plan Sustainability Appraisal Objectives (presented in Appendix 8). The following Sustainability Appraisal Objectives (ENV5, ENV6 and ENV7) support the development not being placed in areas of high flood risk, such as Flood Zone 3a. Therefore, policy point 5 could not meet the SA Objectives it aims to support.	3, 4 and 6. Review the text and update to more consistent with principles of national policy and resolve potential difficult planning interactions with other areas of the proposed policy.	See response to comment BLP198.	See response to comment BLP198.
BLP202	Naomi Chamberlain/LFA	Norfolk County Council	Policy PUBDM8: Development and flood risk	No	No	yes	5. The LLFA notes in the Sequential Test information in the policy PUBDM8 and the supporting reasoned justification there is a focus of flood zones and no apparent consideration of all sources of flood risk. NPPF is clear in paragraphs 172, 173 and 174 that all sources of flood risk should be considered in the application of the Sequential Test.	5. Amend text in the policy and the reasoned justification to include all sources of flood risk in the sequential test.	Agree. It is presumed that this comment refers to the introductory paragraph of the Sequential Text section.	In the absence of suggested text, it is proposed to make these changes to policy and supporting text. Although the sequential test must be applied, due to the limited availability of sites in Flood Zone 1, the main objective, as applied to the Broads, is likely to be to reduce flood risk ( <del>from all sources of flooding</del> ) to new development through the application of the sequential approach and to maximise opportunities to build in resilience both at the site and buildings level through design.
BLP203	Naomi Chamberlain/LFA	Norfolk County Council	Policy PUBDM8: Development and flood risk	No	No	yes	6. The supporting reasoned justification in relation to Policy PUBDM8 is also inconsistent with both the proposed local policy and national policy. The previous points raised in this response would apply in addition, to other examples. Such as on page 70 in the fifth paragraph down, the plan states "the over-riding principle in respect of development is that it should not increase [flood] risk above the existing level." NPPF is clear in paragraphs 170, 172, 175, 178 and others, that current and future flood risk should be considered. This approach could negatively undermine the LLFA's consistent approach to surface water management in Norfolk.	6. Amend the guidance to remove the indication that only existing flood risk should be considered.	The comment is confusing. The wording quoted; 'the over-riding principle in respect of development is that it should not increase [flood] risk above the existing level', seems consistent with the thrust of the comment. In that to meet that over-riding principle, you need to know current and future flood risk.	In the absence of any suggested wording, no change proposed.
BLP204	Naomi Chamberlain/LFA	Norfolk County Council	Policy PUBDM8: Development and flood risk	No	No	yes	7. The supporting reasoned justification in relation to Policy PUBDM8 also does not reference the LLFA's Developer Guidance. NPPF paragraph 182 states that developments including SuDS should "a." take account of advice from the Lead Local Flood Authority".	7. Update the text to include reference to the LLFA's Developer Guidance that is freely available on the Norfolk County Council website.	Agree.	Update the text to include reference to the LLFA's Developer Guidance that is freely available on the Norfolk County Council website.
BLP205	Naomi Chamberlain/LFA	Norfolk County Council	Policy PUBDM8: Development and flood risk	No	No	yes	8. The LLFA notes the Broads Authority's expectation for the Environment Agency and others to undertake the SFRA to support their local plan, which is not yet available. However, no timeframe of when to expect the Broads SFRA has been provided in the respective section of the reasoned justification.	8. Further information of when the updated SFRA could be expected should be included.	The timeline is not known at this stage. It depends on when the BFI work is completed and then to some extent, the spatial development strategy and local government reorganisation.	No change proposed.
BLP206	Naomi Chamberlain/LFA	Norfolk County Council	Policy PUBDM8: Development and flood risk	No	No	yes	9. The climate change section in the reasoned justification is not clear which type of climate change allowance (peak river flows, peak rainfall intensity or sea level rise) has been discussed. The text appears have not considered all three and how they would relate to proposed development sites in the Broads Authority area. Furthermore, climate change appears to have not been considered in the policy requirements of PUBDM8.	9. An update to the text of PUBDM8 and the supporting Reasoned Justification to suitably include appropriate references to climate change.	Agree to refer to climate change allowances in Policy.  This part of the supporting text directs applicants to the Government webpage where more information is provided. It is not intended to copy over that information, but signpost to it.	Add reference to climate change allowances to part 2 of the policy.  No change proposed to supporting text.
BLP207	Naomi Chamberlain/LFA	Norfolk County Council	Policy PUBSP1: Responding to the Climate Emergency	No	No	yes	In point 5 of Policy PUBSP1, the LLFA notes the inclusion of "open Sustainable Drainage Features (SuDS)". However, the LLFA notes there is no consideration in the policy of avoiding the areas at risk of future flooding due to the impacts of climate change. The LLFA suggests this should be included to reflect the approach given in paragraph 172, Chapter 14 of NPPF.	Add as an additional sub-point in point 5 of Policy PUBSP1. Avoiding development in areas at risk of future flood risk due to the impacts of climate change.	Agree.	Add a new criterion as follows: <u>j) Avoiding development in areas at risk of future flood risk due to the impacts of climate change.</u>

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BLP208	Natasha Styles	The Planning Bureau Limited on behalf of McCarthy Stone and Churchill Living.	Policy PUBDM16: Biodiversity Net Gain	Yes	No	Not justified	The Council should not set a higher biodiversity net gain (BNG) requirement for development in the Broads areas than that set out in the Environment Act 2021. Requiring BNG above 10% does not meet the tests set out in paragraph 57 of the NPPF and in particular a greater than 10% requirement is not necessary to make the development acceptable in planning terms and a 10% requirement should be maintained in order to ensure that the requirement is 'fairly and reasonably related in scale and kind to the development' (para 57, NPPF). The Council should also note that the Planning Policy Guidance on Biodiversity Net Gain at paragraph: 006 Reference ID: 74-006-20240214 confirms that 'Plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development unless justified. To justify such policies they will need to be evidenced including as to local need for a higher percentage, local opportunities for a higher percentage and any impacts on viability for development. Consideration will also need to be given to how the policy will be implemented'. Therefore a 10% requirement should also be maintained in order to ensure that the requirement is 'fairly and reasonably related in scale and kind to the development' (para 57, NPPF) and consistent with national policy guidance. We appreciate that the council has attempted to support the increased requirement via an evidence document however we have concern as to the limited cost that has been used for Biodiversity Net Gain within this document as well as the Viability Assessment. BNG costs are taken from a 2019 DEFRA biodiversity net gain impact assessment and suggests costs are in the region of £1272 per dwelling on greenfield sites and £304 per dwelling on brownfield sites. However, the Council should note that on 27th July 2023 the price of statutory biodiversity credits were published (available from . Statutory biodiversity credit prices - GOV.UK (www.gov.uk)). This has enabled it to be determined how much BNG may cost and it is considered that the costs per dwelling put forward in 2019 by DEFRA have underestimated the costs. In addition, brownfield site BNG costs are often more substantial than Greenfield but this very much depends on the site characteristics. As a result the Council should reconsider whether 20% BNG is reasonable and financially viable especially when considered alongside other additional costs. Therefore, although we recognise that the 10% is a minimum it should be for the developer to decide whether to go beyond this figure not the Council. It is important to remember that that it is impossible to know what the cost of delivering net gain is until the base level of biodiversity on a site is known and consequently what is required to achieve a 10% net gain. On some sites this may be achievable on site with no reduction in developable area, for others it may require a large proportion of it to be addressed offsite or a significant reduction in the developable area – a far more expensive option that could render a site unviable without a reduction in other policy requirements.	The council should therefore not require a BNG of greater than the 10%.	It is understood that costs of providing BNG (10% or 20%) will vary on a site-by-site basis depending on the size and type of land being developed and the ability of the developer to achieve Bio Units on site and the need, if at all, to purchase off site credits. It is also noted that requiring 20% BNG does not equal a doubling of Bio Unit required. For example - on a site with and existing 5 BU, a 10% gain requires 5.5 BU to be provided and, with 20%, 6 BU i.e. meeting a 20% BNG does not require double the provision of 10% BNG. Costs used in the Viability Assessment ( LPVA) were derived from the Government's 2019 Impact Assessment which provides costs per dwelling for a 10% BNG. To arrive at the costs for a 20% BNG, an additional 19% has been included on the amounts per unit shown in the Impact Assessment (IA) at Tables 16 and 17 (using the regionally based Central Estimate). 19% is the figure taken from para 6.11.2 of the Impact Assessment. The IA is clear that "we would expect to see most of the monetisable costs (and benefits) to developers passed through to the price of land that has planning permission.....In the case of additional development costs, this will revise down the result of a residual land value calculation: there will be a dampening effect on the uplift to the price of land following planning permission. Therefore, we anticipate that developers or house buyers should not bear the cost of biodiversity measures if they are mandatory and apply uniformly to all developers for a given piece of land". The reference in the IA to costs being passed through to land prices is supported by the Viability PPG (Reference ID: 10-012-20240214) which states that "the total cost of all relevant policy requirements including ... biodiversity net gain (as required by Schedule 7A of the Town and Country Planning Act) ... should be taken into account when defining benchmark land value". The commentator draws attention to the cost of BU published by the government in 2023. As the Government notes, "Statutory credit prices are not guideline prices for off-site biodiversity units". In summary - the Viability Assessment has used the most up to date guidance about average costs for providing off site BU where these are necessary, and it would be expected that any costs in excess of these would be passed on through the benchmark land values. Furthermore, the testing has demonstrated good general viability across the typologies tested with further 'headroom' to allow for any extra costs if these are incurred e.g. as shown in tables 5.1, 5.4 and 5.5 of the Viability Assessment. It is considered that the LPVA provides evidence that a 20% BNG requirement would not undermine the viability of the plan.	No change proposed.
BLP209	Nicola Ledain	Somerton Parish Council	The whole plan	Yes	Yes	-	The parish council wish to express that they resolved to support the plan.	not seeking changes	Support noted and welcomed.	No change proposed.
BLP210	Riachrd Starling	BRASCA	The whole plan	Yes	Yes	-	BRASCA supports the Plan.	Not seeking changes	Support noted.	No change proposed.
BLP211	Rosemary Spooner	n/a	Policy PUBDM44: Residential development within defined Development Boundaries - Filby Development Boundary	Yes	No	Justified	An area of land has been omitted from the proposed development boundary that should be included. We think this area of land is suitable for development.	An extension of the Filby Development Boundary along Howes Loke, off Thrigby Road to include part of land of Mallard's Reach.	Internal colleagues and the Highways Authority (Norfolk County Council) were asked for their thoughts:  Landscape: this area of the broad is quite exposed, with a number of the existing plots benefiting from direct views across the water, creating intervisibility. This is one of the reasons we defined the settlement boundary as it is. Any additional development in this area has potential to increase the sense of urbanisation and this could be readily apparent from the broad and impact the overall character of the area.  Heritage: no objection in terms of heritage impact  Development Management: concern regarding building lines and urban grain as these are important considerations.  Norfolk County Council: The Highway Authority objects to this site being included in the proposed development boundary. The Loke is privately owned. There is no direct connection to the highway. We also have concerns with visibility to the south at the junction The Loke, Thrigby Road.	No change proposed.
BLP212	Sandra Squire	Forestry Commission	The whole plan	Yes	Yes	-	We have read through the documents, are satisfied and have no further comment to make	Not seeking changes	Support noted.	No change proposed.
BLP213	Sarah Eglington	Norfolk Wildlife Trust	Policy PUBDM9: Surface water run-off	Yes	Yes	-	We support this policy, and the Reasoned Justification, particularly the text around the use of SUDS and their potential to reduce phosphorus in surface water run-off.	Not seeking changes	Support noted.	No change proposed.
BLP214	Sarah Eglington	Norfolk Wildlife Trust	Policy PUBSP2: Strategic flood risk policy	Yes	Yes	-	We support this policy and the requirement for new development to incorporate Sustainable Urban Drainage SUDS measures. This is in line with paragraph 164 of the NPPF which states that " New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems;"	Not seeking changes	Support noted.	No change proposed.
BLP215	Sarah Eglington	Norfolk Wildlife Trust	Policy PUBDM7: Water efficiency and re-use	Yes	Yes	-	We support this policy which requires new dwellings to meet the tighter Building Regulations optional requirement of 110 litres/person/day. The design of new developments should optimise the inclusion of water efficiency and consumption measures, such as rainwater/ or greywater recycling, low flow taps and showers, low flush toilets, rain gardens and water butts and Sustainable Urban Drainage Systems (SUDS) in the construction of new buildings. We recommend that all major non-residential development should incorporate water conservation measures to achieve full credits for category Wat 01 of BREEAM and recommend that non-domestic buildings referred to in section 4 of the policy are given an appropriate efficiency target for clarity for developers and monitoring policy delivery. We support the reasons given in the Reasoned Justification text	Not seeking changes	Support noted.	No change proposed.
BLP216	Sarah Eglington	Norfolk Wildlife Trust	Policy PUBDM2 Embodied Carbon	Yes	Yes	-	We support the inclusion of additional text around the issue of embodied carbon. Embodied carbon makes up a significant portion of the built environment's total emissions, therefore to meet the UK's net-zero by 2050 target, a holistic approach that includes addressing embodied carbon is crucial.	Not seeking changes	Support noted.	No change proposed.
BLP217	Sarah Eglington	Norfolk Wildlife Trust	Policy PUBDM20: Energy demand and performance of new buildings (including extensions)	Yes	Yes	-	We support general intention of this policy to reduce the energy demand of buildings, in line with the weight afforded to the measures in the updated NPPF (Paragraph 164): In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).	Not seeking changes	Support noted.	No change proposed.
BLP218	Sarah Eglington	Norfolk Wildlife Trust	Policy PUBDM19: Trees, woodlands, hedges, scrub and shrubs and development	Yes	Yes	-	We support this policy. We suggest adding words requiring after care/management of new trees to ensure that they survive and replacement planting for any that die.	We suggest adding words requiring after care/management of new trees to ensure that they survive and replacement planting for any that die.	Agree.	5. Details of appropriate measures for the establishment and long-term maintenance of new tree planting will need to be provided. It is expected that planting will follow current best practice, including BS 8545:2014 and other relevant British Standard guidance. Where new tree planting is proposed, an Aftercare and Maintenance Plan will need to be submitted, covering a minimum of 5 years, including watering, mulching, staking and replacement of failed specimens. Where trees are lost within the establishment period, they must be replaced on a like-for-like basis in the next planting season.
BLP219	Sarah Eglington	Norfolk Wildlife Trust	Policy PUBDM16: Biodiversity Net Gain	Yes	Yes	-	General support - see <a href="#">Appendix H</a> for detail.	Not seeking changes	Support noted.	No change proposed.

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BLP220	Sarah Eglington	Norfolk Wildlife Trust	Policy PUBDM15: Natural Environment	Yes	Yes	-	We support this policy which aims to protect, restore and enhance biodiversity and habitats and welcome the additional text around compliance with the mitigation hierarchy.	Not seeking changes	Support noted.	No change proposed.
BLP221	Sarah Eglington	Norfolk Wildlife Trust	Policy PUBSP5: Biodiversity	Yes	Yes	-	We support this policy which aims to prevent development having an adverse impact on internationally, nationally, and locally designated sites and are pleased to see that County Wildlife Sites and Section 41 Priority Habitats are referred to in this policy. However, we recommend that additional text is added to cover the functionally linked habitats of these sites. We also recommend additional policy text regarding a requirement for developments to submit full Ecological Impact Assessments in order that the potential impacts on biodiversity can be reviewed. We support the addition of a clause stating that new development will include beneficial features biodiversity. This will help comply with the Council's duty to have regard to the conservation and enhancement of biodiversity under the 2006 NERC Act and its amendment under the 2021 Environment Act.	We recommend that additional text is added to cover the functionally linked habitats of these sites. We also recommend additional policy text regarding a requirement for developments to submit full Ecological Impact Assessments in order that the potential impacts on biodiversity can be reviewed.	Agree regarding functionally linked habitats.  In terms of Ecological Impact Assessment, terminology is important – EIA is only for projects expected to have serious impact on the surrounding environment & include consideration of social, ecological, health & economic impacts, e.g. roads, urban etc. EclA is what we think is being referred to (Ecological Impact Assessment) which focus on ecological impact and may also include mitigation and compensation measures. Our current approach – we may ask for a Preliminary Ecological Appraisal (PEA) which in effect is the very first stage of an EclA. It is where the habitats and potential constraints on a site are identified. This may then recommend the need for further surveys for specific habitats and/or species. This could all be tied together into an EclA whereby the scoping (PEA) and the mitigation, compensation, enhancements are all in one document. In effect, many PEAs do this.  Not all developments will require the same level of detail or attention, depending on size, location and significance of effects.	2a) protect the value and integrity of nature conservation interest and objectives of international, national and local (such as County Wildlife Sites and Local Nature Reserves) sites designated for nature conservation, nature conservation designations, Functionally linked land, i.e. land outside of designated site boundaries, but integral to their function, will also be protected. Biodiversity Net Gain (BNG) sites shall also be protected.  Amend PUBDM15 part 2 as follows: 2. Depending on the nature and location of the scheme, the applicant may be required to assess the impact of proposals on the natural environment. Applicants may be required to undertake and submit a Preliminary Ecological Appraisal (PEA)/Ecological Impact Assessment (EclA) to provide information regarding the habitats and species present on site, to consider the potential impacts of the development and recommend appropriate mitigation measures.
BLP222	Sarah Eglington	Norfolk Wildlife Trust	Policy PUBDM53: Source of heating	Yes	Yes	-	We support this policy, in particular the statement that oil heating of new builds and replacement dwellings will not be supported. This will help meet our commitments to reducing carbon emissions.	Not seeking changes	Support noted.	No change proposed.
BLP223	Sarah Eglington	Norfolk Wildlife Trust	Policy PUBDM21: Renewable and low carbon energy	Yes	No	-	Whilst we support the development of renewables to help meet our Net Zero requirements, it must be ensured that proposals for renewable infrastructure are nature positive in line with the Biodiversity Duty.	We recommend including the following text in relation to solar farms, as well as wind farms "The potential for impacts on birds and bats, and other wildlife, must be fully assessed and avoided and mitigated". We also recommend including the clause below for solar farms (currently applied to wind farms only) "Information relating to the vehicle routing associated with construction activities for solar farms must be provided. The proposed site access arrangements and access routes will be suitable for the construction phase, including the delivery of turbine components and construction materials, the operational phase, and the decommissioning of the proposed solar farm" We suggest that the text in 10 is strengthened to state that proposals for turbines or access routes located on peat soils Will Not be supported.	Agree to some extent.	Move 12 c) first sentence to become part 8 of general principles.  Amend part 12 c) second sentence so 'this' is replaced with 'and'.  Move 12 d) to become part 9 of general principles and make it generic about renewable energy rather than just referred to turbines.  Checking numbering of criteria - there are two number 10s.  Amend part 10 (peat) to refer to the peat policy.
BLP224	Sarah Tudhope	North Norfolk District Council	PUBDM56 - Electric Vehicle Charging Points	Yes	No	Not effective - the policy lacks clarity on the requirement for EV provision compared to NNDC's emerging Policy CC8	NNDC welcomes the inclusion of a dedicated policy on EV charging points, including the associated design, safety and location considerations. However, the policy lacks clarity on the fundamental requirement for provision. By contrast NNDC's emerging Local Plan Policy CC8 requires all new residential development (including changes of use) to provide EV charging points. As NNDC is the local housing authority, a consistent approach would provide greater clarity and benefit for applicants, residents and decision makers across the district.  BA asked NNDC for clarification: Yes - our comment relates to residential development (including conversions/ changes of use). The point is that PUBDM56 currently "welcomes" provision, whereas NNDC's emerging Policy CC8 "requires" it, and NNDC is the Local Housing Authority. Clarifying a requirement for new residential development would help avoid inconsistent outcomes between the two LPA's operating within the same district.	Amend PUBDM56 to align more closely with NNDC's Policy CC8 by requiring new residential development (including changes of use) to provide EV charging points, with clear thresholds and criteria. This would ensure the policy is effective and consistent across the district.	For residential dwellings, we note that policy CC8 of the emerging NNDC Local Plan points to the building regulations. We therefore do not consider we need to talk about thresholds and standards in the policy. We could refer to the building regulations in the supporting text. We do note that there is some useful wording in the NNDC policy about the design of EV charging points which we will use.  In terms of non-residential development, Suffolk County Council have detailed requirements in their current Guidance: Suffolk Guidance for Parking 2023, Section 8, page 64. Development in Suffolk is therefore covered in terms of EV charging points.  As for Norfolk County Council, the current guidance was produced in 2022 and has some standards: norfolk-parking-guidelines-2022_1 (3).pdf 2022, Page 44.  Generally, throughout the Local plan, we do refer to Norfolk and Suffolk parking standards and we also say that some districts set their own standards. As such, we will amend part 7 of DM29 to say that some of our districts set their own standards for electric vehicle charging and we will consider those as we assess applications. This is consistent with the text on page 167 under 'parking standards'.	Amend PUBDM56 to include wording as follows: • Proposals where vehicle parking is incorporated will include appropriate provision for electric vehicle charging points, taking account of the development type and size, the level of parking provision and its context and location. Electric vehicle parking spaces should be counted as part of the total parking provision, and bays should be clearly marked on a layout plan. The delivery of chargepoints should include parking space provision for people with disabilities. Proposals should specify the type of chargepoints to be installed. • For developments of over 10 dwellings or larger than 0.5 hectares, details of how the required electric vehicle charging points will be allocated, located and managed, including the mechanism/procedure for taking payments, will be detailed in the relevant Transport Assessment or Transport Statement. • Developments with dedicated electricity sub-stations should specify the sub-station to a sufficient capacity to fully cater for all electric vehicle charging requirements.  Refer to building regulation requirements for ev charging in supporting text to PUBDM56.  Amend part 7 of DM29 to say that some of our districts set their own standards for electric vehicle charging and we will consider those as we assess applications.
BLP225	Sarah Tudhope	North Norfolk District Council	PUBDM5 - water quality and foul drainage	Yes	Yes	Sound but could be clarified	NNDC supports PUBDM5, and in particular clause 6, and recognises the importance of managing foul drainage capacity. NNDC are signatories to the joint position statement mentioned in relation to Horning Knackers Wood Water Recycling Centre. However, the Plan would benefit from acknowledging that Horning is split with NNDC and is identified as a Small Growth Village in NNDC's emerging Local Plan, even if the village is constrained and no residential requirement is expected in the Plan period.	Retain Policy PUBDM5 as drafted, but add recognition of Horning's cross-boundary status and NNDC's joint role with Anglian Water, to aid clarity and ensure effective delivery.	This is not needed in the policy, but agree to amend the supporting text.	Amend Horning Knackers Wood Water Recycling Centre supporting text as follows: Anglian Water Services (AWS) have investigated why the WRC is receiving excessive flows, and there is a Joint Position Statement (written and endorsed by the Broads Authority, North Norfolk District Council and the Environment Agency) setting out more detail including actions undertaken and proposed to address the issue. The Authority will keep itself informed of progress on this issue.
BLP226	Sarah Tudhope	North Norfolk District Council	Section 8 - Duty to Cooperate (p30)	Yes	Yes	Sound but could be reinforced	NNDC supports the recognition of cross-boundary issues in Section 8 and the ongoing work under the Duty to Cooperate. Given the importance of cross-boundary coordination at Hoveton/Wroxham, NNDC wishes to emphasise that retail and town centre planning must remain a key focus of future joint working.	Strengthen Section 8 by acknowledging retail/town centre coordination at Hoveton/Wroxham as an example of cross-boundary issues that require ongoing joint working.	It is presumed this refers to section 8.2. As per the text, the list is not exhaustive. What is already written are strong examples. However, we will add this as another one of the examples.	To 8.2 add: Working with District Councils on bespoke, location-specific cross boundary issues such as retail/village centre/District Centre coordination such as in Hoveton (North Norfolk District Council) and Oulton Broad (East Suffolk Council).
BLP227	Sarah Tudhope	North Norfolk District Council	Section 6.10 Neighbourhood Plans (p20)	Yes	No	Not justified. Needs factual correction	The list of Neighbourhood Plans omits Hoveton Neighbourhood Plan. This is a factual error. Stalham NP is correctly included.	Update Section 6.10 to add Hoveton Neighbourhood Plan to the list of Neighbourhood Plans in preparation.	Noted. The list was correct at the time of writing and will be updated on adoption.	Update the list of Neighbourhood Plans at the time of the adoption of the Local Plan.

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BLP228	Sarah Tudhope	North Norfolk District Council	PUBHOV5 Hoveton Village Centre and areas adjacent to the Village Centre	Yes	Yes	Yes, sound but could be strengthened	NNDC welcomes the recognition in PUBHOV5 that Hoveton Town Centre should be considered as a whole, across local authority boundaries, and in coordination with NNDC's Development Plan. This reflects the established joint approach. NNDC wishes to ensure that the wording remains fully consistent with its emerging Local Plan and that monitoring continues to maintain alignment.	Ensure that PUBHOV5 wording is aligned with NNDC's emerging Local Plan retail/town centre policy for Hoveton/Wroxham and consider minor amendments to reinforce the shared approach. This will ensure the plan is effective in addressing cross-boundary retail issues and consistent with the agreed joint approach already in place. This could be achieved either by a small addition to the policy wording itself or, alternatively, by a short line in the supporting text confirming that decisions and monitoring will continue to be coordinated across BA/NNDC, so the shared approach is maintained.	Agree.	Add text to HOV5 that refers to decisions and monitoring will continue to be coordinated across BA/NNDC.
BLP229	Sarah Tudhope	North Norfolk District Council	PUBDM35 Retail development in the Broads	Yes	No	Not effective - does not reference cross-boundary retail matters at Hoveton/Wroxham	NNDC notes that PUBDM35 sets criteria for retail development in the Broads but does not reference the cross-boundary issues at Hoveton/Wroxham. This omission weakens the effectiveness of the policy, as it risks decisions being made without recognition of the joint town centre approach that has been consistently agreed between the Broads Authority and NNDC and is included in our Local Plan and Duty to Co-operate documents.  BA asked NNDC for clarification: On cross-boundary retail issues, our representation was focused on the need for PUBDM35 (Retail Development in the Broads) to include an explicit reference to Hoveton/Wroxham and the joint/whole settlement approach. While PUBHOV 5 (the site-specific policy) does already refer to NNDC and the shared approach, PUBDM35 currently does not. Our concern is that without this, developers and decision makers may rely on PUBDM35 alone and overlook the fact that Hoveton/Wroxham is a joint town centre spanning both authorities. The aim is to ensure the joint approach is signalled in both the overarching retail policy and the site-specific policy, so there is no scope for uncertainty.	Insert an explicit reference in PUBDM35 to the need to consider cross-boundary retail issues at Hoveton/Wroxham, to align with NNDC's emerging Local Plan and ensure the shared approach is clear across both generic and site-specific policies. The clarity does already appear in PUBHOV5, but not until later in the plan. Our suggestion was, therefore, for a small addition in DM35, not to change the policy's intent, but to flag earlier on that Hoveton/Wroxham is addressed through a joint approach across the NNDC and BA plans. This would strengthen the overarching retail policy by making the cross-boundary approach clearer and more user friendly for applicants and decision makers. By way of example only, this could be achieved through a short line such as: "Proposals for retail and main town centre uses in Hoveton/Wroxham should be considered in the context of the joint approach established across both the Broads Authority and NNDC Local Plans."	Agree.	Use similar wording, but also refer to the other retail areas in the Local Plan.
BLP230	Steven Gray	-	Policy PUBDM26: Protection and enhancement of settlement fringe landscape character	No	No	Positively Prepared, justified, effective, consistent with National Policy	I object to the proposed designation of this land as Settlement Fringe for the following reasons: Character of the Land - The land does not meet the policy's definition of a Settlement Fringe area. Much of it is already fully developed and forms part of the established settlement. There is no site-specific justification provided for this designation. Existing Environmental Designations and Constraints - The remaining undeveloped parts of the site are already designated as Priority Habitat: Deciduous Woodland and Lowland Fen, and lie entirely within Flood Zones 2 and 3. These existing designations provide sufficient protection, and an additional designation is unnecessary. Private Ownership and Long-standing Use - This land is privately owned, and most of the trees have been planted by the landowners over the years. The area consists of residential gardens and land already restricted from further residential development. Established Commercial Use and Economic Contribution - The local boatyards have long used the area for boat storage, general storage, and customer parking. These commercial operations are important to the local economy and community. Assessment Methodology - It appears the designation may have been based on aerial photography, which does not accurately reflect the land's current use or character. A site visit would provide a more accurate and fair assessment. Conclusion - Given the existing protections, the developed nature of the area, and its economic and community value, the designation as Settlement Fringe is unjustified. I respectfully request that this site be excluded from the proposed designation.	Given the existing protections, the developed nature of the area, and its economic and community value, the designation as Settlement Fringe is unjustified. I respectfully request that this site be excluded from the proposed designation.	See Appendix G.	See Appendix G.
BLP231	Tanya Rowlandson	Strumpshaw Parish Council	The whole plan	Not specified	Not specified	Not specified	First and foremost, we congratulate you and your team on the Local Plan for the Broads. It is a major undertaking and clearly very comprehensive, thorough and well structured. Having recently 'reviewed' our Neighbourhood Plan, with consultants to facilitate and support the drafting, we are at least somewhat aware of the magnitude of your task!	Not seeking changes	Support noted.	No change proposed.
BLP232	Tanya Rowlandson	Strumpshaw Parish Council	The whole plan - SuDS	Not specified	Not specified	Not specified	SuDS (e.g. p. 72) are generally considered to be a positive intervention, as in the Broads Local Plan. However, not highlighted is the fact that they can have negative impacts on surrounding vegetation and habitats for wildlife. For instance, an old farm pond within our Parish no longer has water year-round because, based on a planning condition, surface run-off water from a small adjacent development (10 properties) was contained on site using SuDS. Also, two mature ornamental trees (10+ metres height) between the development and the pond died within 2 years of the SuDS intervention.	Consider highlighting the potential for negative effects from SuDS.	This issue is addressed at point 4b and 4c. The impact will be assessed on a case by case basis with a view to not having a negative impact on existing features, habitat or wildlife.	No change proposed.
BLP233	Tanya Rowlandson	Strumpshaw Parish Council	PUBDM18: Mitigating Nutrient Enrichment Impacts	Not specified	Not specified	Not specified	Nutrient enrichment and other potential negative impacts on designated protected areas are considered throughout the Local Plan, for example Policy PUBDM18 states that "Any development proposal for overnight accommodation which is located within the catchments of the Broads Special Area of Conservation (SAC) and Broadland Ramsar site70... [must ] not increase nutrient loads." In this instance no mention is made of Broadland Special Protection Area (SPA), which may be an oversight given that elsewhere (e.g. pp 304, 385, 411) in the Local Plan it is frequently mentioned that XXXX "... is a component SSSI of Broadland SPA and Ramsar site and The Broads SAC." Perhaps more surprising is the absence of any mention of Breydon Water SPA and Ramsar site with specific regard to Policy PUBDM18.	Check if DM18 needs to also refer to Broadland SPA, Breydon Water SPA and Ramsar Site; and elsewhere in cases where only the Broads SAC and Ramsar site are mentioned.	Comment noted. The letter from Natural England, March 2022, referred to the following areas which is reflected in the policy: The Broads SAC/Ramsar (only the following are included): • Bure Broads and Marshes SSSI • Trinity Broads SSSI • Yare Broads and MarshesSSSI • Ant Broads and Marshes SSSI • Upper Thurne Broads and Marshes SSSI) https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/ne-water-quality-and-nutrient-neutrality-advice-16-03-2022-issue-1-final.pdf	No change proposed.
BLP234	Tanya Rowlandson	Strumpshaw Parish Council	Mapping	Not specified	Not specified	Not specified	Understanding the relationships between nationally and internationally designated protected areas within the Broads National Park (and other UK national parks) can be challenging for planners and developers, let alone members of the general public! There can be considerable overlap between them and across the different international designations. For example: * Breydon Water SPA (1,203 ha) is also a Ramsar site (1,203 ha), comprising Breydon Water SSSI (513 ha) and part (690 ha) of the adjacent Halvergate Marshes SSSI. i.e. The SPA and Ramsar site occupy the same area, which is all under SSSI status, albeit two different SSSIs. * More complex is the Broads SAC (5,889.43 ha), which overlaps considerably with Broadland SPA (5,509 ha) and Broadland Ramsar site (4,623 ha). Clearly, not all of the Broads SAC meets Ramsar Convention criteria as being internationally important wetland, especially for waterfowl. In the case of the Broads SAC, which is habitat-oriented at a European scale, it comprises 28 adjacent or overlapping SSSIs; whereas the European birds-oriented Broadland SPA comprises 26 adjacent or overlapping SSSIs. Damgate Marshes, Acle and the Trinity Broads SSSIs are not included in the SPA. * Both Broadland SPA and the Broads SAC include the same set of 8 National Nature Reserves (NNRs). The point to be made here is that a glance at a map can communicate information so much more quickly than reading the text. A few A4-4 size maps illustrating the different layers of protection afforded to the landscape, habitats and bird species at national, European and global levels could be very helpful to examiners, planners, developers and other stakeholders in assimilating the natural (and cultural) context within which they need to work. Much, if not all, of this information is available from the impressive interactive map provided by the Broads Authority as part of the Local Plan for the Broads. However, it is not intuitive to the lay person as to how to generate such maps and best left with a GIS technician to provide a clear, succinct set of maps of NNRs and SSSIs overlaid with SPAs, SACs and Ramsar sites for incorporating into the Local Plan.	Provide a succinct set of pdf maps showing the extent to which nationally designated protected areas (SSSIs and NNRs) are also designated as SACs and SPAs at European level and as Ramsar sites at global level. This can be achieved, for example, by means of 3 overlays: national, European and global. Each type of protected area (5 types) and type of overlay (3) should be distinguishable. Each SSSI and NNR should be numbered and their name listed in a legend.	Support of interactive map noted and welcomed.  We will explore the idea of PDF maps showing the constraints suggested. These could be included in the policies maps section when the Local Plan is adopted.	No change proposed.  Provide PDF maps of some wildlife constraints.

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BLP235	Tanya Rowlandson	Strumpshaw Parish Council	The whole plan	Not specified	Not specified	Not specified	Our final observation concerns the juxtaposition of Strumpshaw Parish, with approximately half of the Parish lying inside the National Park and benefiting from greater levels of heritage protection, both natural and cultural, demanded by the Broads Local Plan; and the other half potentially buffering the core values of the National Park within the framework of Strumpshaw's Neighbourhood Plan. Tranquillity is a prominent element of our Neighbourhood Plan, along with areas of high landscape value (woodlands, marshes, fens, green space and local heritage) that will be protected to complement the designated reserves. Thus, in the Broads Local Plan, it is particularly noteworthy that tranquillity in the Broads (PUBSP7) will be supported by some key policies, including protection and enhancement of settlement fringe landscape character (PUBDM26) and light pollution, dark skies and nocturnal character (PUBDM28). Alongside tranquillity are opportunities to explore sustainable tourism (PUBSP12), potentially supported by accessibility and transport (PUBSP8), recreational access around the Broads area (PUBSP9), recreation facilities and parking areas (PUBDM30) and other policies that sustain and enhance a prosperous local economy (PUBSP10). Key assets within the parish include: 2 pubs, 3 churches (one near-derelict), garage, recycling centre, Steam Museum at Strumpshaw Hall, Buckenham Railway Station, regular bus service, RSPB's Strumpshaw Fen, Buckenham Ancient Woodland, NCC's former landfill site (open to public), and historical and archaeological features (including meteorite sites), many of which would benefit from applying some of the policies in our respective Plans. This suggests that the Parish Council might be able to pilot some joint action planning with the Broads Authority and other partners, as appropriate. Working together to buffer the core values of the National Park, we can also enhance tranquillity in the parish through an array of distinctive sustainable initiatives aligned with our respective Plans.	Not seeking changes. Rather, looking to the future and how best Strumpshaw Parish Council and the B.A. can work together to apply their respective policies in ways that re-inforce each other's agendas ... working in partnership on initiatives of mutual interest/importance.	Response noted. Offer of joint working noted. This will be passed on to other Officers in the Broads Authority.	No change proposed.
BLP236	Tessa Saunders	Anglian Water Services	PUBDM3: Pollution and Hazards in development and protecting environmental quality	Yes	Yes	-	Anglian Water is supportive of the policy requirements, specifically clause 3(c) which should ensure that new development is not sited close to any existing hazards or existing sensitive development. Anglian Water provides guidance on asset encroachment for our water recycling centres (WRCs) and sewage pumping stations to ensure developments provide a suitable buffer between sensitive receptors and our assets to avoid adverse impacts due to odour or noise – so the 'agent of change' principle is appropriately addressed. <a href="https://www.anglianwater.co.uk/developing/planning-capacity/asset-encroachment/">https://www.anglianwater.co.uk/developing/planning-capacity/asset-encroachment/</a>	N/A	Support noted and welcomed.	No change proposed.
BLP237	Tessa Saunders	Anglian Water Services	Policy PUBDM25: Utilities infrastructure development	Yes	No	Justified, effective.	Whilst the reasoned justification states that the policy applies to telecommunications, electricity, gas and water infrastructure, we would suggest that the wording is more appropriately assigned to telecommunications and electricity infrastructure, which is often above ground. Anglian Water assets include underground sewers and water mains, in addition to sewage pumping stations, water recycling centres and water treatment works above ground. New infrastructure is likely to be related to new development, or provision of public sewerage networks (first time sewerage schemes) to areas currently served by septic tanks, in order to improve water quality issues. The natural beauty and biodiversity importance of The Broads is recognised, and it is considered that other policies in the Plan would be sufficient to guide new water/sewerage infrastructure, where planning permission is required. The requirement to remove any utilities equipment when it is redundant is too generic when applied to all utilities infrastructure, particularly when many of our assets are underground. However, in the context of The Broads as a designated landscape it is understandable in relation to telecommunications masts for example.	We would suggest that the purpose of the policy is either solely related to electricity and telecommunications networks or that criteria in the policy are split between those that are generic to all utility infrastructure and those specifically related to electricity and telecommunications networks.	Agree to some extent. In general, the criteria are relevant to all infrastructure types and AWS do have some infrastructure above ground.	1a) <u>The need for the infrastructure being located in the Broads is fully justified and there are no suitable alternative locations outside the Broads protected landscape; The proposal has an essential role in the provision of a regional and national network</u> 1b) <u>For electricity infrastructure, there is no opportunity for undergrounding or no suitable alternative locations outside the Broads protected landscape;</u> 2. The operator will also be required to remove any above ground utilities equipment when it is redundant.
BLP238	Tessa Saunders	Anglian Water Services	Policy PUBDM18: Mitigating Nutrient Enrichment Impacts	Yes	Yes		Anglian Water recognises the need for an appropriate policy to address nutrient neutrality requirements of the designated sensitive catchment. We welcome the reference to the appropriate section of the Levelling Up and Regeneration Act with regard to nutrient removal at nutrient significant plants (our WRCs serving a population equivalent of 2,000 or more) within the catchment areas, which will be progressed during AMP8 (2025-2030).	N/A	Support noted and welcomed.	No change proposed.
BLP239	Tessa Saunders	Anglian Water Services	Policy PUBDM11: Green and blue infrastructure and Public Rights of Way	Yes	Yes		Anglian Water welcome the policy aims to support the delivery of green and blue infrastructure and alignment with the emerging Local Nature Recovery Strategies for Norfolk and Suffolk. We also support the reference to new green and blue infrastructure incorporating SuDS as part of the multi-functional benefits that can be provided.	N/A	Support noted and welcomed.	No change proposed.
BLP240	Tessa Saunders	Anglian Water Services	Policy PUBDM9: Surface water run-off	Yes	Yes		Anglian Water supports policy to ensure all development proposals follow the drainage hierarchy for surface water. Discharge to a combined sewer will only be agreed in very exceptional circumstances, which are set out in our surface water risk management guidance which can be found here. We recommend that it might be helpful to reference our new guidance with additional sources of information in the supporting text. Anglian Water will seek to separate any surface water from any new developments to relieve the existing pressures and treatment requirements. It should be made clear in the policy or supporting text that no surface water flows will be accepted into the foul drainage network. The misconnection of surface water sources into our foul drainage network is the main contributor to hydraulic overloading, leading to spills and pollution events. See our Pollution Incident Reduction Plan 2025 for further information. Clause 2: Anglian Water agrees that betterment should be sought and encouraged particularly on brownfield sites, or on any site which could provide betterment for surface water flooding issues experienced more locally. Furthermore, we agree that run-off rates need to be agreed with Anglian Water, as the sewerage undertaker, where connections to our network are required. <a href="https://www.anglianwater.co.uk/corporate/strategies-and-plans/pollution-incident-reduction-plan/">https://www.anglianwater.co.uk/corporate/strategies-and-plans/pollution-incident-reduction-plan/</a>	It should be made clear in the policy or supporting text that no surface water flows will be accepted into the foul drainage network.	Agree.	Add suggested text to supporting text.
BLP241	Tessa Saunders	Anglian Water Services	Policy PUBDM8: Development and flood risk	Yes	Yes		Anglian Water supports the policy approach to ensure that new development follows national policy and guidance. The Environment Agency's release of NaFRA2 provides the most up to date information to inform sustainable and resilient growth in The Broads Executive Area.	N/A	Support noted and welcomed.	No change proposed.
BLP242	Tessa Saunders	Anglian Water Services	Policy PUBSP2: Strategic flood risk policy	Yes	Yes		Anglian Water supports the approach of this strategic policy and welcome in the inclusion of climate change allowances, when taking account of flood risk in new development proposals. We agree that SuDS should be the principal method of mitigating surface run-off in accordance with the drainage hierarchy. NOTE: Clause 4 lists the risk management authorities that would be consulted in relation to managing flooding risks. Anglian Water is also a Risk Management Authority, as identified in the Flood and Water Management Act 2010, in respect of managing the risk of flooding to water supply and sewerage facilities, and flood risks from the failure of infrastructure. We work with developers to assess the risk of new development connecting to our networks and provide guidance to assist with managing surface water flood risk. <a href="https://www.anglianwater.co.uk/sitesassets/developers/development-services/aws-surface-water-guide-sm.pdf">https://www.anglianwater.co.uk/sitesassets/developers/development-services/aws-surface-water-guide-sm.pdf</a>	N/A	Support noted and welcomed.	No change proposed.

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BLP243	Tessa Saunders	Anglian Water Services	Policy PUBDM7: Water efficiency and re-use	Yes	Yes		<p>Anglian Water considers the policy is SOUND in principle, however, with the publication of the Shared Standards for Water Efficiency in Local Plans, we are now advising local planning authorities to introduce tighter water efficiency standards using the evidenced approach. Given The Broads Local Plan is at an advanced stage, we are mindful that the Shared Standards represents a step change, but the Shared Standards would provide the evidence required to support the policy specification "any higher standards established ... locally". The Shared Standards for Water Efficiency in Local Plans was published in June 2025. These Shared Standards set out a collaborative and collective approach by Anglian Water, Cambridge Water, Essex &amp; Suffolk Water, Affinity Water, the Environment Agency and Natural England, with the full endorsement of Water Resources East (WRE) as part of strengthening the Regional Water Resources Plan for Eastern England. It recommends that Local Planning Authorities (LPAs) include tighter water efficiency standards in Local Plan policies to support a clean and sustainable supply of water - essential for growth and nature recovery. We recommend that LPAs include Local Plan Policies that:</p> <ul style="list-style-type: none"> <li>Require new homes to be built to more stringent standards for water efficiency than the optional Building Regulations (part G) standard of 110 litres per person per day (l/p/d). Evidence indicates that a design standard of up to 85 litres/person/day (l/p/d) for residential developments is feasible.</li> <li>Require new, extended or redeveloped non-domestic development to aim to achieve full credits in the BREEAM water calculator.</li> <li>Require new major non-domestic developments to include water saving measures and water reuse in their design.</li> </ul> <p>These standards provide guidance and local evidence to help LPAs make a case that more stringent water efficiency policies are justified, feasible and viable as part of Water Cycle Studies and Integrated Water Management Plans that effectively manage a range of challenges across the water environment and aid nature recovery. Local Plans have a significant role in helping to deliver the sustainable use of water resources and address shorter-term water scarcity issues. LPAs can help ensure the risk of harm to habitats and deterioration to water bodies due to water scarcity is minimised by setting more ambitious, tighter water efficiency standards for new residential and non-domestic developments in local planning policy. It is considered that a modification to Policy PUBDM7 can help make development in The Broads more water efficient and allow sustainable growth, whilst longer term water supply solutions are being developed/implemented. As well as managing risks to the environment, tighter water efficiency measures may also reduce the need for water companies to restrict supply for non-domestic growth, alongside other initiatives.</p>	<p>All new/replacement/converted dwellings (including holiday/visitor accommodation and residential ancillary accommodation) will be designed to have a water demand equivalent to <del>110</del> 90 litres per head per day of mains supplied potable water or any tighter water efficiency higher standard subsequently established nationally through Building Regulations Part G or locally. Measures to reduce water demand further will be encouraged and supported.</p> <p><u>A Water Efficient Design Statement must be submitted with the application at the earliest stage to demonstrate how policy requirements have been met and will be maintained in relation to water efficient design. The statement shall provide, as a minimum, the following:</u></p> <ul style="list-style-type: none"> <li>c) <u>Baseline information relating to existing water use within a development site; and</u></li> <li>d) <u>Full calculations relating to expected water use within a proposed development (such as water efficient fixtures and fittings, rainwater/stormwater harvesting and reuse, or greywater recycling).</u></li> <li>e) <u>Prior to the first occupation of development a completion certificate shall be submitted to the Local Planning Authority confirming the design standard under part 1 a or b (as relevant) has been verified and fully implemented.</u></li> </ul>	<p>Comment noted. Prior to the publication of the REG19 version of the Local Plan, working with Anglian Water, Environment Agency and Essex &amp; Suffolk Water, on receiving the 'Shared Standards', the Authority tried to amend the draft policy to 90l/h/d. Following research, it was found that there was no guaranteed way of checking the delivery of this policy. This is beyond the optional building regulations and so it would not be checked by building regulations. As such, it was agreed to not include the standard but if the organisations above wished to raise it as part of their response to the Local Plan, it could be considered through the Examination. We also note that there is a consultation out relating to the building regulations: <a href="https://consult.defra.gov.uk/water-efficiency-demand/review-of-water-efficiency-standards/">https://consult.defra.gov.uk/water-efficiency-demand/review-of-water-efficiency-standards/</a>. This public consultation includes an option to revise the minimum Water Efficiency Standard in new houses through fittings from 125 l/p/d to 105 l/p/d, and the optional technical standard from 110 l/p/d to 100 l/p/d. Does the organisation still want to pursue 90l/h/d?</p>	<p>The Authority would be content in amending the use to 90l/h/d, but as stated in the response, delivery cannot be monitored or guaranteed.</p> <p>Accept the other proposed changes or similar as proposed by other organisations.</p>
BLP244	Tessa Saunders	Anglian Water Services	Policy PUBDM7: Water efficiency and re-use	Yes	Yes		<p>It is recognised that the Broads Local Plan is at an advanced stage in its preparation, but this consultation provides an opportunity to include a tighter water efficiency standard that can be justified by evidence set out in the annexes supporting Shared Standards. The evidence is extensive and demonstrates, inter alia, that:</p> <ul style="list-style-type: none"> <li>The Water Resource Management Plans (WRMPs), prepared by water companies, in the Shared Standards area demonstrate that there are significant challenges in meeting predicted domestic and non-domestic growth in water demand whilst also meeting statutory environmental obligations. There are non-domestic water restrictions in both Anglian Water and Essex &amp; Suffolk Water areas which are referenced in the supporting text to Policy PUBDM7.</li> <li>Water efficiency is needed for protected sites and wider nature recovery. Of the 239 SSSIs in the Shared Standards area, 96 at time of writing, have water abstraction identified as an active pressure. Many have measures in place to address these pressures linked in many cases to the plan-led approach. The Shared Standards complement or support the delivery of those measures. The Norwich and the Broads water resource zone (WRZ) is identified as one of the WRZs with deterioration risk as a result of abstraction pressures.</li> <li>At present it is feasible to achieve a total consumption of 85 l/p/d by taking a fittings-based approach using product types outlined in the Shared Standards Annex C - Section C2, which can be achieved at relatively low cost. In addition, water companies offer incentives to developers to build water efficient homes. These are tied into water company Business Plans that are published every five years, with the latest being published in 2025 alongside WRMPs. For example, Anglian Water offer a £500 incentive for residential properties that achieve a water efficiency standard of 90 l/p/d which would be within the shared standards water efficiency parameters of 85-95 l/p/d suggested for Local Plan policies. These incentives can support the viability of delivering water efficiency measures. Based on the Shared Standards introducing a 'locally established water efficiency standard', Policy PUBDM7 could be modified to reflect the recommendations in the Shared Standards. Whilst the overall level of development in The Broads is low, it is considered the evidence set out in the Shared Standards is clear that tighter water efficiency standards are necessary for sustainable growth and nature recovery, which supports the National Park purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the Parks, and the long term vision and fundamental principles for the Broads National Park in the Broads Plan 2022-2027.</li> </ul>	<p>Washing up provision and toilets and showers associated with camping, caravanning and glamping sites are required to be designed to be water efficient and should aim to achieve full credits within the 4 water categories (WAT01, WAT02, WAT03, and WAT04) under the BREAAAM standard, with a minimum score of 3 credits within WAT01 Water Consumption.</p>	<p>Agree to some extent. Water standard of BREEAM cannot be used in isolation. As such, we have introduced a BREEAM standard (see policy Policy PUBDM55: Non-residential development and BREEAM) which refers to a requirement to meet credits in WAT01 and other WAT calculators. So to include reference to that would be repeating another policy. The wording as included is aimed at all non-domestic buildings, including those that are below the 250sqm threshold.</p>	<p>No change proposed.</p>
BLP245	Tessa Saunders	Anglian Water Services	Policy PUBDM5: Water quality and foul drainage	Yes	Yes		<p>Anglian Water supports the policy approach in terms of the need to demonstrate adequate foul drainage and adequate sewage provision is available to accommodate wastewater flows from new development, including residential moorings with associated pump-out facilities. This approach aligns with similar policies in other Local Plans across our region. Anglian Water advises developers to seek early engagement on their proposals for wastewater connections. For example, we may require a sustainable point of connection to our network, particularly where a site may trigger a number of risks - such as pollution risks and CSO spills, surcharges of our network, existing flood potential and excess surface water flooding. We welcome the supporting text which encourages developers to undertake pre-planning engagement. We endorse the policy requirement regarding Horning Knackers Wood water recycling centre (WRC) and the explanation in the supporting text. Work has been completed to bring the WRC into permit compliance for dry weather flow. However, this will require monitoring to assess whether the specific constraints and challenges in the WRC catchment have been successfully mitigated by this investment. Anglian Water has provided The Broads Authority with details of capacity at our WRCs for the residential allocations within the Local Plan. Our investment during successive 5-year asset management periods (AMPs) must remain within the limits as approved in our final determination from Ofwat. We are currently in the process of preparing our next Drainage and Wastewater Management Plan (DWMP) which will assess numerous factors, including forecasted growth in all 1,100 of our WRC catchments and review our risk of compliance performance against the discharge permit (as issued by the Environment Agency). We work with the Environment Agency to prioritise those catchments where investment in additional treatment capacity is required and to secure funding for this from Ofwat via the Price Review process.</p>	<p>N/A</p>	<p>Support noted and welcomed.</p>	<p>No change proposed.</p>
BLP246	Tessa Saunders	Anglian Water Services	Policy PUBWH1: Whitlingham Country Park plus adjacent land	Yes	Yes		<p>Anglian Water supports the policy approach - particularly the reference to safeguarding our existing assets within the country park.</p>	<p>Not seeking changes</p>	<p>Support noted and welcomed.</p>	<p>No change proposed.</p>
BLP247	Tessa Saunders	Anglian Water Services	Policy PUBTHU1: Tourism development at Hedera House, Thurne	Yes	No	Justified	<p>Anglian Water does not have a sewerage network in Thurne, and therefore existing properties will be served by private wastewater treatment systems such as septic tanks or package treatment plants. Clause 1.iv) would require modification to be consistent with Policy PUBDM5 with regard to wastewater disposal, where it is not feasible to connect to the mains sewer. Similarly, the constraint listed in the supporting text regarding capacity issues at Ludham-Walton Hall WRC is not relevant.</p>	<p>Clause 1.iv) would require modification to be consistent with Policy PUBDM5 with regard to wastewater disposal, where it is not feasible to connect to the mains sewer. Similarly, the constraint listed in the supporting text regarding capacity issues at Ludham-Walton Hall WRC is not relevant.</p>	<p>Agree.</p>	<p>Delete reference to Ludham-Walton Hall Water Recycling Centre capacity issues.</p> <p>Amend part 1 iv) <u>Demonstration of a suitable and appropriate foul water disposal method that is in conformity with Policy PUBDM5 that there is adequate capacity in the water recycling centre (sewage treatment works) and the foul sewerage network to serve the proposed development; and that proposals demonstrate they will not have an adverse impact on surface or ground water in terms of quality and quantity;</u></p>
BLP248	Tessa Saunders	Anglian Water Services	Policy PUBCAN1: Cantley Sugar Factory	Yes	Yes		<p>Anglian Water supports criterion 2(n) regarding water efficiency and re-use. We would recommend that this is cross referenced to Policy PUBDM31 for consistency. We also welcome reference to our existing water main within the site in criterion 2(o).</p>	<p>We would recommend that this is cross referenced to Policy PUBDM31 for consistency.</p>	<p>Agree.</p>	<p>Cross refer to Policy PUBDM31 and PUBDM55 for consistency.</p>

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BLP249	Tessa Saunders	Anglian Water Services	Policy PUBDM55: Non-residential development and BREEAM	Yes	Yes		Anglian Water supports this policy regarding the "Water efficiency" requirements of the BREEAM water calculators which align with our recommended approach in the Shared Standards for Water Efficiency in Local Plans (see our commentary under Policy PUBDM7).	However, it might be more relevant to include these requirements in PUBDM7 or PUBDM31 for consistency. <a href="https://www.anglianwater.co.uk/siteassets/developers/new-content/p-c/shared-standards-in-water-efficiency-for-local-plans.pdf">https://www.anglianwater.co.uk/siteassets/developers/new-content/p-c/shared-standards-in-water-efficiency-for-local-plans.pdf</a>	Agree to some extent. Water standard of BREEAM cannot be used in isolation. As such, we have introduced a BREEAM standard (see policy Policy PUBDM55: Non-residential development and BREEAM) which refers to a requirement to meet credits in WAT01 and other WAT calculators. So to include reference to that would be repeating another policy. The wording as included is aimed at all non-domestic buildings, including those that are below the 250sqm threshold.	Clarify part 4 of PUBDM7 and cross refer to DM55. Then in supporting text, explain the criterion better and cross refer to DM55.
BLP250	Tessa Saunders	Anglian Water Services	Policy PUBDM52: Design	Yes	Yes		Anglian Water supports the policy aims for design particularly those that relate to safeguarding on site utilities infrastructure, sustainable design including water efficiency measures, and flood risk and resilience. This reflects our comments on similar policy themes.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP251	Tessa Saunders	Anglian Water Services	Policy PUBDM46: New residential moorings	Yes	Yes		Anglian Water agrees that proposals for residential moorings should have adequate access to pump out facilities that connect to the main sewer (and available headroom at the receiving WRC) consistent with the requirements in Policy PUBDM5 – unless there are alternative private treatment facilities in locations that are not within a reasonable distance to connect to the mains sewer.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP252	Tessa Saunders	Anglian Water Services	Policy PUBSP15: Residential development	Yes	Yes		Anglian Water agrees with the aims of the policy and the need to be consistent with other policies in the plan. We acknowledge that the statement in the supporting text that "Development within settlements will be permitted only where it meets criteria covering issues such as flood risk, satisfactory provision of infrastructure, and design", would address our key concerns around flood risk, infrastructure capacity, and resilience over the longer term.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP253	Tessa Saunders	Anglian Water Services	Policy PUBDM40: Moorings, mooring basins and marinas	Yes	Yes		Anglian Water agrees that proposals for moorings, particularly permanent moorings, should have adequate access to pump out facilities that connect to the main sewer (and available headroom at the receiving WRC) consistent with the requirements in Policy PUBDM5 – unless there are alternative private treatment facilities in locations that are not within a reasonable distance to connect to the mains sewer.	Not seeking changes	Support noted and welcomed.	No change proposed.
BLP254	Tessa Saunders	Anglian Water Services	Policy PUBDM31: New employment development	Yes	Yes		Anglian Water considers the policy sound in principle, and supports the policy requirement 1(j) in relation to non-household developments and non-domestic water requirements, which reflects our submission to the Preferred Options Local Plan consultation in 2024. However, our Non-Domestic Water Requests Position Statement has subsequently been updated (December 2024) such that any requests for non-domestic water that exceed 20m3/day will be declined, in order to protect existing supplies and the environment. Consequently, we will no longer require a Water Resources Assessment to be submitted for non-domestic water requests, as it is now a binary decision on whether the request is equal to or less than 20m3/day, or greater. Furthermore, the non-domestic water requirement may not only apply to major development, as it is rather the type of business, not necessarily the scale.	We recommend the policy is amended to state: j) non-household developments that require significant non-domestic water use need to undertake early discussions with the relevant water company (Anglian Water or Essex & Suffolk Water) to ascertain water availability and feasibility of their scheme, and also demonstrate how they will reduce water demand;	Agree.	Amend j) to say: <u>non-household developments that require significant non-domestic water use need to undertake early discussions with the relevant water company (Anglian Water or Essex &amp; Suffolk Water) to ascertain water availability and feasibility of their scheme, and also demonstrate how they will reduce water demand</u>
BLP255	Tom Wignall	Avison Young on behalf of National Gas Transmission	Policy PUBDM52: Design	Yes	Yes	-	Support policy and provide comments - document is <a href="#">Appendix B to this report</a> .	Not seeking changes	Support noted.	No change proposed.
BLP256	Tracey Smyth	-	Policy PUBDM26: Protection and enhancement of settlement fringe landscape character	Yes	Not specified	Not specified	I wish to object to the current ongoing fringe settlement. The land in question which has been nominated for protection isn't applicable in regards to what the policy is trying to protect. The majority of this area is fully developed and there is no formal justification for the site designation. The remaining sections are designated as priority habitat. This is all private land as the trees have been planted by the land owners. The gardens and land are already restricted from residential development. This area in question have always been used for customer cars, boat storage and general storage, these are crucial to the local economy and are important commercial businesses in the area. I strongly object to this area being designated as settlement fringe.	Remove Chet valley from settlement fringe.	See <a href="#">Appendix G</a> .	See <a href="#">Appendix G</a> .
BLP257	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBCAN1 - Cantley Sugar Factory	-	-	-	British Sugar Plc was formed in 1936, and has been one of Associated British Foods' ('ABF') subsidiary companies since 1991. It is the sole British producer of sugar from sugar beet and processes all sugar beet grown in the UK by around 2,300 growers. From the four factories in the UK, including Cantley Sugar Factory, a total of circa 8 million tonnes of sugar beet is processed annually. British Sugar's sugar processing creates a number of co-products including Topsoil, animal feed, LimeX and aggregates. Furthermore, their innovative approach to the operation also enables the creation of a range of co-products from power generation and bioethanol. British Sugar is continuously reviewing opportunities to grow and diversify the operations in partnership with ABF's subsidiary or third party agri-food sector businesses while reducing greenhouse gas emissions to operate more sustainably. British Sugar supports up to 7,000 UK jobs in the wider economy, and supplying over 50% of the UK's demand for sugar.	-	Background information noted.	No change proposed.
BLP258	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBCAN1 - Cantley Sugar Factory	-	-	-	Cantley Sugar Factory was the first sugar beet processing factory in the UK and has been in operation since its opening in 1920. Cantley Sugar Factory is of national importance, producing home-grown sugar and other related products. The factory is integral to the local – and regional – economy, as well as the local communities. The factory employs 90 permanent staff and a further 25 seasonal employees during the Campaign period (the annual harvest and processing season for sugar beet). In addition, the factory supports 80 off-site indirect jobs within the catchment area and 350 local farmers and several haulage companies. The factory also supports local schools and colleges through offering work experiences and apprenticeship schemes every year. In addition to the production of sugar, the sustainable production of the site ensures that the output of each process becomes the input of the next, turning raw materials into products thus avoiding unnecessary waste. The result is the production of much more than sugar, with its co-products including: <ul style="list-style-type: none"> <li>•Animal feed from residual sugar beet fibre which is supplied to the livestock industry;</li> <li>•Topsoil from soil recovered from sugar beet which is used primarily by the landscaping industry;</li> <li>•LimeX, a liming material supplied to agriculture;</li> <li>•On-site power generation (Combined Heat and Power) and the export of electricity into the electrical grid, and</li> <li>•Aggregates from stones recovered from sugar beet which is used by civil engineering, road building and construction industries.</li> </ul> British Sugar is fully committed to the ongoing and long-term operations at its factory in Cantley. For example, in recent years, the business made significant investment (£10m) in a new waste water treatment plant, which has been completed and operational. Furthermore, the installation of a new CHP plant has recently been completed and enabled the decommissioning of the previous coal boiler, and is now 40% hydrogen ready. British Sugar will continue to review opportunities to diversify and reduce greenhouse gas emissions further through on-site renewable energy development. British Sugar's operations at Cantley are diverse and they will continue to invest in further opportunities for diversification, efficient operations and carbon emission reductions, which will strengthen its role in the agri-food sector in the region and the sustainable, low carbon future.	-	Background information noted.	No change proposed.

Rep #	Name:	Organisation/Group:	Part of Local Plan	Meets the legal and procedural requirements?	Met the tests of soundness?	If not meet tests of soundness, which test?	Why you consider this part of the Plan is not legally compliant or sound/comment	What change(s) you consider necessary to make the Plan legally compliant or sound.	Broads Authority response to comment	Proposed change to Local Plan.
BLP259	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBCAN1 - Cantley Sugar Factory	Yes	No	Positively prepared, justified and consistent with national policy	Our representations to the consultation are made in the context of the above background and having regard to the tests of soundness as set out in the National Planning Policy Framework 2024 ("NPPF"). Cantley Sugar Factory benefits from a site specific designation under Policy CAN1 in the adopted Local Plan. The policy defines the defined area of Cantley Sugar Factory as an employment site and supports development that secures and enhances the sugar factory's contribution to the economy of Broads and wider area. British Sugar is fully committed to the site in the foreseeable future and continues to invest in the improvement, enhancement and diversification of the operations. We therefore support the continued designation of Cantley Sugar Factory under Policy PUBCAN1 in principle. Policy PUBCAN1 Part 2 supports development within the defined area which secures and enhances the sugar works' contribution to the economy of the Broads and the wider area subject to 17 criteria, an increase from 8 criteria in Policy CAN1. We consider that the Policy should support the sustainable growth and expansion of the significant and established existing business based on its operational requirements and needs, while ensuring that constraints and features as identified in the supporting paragraph are addressed and considered in planning application processes. In this regard, we object to the following criteria under Part 2 of Policy PUBCAN1, so that there are no unreasonable or impractical requirements are placed on future development requirements by British Sugar.	See following specific comments.	See following specific comments.	See following specific comments.
BLP260	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBCAN1 - Cantley Sugar Factory - criterion d	Yes	No	Positively prepared, justified and consistent with national policy	We requested the deletion of this criterion as it is too broad and unclear as to what specific impacts other than an impact on matters such as environmental considerations, visual amenity and access which are covered by other policies, the applicant is required to address.  The Authority's reasons for this criterion in response to our previous representations are as follows: "The reason for this additional criteria is because as stated in one of the previous comments, the additional land that is likely to be included in the boundary to which the policy applies is a car or service yard currently. The Factory have not said specifically what they wish to do to that land once it is included in the boundary. A car park use is different to, say, a building or some kind of treatment process associated with what the factory does. Therefore as an as yet unknown use could be brought closer to the pub, which as you say has been running for a long time, we feel it is reasonable to have the criterion that states that the proposals need to consider the pub."  The land in question is the car park and service yard which have been used for the purpose of the operations of the Sugar Factory. We requested the inclusion of this area (which is reflected in the Publication version policy map) on the basis of the intrinsic nature of this area, forming a fundamental component of the operation of British Sugar. There will always be a requirement for parking and servicing areas, so unless alternative provision is made elsewhere, this area is likely to remain as car parking/servicing yard for the factory. The inclusion of the car park/servicing yard within the Cantley Sugar Factory policy area means that any development of this area would be brought forward and considered in line with the objective of the policy, which supports the ongoing operation and enhancement of the Sugar Factory's contribution to the local economy. Therefore, the use/development, if alternative to the current car park and service yard is proposed, will form part of the factory's ongoing operations.  In this context, we remain concerned that the criterion is ambiguous, and it is not clear what specific impacts the proposals need to consider in respect of the pub, and therefore consider that this criterion is unsound. It should be either deleted or specific impacts or considerations to be given to the pub should be identified in the policy.	It should be either deleted or specific impacts or considerations to be given to the pub should be identified in the policy.	Comment noted. The types of issues are listed in the PUBDM27: Amenity and therefore PUBCAN1 could refer to the amenity policy.	For criterion c and d add reference to the PUBDM27: Amenity.
BLP261	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBCAN1 - Cantley Sugar Factory - criterion g	Yes	No	Positively prepared, justified and consistent with national policy	In our previous representations, we requested this criterion be amended to include "wherever possible" in line with the NPPF, as it is ancient woodland and veteran trees which are defined as irreplaceable habitats that have the highest level of protection by the NPPF. In response, the Authority advised that a new policy on trees (Policy PUBDM19) has been introduced which should be used for any schemes that propose the removal of trees.  Policy PUBDM19 is a more stringent policy on the protection of existing trees than the NPPF. Our representations on Policy PUBDM19 are made separately. The criterion still requires the retention and absolute protection of existing trees that are not ancient woodlands or veteran trees, contrary to the provisions under the NPPF. We therefore object to criterion g).	Retains and does not impact the tree belt along the eastern edge of the track to the river, wherever possible ( <del>see policy PUBDM19: Trees, woodlands, hedges, scrub and shrubs and development</del> )	The trees are not classified as ancient woodland on our mapping system.  If they are veteran trees (and if they are ancient woodland) then para 193 c comes into play. There is no 'wherever possible' in para 193 c.  Furthermore, NPPF Para 136 and 187 sets the basis for protecting trees and the wording in this policy reflects that.  The Norfolk LNRS mentions the importance of trees. Some examples include: Potential measures of: Retain riparian trees in appropriate areas and Use of riparian trees to cool chalk streams. Employ minimal woodland management to benefit barbastelle bats. Retain trees important for valuable plant and fungi species.	No change proposed.
BLP262	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBCAN1 - Cantley Sugar Factory - criterion k	Yes	No	Positively prepared, justified and consistent with national policy	Our previous representations sought amendments to criterion k) in order to provide clarification that the protection of public access to the staithe and slipway is considered alongside the need to ensure health and safety. We considered to this be necessary as one of the exiting Public Rights of Way (PROW Cantley FP19) within the Cantley Sugar Factory policy runs across the heavy industrial operational area, which British Sugar has been seeking to divert for health and safety reasons.  In response, the Authority clarified that this criterion is not referring to PROW FP19. Rather it is referring to PROW Cantley FP20 which runs along the western boundary of the Cantley Sugar Factory policy area from Station Road to the north to the south. As this route is outside the Cantley Sugar Factory area, it is not relevant to proposals within the designated area.	This criterion should be deleted or, as a minimum, refer to this specific route (PROW Cantley FP20) as confirmed by the Authority.	We discussed this comment with Norfolk County Council Public Rights of Way Team who advised that British Sugar has not as yet submitted an application to NCC to try to divert this footpath. To date, only informal consultations have been undertaken. We will add some explanatory text in line with the comment.	Add a new footnote as follows: <u>This refers to footpaths 20, 22 and 19 (the part that is along the river) as well as any vehicular access rights from Station Road along the track to the pub/staithe/slipway. The Authority notes that at the time of writing, British Sugar are seeking the diversion of part of footpath 19 that passes through the factory.</u>
BLP263	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBCAN1 - Cantley Sugar Factory - delivery and implementation	Yes	No	Positively prepared, justified and consistent with national policy	The delivery and implementation section of Policy PUBCAN1 does not reflect the significant upgrades made to the site in the recent years to reduce carbon emissions from British Sugar's operations. The existing operations are described as causing negative impacts on residential amenity and highway safety and capacity. British Sugar's operations are regulated by Environmental Permitting regime and environmental management and health & safety management are the highest priorities for British Sugar. In this context, this section places a disproportionate emphasis on negative impacts. In addition, some of the paragraphs may be perceived as requirements, rather than providing justification for specific policy requirements.	The works are a major emitter of carbon dioxide within the Broads; and the heavy road freight associated with the works has negative impacts on residents' amenity, and on highway safety and capacity. It is recognised that, in recent years, significant investments have been made to the existing plant at Cantley Sugar Factory to reduce carbon emissions through the installation of a new Combined Heat and Power (CHP) plant, which has enabled the use of natural gas and the decommissioning of previous coal boiler. The policy recognises that Cantley is a significant emitter of carbon dioxide in the area and seeks betterment and the policy encourages further reductions and seeks to ensure that schemes should be are designed with minimal carbon dioxide emissions in mind.	Agree to some extent.	The works are a major emitter of carbon dioxide within the Broads; and the heavy road freight associated with the works has negative impacts on residents' amenity, and on highway safety and capacity. The policy recognises that Cantley is a significant emitter of carbon dioxide in the area and seeks betterment and that schemes should be designed with minimal carbon dioxide emissions in mind. It is recognised that, in recent years, significant investments have been made to the existing plant at Cantley Sugar Factory to reduce carbon emissions through the installation of a new Combined Heat and Power (CHP) plant, which has enabled the use of natural gas and the decommissioning of previous coal boiler.
BLP264	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBCAN1 - Cantley Sugar Factory - delivery and implementation	Yes	No	Positively prepared, justified and consistent with national policy	The delivery and implementation section of Policy PUBCAN1 does not reflect the significant upgrades made to the site in the recent years to reduce carbon emissions from British Sugar's operations. The existing operations are described as causing negative impacts on residential amenity and highway safety and capacity. British Sugar's operations are regulated by Environmental Permitting regime and environmental management and health & safety management are the highest priorities for British Sugar. In this context, this section places a disproportionate emphasis on negative impacts. In addition, some of the paragraphs may be perceived as requirements, rather than providing justification for specific policy requirements.	Cantley Sugar factory receives substantial amounts of raw material from local farms, requiring substantial amounts of HGV movements during the Campaign period. Where the business is required to transition to zero-emission vehicles by law in future, depending on the type of vehicles and use of technology, the provision of appropriate on-site infrastructure may be necessary. There will be required by law to move to zero-emission vehicles; potentially Battery Electric or Hydrogen powered. As these vehicles may have shorter range than existing diesel vehicles; new refuelling equipment may be needed at the site.	Agree.	Make change as suggested.

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BLP265	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBCAN1 - Cantley Sugar Factory - delivery and implementation	Yes	No	Positively prepared, justified and consistent with national policy	The delivery and implementation section of Policy PUBCAN1 does not reflect the significant upgrades made to the site in the recent years to reduce carbon emissions from British Sugar's operations. The existing operations are described as causing negative impacts on residential amenity and highway safety and capacity. British Sugar's operations are regulated by Environmental Permitting regime and environmental management and health & safety management are the highest priorities for British Sugar. In this context, this section places a disproportionate emphasis on negative impacts. In addition, some of the paragraphs may be perceived as requirements, rather than providing justification for specific policy requirements.	The policy requires seeks improvements in the water efficiency of the site. This is an area that British Sugar have made significant improvements, including the installation of a new waste water treatment plant, and seek to do more.	Comment noted. Given the well known water resource issues in the East, and given that the British Sugar website says 'At British Sugar, we're focused on reducing our environmental impact not just in our factories, but across every aspect of our business. We recognise the vital importance of our natural resources, and we strive to minimise our impact and use these resources responsibly, prioritising investments and improvements which allow us to use fewer resources. One of our areas of focus is water', requiring water efficiency is logical. Indeed, this is a theme throughout the Local Plan. Part 2n of the policy refers to water efficiency and re-use.	Amend footnote 169 to refer to the installation of the new waste water treatment plant.
BLP266	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBCAN1 - Cantley Sugar Factory - delivery and implementation	Yes	No	Positively prepared, justified and consistent with national policy	The delivery and implementation section of Policy PUBCAN1 does not reflect the significant upgrades made to the site in the recent years to reduce carbon emissions from British Sugar's operations. The existing operations are described as causing negative impacts on residential amenity and highway safety and capacity. British Sugar's operations are regulated by Environmental Permitting regime and environmental management and health & safety management are the highest priorities for British Sugar. In this context, this section places a disproportionate emphasis on negative impacts. In addition, some of the paragraphs may be perceived as requirements, rather than providing justification for specific policy requirements.	Part of the site covered by this policy is near to the Reedcutter Pub and any proposal must ensure it does not negatively impact that pub.	The policy identifies an immediate neighbour whose business could be affected by some proposals of the sugar beet factory. This is especially pertinent given that this Local Plan reflects the extra area to be covered by the policy that was put forward by the sugar beet factory - this additional area is closer to the pub than the main site. The policy wording reflects the HELAA assessment ( <a href="https://www.broads-authority.gov.uk/_data/assets/pdf_file/0023/134357/HELAA-September-2023.pdf">https://www.broads-authority.gov.uk/_data/assets/pdf_file/0023/134357/HELAA-September-2023.pdf</a> , page 129 onwards) which identifies the potential impact on the pub as a consideration in extending the area to which the policy applies. The pub is referred to in the policy - part 2d.	No change proposed. But see comment BLP260 relating to the reference to the pub within the policy itself.
BLP267	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBDM15: Natural Environment and supporting paragraph	Yes	No	Positively prepared, justified and consistent with national policy	Part 13 of the policy requires development sited within or adjacent to the identified Local Nature Recovery Network to demonstrate how the proposal will maintain and enhance the ability of the network to restore habitat and provide eco-system services in line with the Local Nature Recovery Strategy. The supporting paragraph states that applications will be required to address the requirements of the Local Nature Recovery Strategy (LNRS).  The government's guidance on Local Nature Recovery Strategies is clear that the Local Plans must be consistent with national policy, as set out in the NPPF and that LNRSs should be used by plan-makers to inform the way they address the NPPF requirement for plans to protect and enhance biodiversity. In this context, it is considered that the wording of the policy together with the supporting paragraph goes beyond the purpose and intention of LNRSs in the plan making process, particularly with reference to "the requirements" of the LNRS.	We request that the wording of the policy and the supporting paragraph should be amended so that development proposals <i>have regard to</i> the Local Nature Recovery Strategy.	Having discussed this comment with the LNRS Team and our Environment Advisor, agree with the thrust of the comment.	Amend 1 e) as follows: e) Assist in the delivery of Take account of the Local Nature Recovery Strategies (Norfolk and Suffolk)  Amend supporting text to say: Applications will be required to address the requirements take account of the of the Local Nature Recovery Strategy.
BLP268	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBDM16: Biodiversity Net Gain	Yes	No	Justified	Part 1 of this policy requires a locally set mandatory requirement of a minimum of 20% Biodiversity Net Gain. Going above the mandatory 10% BNG requirement set by the legislation could have a disproportionate impact on the deliverability and viability of development proposals. We therefore object to the mandatory requirement of a minimum of 20% BNG, and request that this is amended to 10%. The Authority's topic paper on this matter has been reviewed but viability testing does not seem to have been undertaken on industrial/commercial developments.	The 20% requirement should be amended to 10%.	The Local Plan Viability Assessment reported on the viability of non residential development in chapter 6 and concluded that plan policies that might affect any future non residential development, if they occurred, would be modest. With specific regard to BNG at 20%, para 6.4 of the LPVA set out that the Government's Impact Assessment indicated an additional cost of meeting a 20% requirement (as opposed to a 10% requirement) of c£2,700 per hectare. It is considered that this would represent a very small percentage of any development costs associated with non residential development at this sort of scale.	No change proposed.
BLP269	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBDM19: Trees, woodlands...	Yes	No	Positively prepared, justified and consistent with national policy	The policy proposes a stringent requirement with regard to loss or replacement of existing trees, woodlands, hedges, scrub and shrubs. Trees, woodlands, hedges, scrub and shrubs which require particular protection should be identified based on a site specific survey and development's impact and necessary mitigations (including a number of replacement trees required) should be identified through arboricultural, biodiversity and landscape character considerations.	The first three parts of the policy should be removed.	Agree with the comment. The comment seems to support the thrust of the policy.  Disagree with the proposed change. NPPF Para 136 sets the basis for protecting trees. This policy provides the detail.  It is based on Policy BG4: Trees of the Publication version of the Bristol Local Plan (which is currently at examination). <a href="https://www.bristol.gov.uk/files/documents/6894-bristol-local-plan-main-document-publication-version-nov-2023/file">https://www.bristol.gov.uk/files/documents/6894-bristol-local-plan-main-document-publication-version-nov-2023/file</a>	No change proposed.
BLP270	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBDM21 - Renewable Energy	Yes	No	Consistent with national policy	In July 2024, the government removed de facto ban on onshore wind development, and onshore wind applications are now treated in the same way as the other energy development proposals. The NPPF Paragraph 168 states that local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy and give significant weight to the benefits associated with renewable and low carbon energy. However, criterion a) under Part 12 of Policy PUBDM21 requires justification for the turbine(s) being within the Broads. We consider this to be contrary to the NPPF Paragraph 168.	Criterion a) under Part 12 should be removed	Justification for renewable energy is different to justification for locating a turbine where it is proposed. The NPPF says at para 168 'not require applicants to demonstrate the overall need for renewable or low carbon energy'. The proposed policy does not question the overall need for renewable or low carbon energy. In fact, the supporting text says 'It is widely acknowledged that tackling the challenges posed by climate change will necessitate a radical increase in the proportion of energy generated from renewable sources'. Given also that Para 189 says, inter alia 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes' and 'The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. It therefore seems logical to seek justification for a turbine in the Broads. Which is not seeking justification for the need for renewable or low carbon energy.	No change proposed.
BLP271	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBDM27: Amenity	Yes	No	Justified and consistent with national policy	Part 1 of the policy states that "development will not be permitted if it would have an unacceptable impact on the amenity of existing or potential neighbouring properties or uses". The requirement to address the impacts on "potential neighbouring properties or uses" is not aligned with the NPPF's 'agent of principle' policy under the NPPF paragraph 200. "Potential" properties and uses are not "existing". Therefore, it would be unreasonable for new developments to address the impacts of neighbouring properties or uses which do not exist.	We therefore object to Part 1 of the policy and request that the reference to "potential" neighbouring properties and uses is removed.	Agree.	development will not be permitted if it would have an unacceptable impact on the amenity of existing or potential neighbouring properties or uses
BLP272	Wakako Hirose (Rapleys)	British Sugar Plc C/O Rapleys LLP	Policy PUBDM29: Transport, highways and access	Yes	No	Justified and consistent with national policy	Part 8 of the policy safeguards public rights of way and prevents development where it would result in the severance of loss of an existing public route. However, the relevant legislation allows for diversion if it is necessary to allow development, and the relevant guidance advises that the diversion should be substantially as convenient to the public.	Part 8 of the policy should be amended as follows:  When determining development proposals, the Authority will safeguard public rights of way and ensure that future routes are not compromised. Development will not be acceptable where it would result in the severance or loss of an existing public route, without an alternative route or a diversion which is substantially as convenient as the existing. The Authority, in liaison with relevant partners, will consider proposals for suitable, safe and convenient diversions.	Following discussions with Suffolk Public Rights of Way Team, Norfolk Public Rights of Way Team and the Head of Construction, Maintenance and Ecology, the proposed additional text is supported to some extent, but the crossed through text kept as well. A developers/applicants view of what constitutes a suitable alternative may be different from other stakeholders. Using the term 'alternative route' could give the impression that it is OK to have a permissive alternative without the legal order which would safeguard a route long term.	When determining development proposals, the Authority will safeguard public rights of way and ensure that future routes are not compromised. Development will not be acceptable where it would result in the severance or loss of an existing public route, without a legally undertaken diversions under the relevant Act. The Authority, in liaison with relevant partners, will consider proposals for suitable, safe and convenient diversions.

# **Broads Authority Local Plan Representations**

## **Policy PUBSOM1 Somerleyton Marina**

### **Residential Moorings**

**September 2025**



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**Broads Authority Local Plan Representations**

**Policy PUBSOM1 Somerleyton Marina Residential Moorings**

**Client: The Somerleyton Estate**

Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Signed
1	0	Draft	13.09.25	DB
1	0	Reviewed	23.09.25	LMJ

**Reference: E374.C1.Marina.2025.Rep01**

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## **1.0 Introduction**

- 1.1 These representations have been made on behalf of the Somerleyton Estate and support the allocation of 15 residential moorings at the Somerleyton Marina set out in Policy PUBSOM1 of the new Broads Local Plan.
- 1.2 The Estate is a significant local business employing a large number of local people and is centred on Somerleyton village. Its activities cover agriculture, residential property, tourism, and commercial property. The Estate owns the Marina and its aim is to improve the boatyard and Marina, and to support a range of different types of moorings in the Marina. New income from residential moorings will help the Marina boatyard, which is an important local business, to flourish.
- 1.3 The background is that the Marina came up for sale in 2012 and was bought by the Estate. The Estate has a longstanding policy of supporting traditional local businesses in the area. The Marina has long been an active part of Somerleyton village, providing a boatyard, serving local boats and moorings. For thirteen years, the Estate has run a successful boatyard and around 100 moorings at the Marina. The Estate has been paying off the borrowings needed to purchase the Marina and, now the borrowing have been paid it is able to invest in and improve the Marina, starting with introducing residential moorings.

## **2.0 Planning History**

- 2.1 The Marina is already allocated for 10 residential moorings in the current Broads Local Plan, and the Estate has submitted a planning application for residential moorings reference BA/2024/0454/FUL. This application is close to being approved. Final comments from the Environment Agency have been addressed informally, and the Council is waiting for their formal comments before approving the application.
- 2.2 It was discussed with the Local Planning Authority (LPA) whether to apply for 15 moorings in the current planning application, however the advice received was to wait for the new Local Plan to be adopted before applying for more than 10 moorings.
- 2.3 The current application is for 9 residential moorings as this number limits the Section 106 (S106) contributions required which start at 10 moorings. The residential moorings will require investment in new pontoons before they can be installed which has to be done at the outset. Delaying S106 contributions until after this work has

been completed helps the viability of the project. It is proposed to apply for a further 6 moorings when the Local Plan is adopted.

### 3.0 Site Description

3.1 The Somerleyton Marina and boatyard are located between Somerleyton village and the River Waveney. The Lowestoft railway line runs to the south and west. The site is accessed via a roadway that leads from the village at the junction of Slugs Lane and The Street.

3.2 The vehicular access leads down a slope to the edge of the Marina and boatyard and enters the marina at a car parking area. To the south of the marina is a building of around 775 square metres, and a smaller building of around 90 square metres which are the base for the boatyard. Around these buildings are outside storage areas for boats.

3.3 A channel containing moorings and a slipway runs from the buildings in a westerly direction to where it opens out to the north to a basin where the residential moorings would be located. Further west from this channel, is the entrance to the River Waveney. A vehicular access runs alongside the southern part of the channel, and along the northern part of the channel, before running around the north of the mooring basin.

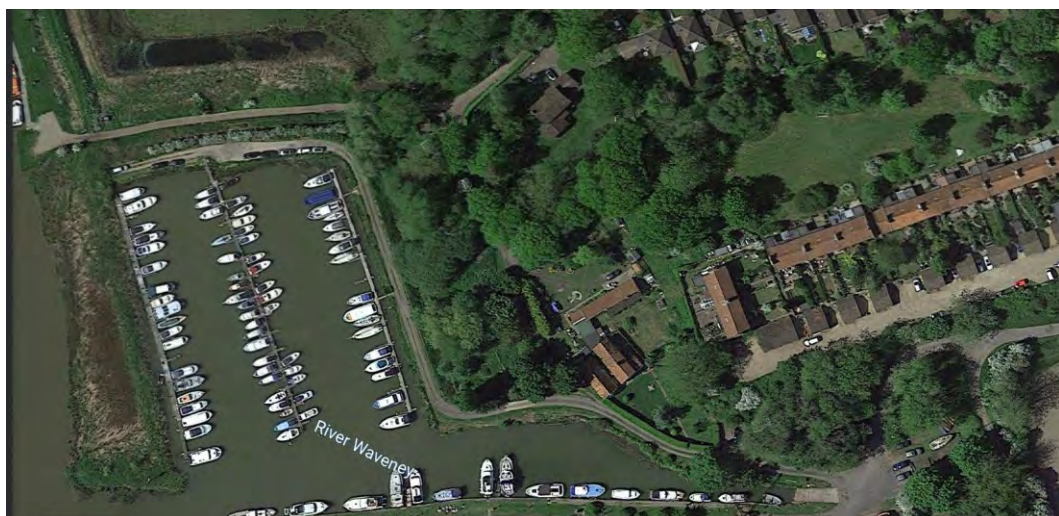


Figure 3.1 - Somerleyton Marina

3.4 To the west of the marina is the River Waveney. The river is around 40 metres wide at

the entrance to the marina. To the north along the river there are moorings alongside the river. To the south, the river goes under the swing bridge for the Lowestoft Railway Line.

- 3.5 To the north and east of the marina is the village of Somerleyton with homes and the Dukes Head Pub. To the south, is a single house and woodland, and to the west is woodland and farmland.

## **4.0 Somerleyton Estate**

- 4.1 There are a diverse range of activities on the Somerleyton Estate. The Marina and boatyard were bought by the Estate in 2012 after it was put up for sale by its previous owners who were the holiday company TUI. The Estate bought the business because it wanted to ensure that it remained viable, and remained an important amenity for the local area. The Estate has a long history of investing in local businesses including the Dukes Head Pub in Somerleyton. The Pub has been run by the Estate to ensure that it continued as a village amenity. The residential moorings would provide welcome custom for the pub. The Estate owns and runs the Fritton Lake Resort and Fritton Arms Pub which are a high-quality holiday resort. The Estate has a large farming business, and a portfolio of properties that are let to local people. The Grade II\* Listed Somerleyton Hall and Gardens are owned and maintained by the Estate and are open to visitors.

- 4.2 Somerleyton village has a primary school, employment opportunities and a rail and bus service.

- 4.3 The various businesses on the Estate provide an income that maintains the Grade II\* Listed Somerleyton Hall and gardens; they provide local employment, and to keep local skills alive such as those needed in livestock farming and boat building. The businesses are run with a strong environmental focus.

## **5.0 Residential Moorings**

- 5.1 The Residential Moorings would meet the demand for this type of home, in a sustainable location within a long-established Marina and boatyard. The Estate bought the Marina and boatyard to maintain the facility for the area. Now that the borrowings are paid off, the Estate will invest in the Marina and boatyard to ensure that these longstanding local businesses can thrive. This will support local boat building and local jobs and support the tourist industry.

- 5.2 The Marina and boatyard already contain the facilities which are needed to support residential moorings. Several of the boats on land around the buildings are not used by their owners, and are not being maintained. The owners are being encouraged to remove them to free up space. There are more parking and outside areas than are required by the existing operations. Buildings are in place to provide storage.
- 5.3 There are numerous employment opportunities nearby, in the boatyard itself on site, in the Dukes Head pub, and local farms some 400 metres away at Somerleyton Hall and Estate which are in Somerleyton village. The primary school is 950 metres away. There are bus stops throughout the village, the nearest being at the Dukes Head. The train station is 550 metres to the south access via a public right of way.
- 5.4 The site has access by roadside, footpaths or PROW to facilities and services in Somerleyton village. There are facilities in the boatyard that will be adapted to provide showers, toilets, and other necessary facilities.
- 5.5 There is an existing highways access to the boatyard/marina. This has operated effectively for many years.
- 5.6 The site is near to the Somerleyton Conservation Area and is already used as a marina and boatyard. Reusing part of the marina basin for residential moorings will not have a detrimental impact on the Conservation Area.
- 5.7 The pontoons and moorings in the Marina have not been replaced for many years. As part of the introduction of residential moorings the existing pontoons will be replaced. This will provide a more efficient use of the Marina basin meaning that there will not be an adverse impact on the existing moorings.
- 5.8 Many of the existing boats in the Marina are used infrequently so provide little work for the boatyard or other local businesses. Residential moorings will provide more activity in the Marina and will better support local businesses.

## **6.0 National Planning Policy**

6.1 National planning policy in the National Planning Policy Framework 2024 (NPPF) is relevant. An important part of the NPPF are the policies which seek to secure economic growth. Paragraph 85 of the NPPF states *‘significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development’*.

6.2 Paragraph 88 states *‘Planning policies and decisions should enable:*

*a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*

*b) the development and diversification of agricultural and other land-based rural businesses’*.

6.3 Paragraph 88 gives strong support to the growth and expansion of all types of businesses in rural areas. The economic policies in the NPPF provide strong support for the development which will create employment and secure economic growth. Particularly important is Paragraph 85 which states that ‘significant weight’ should be placed on the need to support economic growth.

## **7.0 Conclusion**

7.1 The Somerleyton Estate’s ambition for the Marina and boatyard is to support local boat building and local tourism industries. Residential moorings would support the boatyard and Marina by providing better and consistent income and more work for the boatyard and nearby businesses.

7.2 The Marina is sustainably located with services and facilities nearby so is suitable for an additional 5 residential moorings. All the facilities needed to serve the moorings are nearby or can be upgraded

7.3 The Estate supports the allocation of 15 residential moorings in the new Broads Local Plan and looks forward to the adoption of the Local Plan so that a planning application can be made for additional residential moorings.

- 7.4 An important part of The Framework are the policies which seek to secure economic growth. Paragraph 80 of The Framework states *'significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development'*.
- 7.5 Paragraph 83 states *'Planning policies and decisions should enable:*
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
  - b) the development and diversification of agricultural and other land-based rural businesses'*.
- 7.6 Paragraph 83 of The Framework gives strong support to the growth and expansion of all types of businesses in rural areas. The Framework's economic policies provide strong support for the development which will create employment and secure economic growth. Particularly important is Paragraph 80 which states that *'significant weight'* should be placed on the need to support economic growth.

Our Ref: MV/ 15B901605

24 September 2025



Broads Authority  
[planningpolicy@broads-authority.gov.uk](mailto:planningpolicy@broads-authority.gov.uk)  
**via email only**

Dear Sir / Madam  
**Broads Local Plan Regulation 19 Consultation  
July – September 2025  
Representations on behalf of National Gas Transmission**

National Gas Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

On behalf of National Gas Transmission, Avison Young have also completed the online representation form alongside this written representation.

### **About National Gas Transmission**

National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

### **Utilities Design Guidance**

The increasing pressure for development is leading to more development sites being brought forward through the planning process on land that is crossed by National Gas Transmission infrastructure.

National Gas Transmission advocates the high standards of design and sustainable development forms promoted through national planning policy and understands that contemporary planning and urban design agenda require a creative approach to new development around underground gas transmission pipelines and other National Gas Transmission assets.

National Gas Transmission are supportive of Policy PUBDM52: Design that advocates for high design quality – including acknowledgement of on-site infrastructure through policy strand j).

### **Further Advice**

National Gas Transmission is happy to provide advice and guidance to the Council concerning their networks.

Please see attached information outlining further guidance on development close to National Gas Transmission assets.

If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Gas Transmission wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Gas Transmission on any Development Plan Document (DPD) or site-specific proposals that could affect National Gas Transmission's assets.

We would be grateful if you could add our details shown below to your consultation database, if they are not already included:

**Matt Verlander, Director**

[nationalgas.uk@avisonyoung.com](mailto:nationalgas.uk@avisonyoung.com)

Avison Young  
Central Square  
Forth Street  
Newcastle upon Tyne  
NE1 3PJ

**Kam Liddar, Asset Protection Lead**

[box.assetprotection@nationalgas.com](mailto:box.assetprotection@nationalgas.com)

National Gas Transmission  
National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



**Matt Verlander MRTPI**

**Director**

**0191 269 0094**

**[matt.verlander@avisonyoung.com](mailto:matt.verlander@avisonyoung.com)**

**For and on behalf of Avison Young**

National Gas Transmission is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

#### Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Gas Transmission's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Gas Transmission have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Gas Transmission's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Gas Transmission's '*Guidelines when working near National Gas Transmission assets*' can be downloaded here: <https://www.nationalgas.com/document/82951/download>

#### How to contact National Gas Transmission

If you require any further information in relation to the above and/or if you would like to check if National Gas Transmission's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: [nationalgas.uk@avisonyoung.com](mailto:nationalgas.uk@avisonyoung.com)



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Our ref: ID 760

Broads Authority  
Yare House  
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NR1 1RY  
United Kingdom

11<sup>th</sup> September 2025

Dear Strategic Planning Team,

**MMO Marine Planning response to The Local Plan for the Broads: Review Plan period 2021 to 2042 Publication (Regulation 19).**

As the marine planning authority for England, the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent the Marine Plan boundaries extend up to the level of the mean high water spring tides mark (which includes the tidal extent of any rivers), there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark.

Marine plans will inform and guide decision makers on development in marine and coastal areas. Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure the necessary considerations are included. In the case of the document stated above, the [East Inshore and East Offshore Marine Plans](#) are of relevance. The East Marine Plans cover the area from Flamborough Head to Felixstowe, including the tidal extent of any rivers within this area.

All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act 2009 and any relevant adopted Marine Plan, in this case the [East Inshore and East Offshore Marine Plans](#), or the [UK Marine Policy Statement](#) (MPS) unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our [online guidance](#), [Explore Marine Plans](#) and the [Planning Advisory Service soundness self-assessment checklist](#).

The East Marine Plan may have relevance for proposals that are above MHWS, but are capable of affecting the marine area, such as a land-based development that may eventually discharge into the sea or change the seascape character. Proposals for development that can affect the marine plan area, and tidal rivers, must consider East Marine Policies alongside The Local Plan for the Broads. To assist applicants, the Council and the MMO will seek to coordinate advice given to applicants.

**Marine Licensing**

The Marine and Coastal Access Act 2009 states that a marine licence is required for certain activities carried out within the [UK marine area](#). The MMO is responsible for marine licensing in English waters

and for Northern Ireland offshore waters. The marine licensing team are responsible for consenting and regulating any activity that occurs “below mean high water springs” level that would require a marine licence. These activities can range from mooring private jetties to nuclear power plants and offshore windfarms.

### **Marine Relevance to The Local Plan for the Broads**

Please see below suggested policies from the East Inshore and East Offshore Marine Plans that we feel are most relevant to The Local Plan for the Broads. The East Inshore and East Offshore Marine Plans are widely of relevance to The Local Plan for the Broads as there is significant crossover between both areas.

These suggested policies have been identified based on the activities and content within the document entitled above. They are provided only as a recommendation, and we would suggest your own interpretation of the East Marine Plans is completed:

- **EC1:** Proposals that provide economic productivity benefits which are additional to Gross Value Added currently generated by existing activities should be supported.
- **EC2:** Proposals that provide additional employment benefits should be supported, particularly where these benefits have the potential to meet employment needs in localities close to the marine plan areas.
- **EC3:** Proposals that will help the East marine plan areas to contribute to offshore wind energy generation should be supported.
- **SOC1:** Proposals that provide health and social well-being benefits including
  - through maintaining, or enhancing, access to the coast and marine area should be supported.
- **SOC2:** Proposals that may affect heritage assets should demonstrate, in order of preference:
  - a) that they will not compromise or harm elements which contribute to the significance of the heritage asset
  - b) how, if there is compromise or harm to a heritage asset, this will be minimised
  - c) how, where compromise or harm to a heritage asset cannot be minimised it will be mitigated against or
  - d) the public benefits for proceeding with the proposal if it is not possible to minimise or mitigate compromise or harm to the heritage asset
- **SOC3:** Proposals that may affect the terrestrial and marine character of an area should demonstrate, in order of preference:
  - a) that they will not adversely impact the terrestrial and marine character of an area
  - b) how, if there are adverse impacts on the terrestrial and marine character of an area, they will minimise them
  - c) how, where these adverse impacts on the terrestrial and marine character of an area cannot be minimised they will be mitigated against
  - d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts
- **ECO1:** Cumulative impacts affecting the ecosystem of the East marine plans and adjacent areas (marine, terrestrial) should be addressed in decision-making and plan implementation.
- **ECO2:** The risk of release of hazardous substances as a secondary effect due to any increased collision risk should be taken account of in proposals that require an authorisation.
- **BIO1:** Appropriate weight should be attached to biodiversity, reflecting the need to protect biodiversity as a whole, taking account of the best available evidence including on habitats and species that are protected or of conservation concern in the East marine plans and adjacent areas (marine, terrestrial).
- **BIO2:** Where appropriate, proposals for development should incorporate features that enhance biodiversity and geological interests.
- **CC1:** Proposals should take account of:
  - a) how they may be impacted upon by, and respond to, climate change over their lifetime and

- b) how they may impact upon any climate change adaptation measures elsewhere during their lifetime Where detrimental impacts on climate change adaptation measures are identified, evidence should be provided as to how the proposal will reduce such impacts.
- **CC2:** Proposals for development should minimise emissions of greenhouse gases as far as is appropriate. Mitigation measures will also be encouraged where emissions remain following minimising steps. Consideration should also be given to emissions from other activities or users affected by the proposal.
- **GOV1:** Appropriate provision should be made for infrastructure on land which supports activities in the marine area and vice versa.
- **GOV2:** Opportunities for co-existence should be maximised wherever possible.
- **GOV3:** Proposals should demonstrate in order of preference:
  - a) that they will avoid displacement of other existing or authorised (but yet to be implemented) activities
  - b) how, if there are adverse impacts resulting in displacement by the proposal, they will minimise them
  - c) how, if the adverse impacts resulting in displacement by the proposal, cannot be minimised, they will be mitigated against or
  - d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts of displacement
- **OG1:** Proposals within areas with existing oil and gas production should not be authorised except where compatibility with oil and gas production and infrastructure can be satisfactorily demonstrated.
- **OG2:** Proposals for new oil and gas activity should be supported over proposals for other development.
- **WIND1:** Developments requiring authorisation, that are in or could affect sites held under a lease or an agreement for lease that has been granted by The Crown Estate for development of an Offshore Wind Farm, should not be authorised unless
  - a) they can clearly demonstrate that they will not compromise the construction, operation, maintenance, or decommissioning of the Offshore Wind Farm
  - b) the lease/agreement for lease has been surrendered back to The Crown Estate and not been re-tendered
  - c) the lease/agreement for lease has been terminated by the Secretary of State
  - d) in other exceptional circumstances
- **WIND2:** Proposals for Offshore Wind Farms inside Round 3 zones, including relevant supporting projects and infrastructure, should be supported.
- **TIDE1:** In defined areas of identified tidal stream resource, proposals should demonstrate, in order of preference:
  - a) that they will not compromise potential future development of a tidal stream project
  - b) how, if there are any adverse impacts on potential tidal stream deployment, they will minimise them
  - c) how, if the adverse impacts cannot be minimised, they will be mitigated
  - d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts
- **CCS1:** Within defined areas of potential carbon dioxide storage, proposals should demonstrate in order of preference:
  - a) that they will not prevent carbon dioxide storage
  - b) how, if there are adverse impacts on carbon dioxide storage, they will minimise them
  - c) how, if the adverse impacts cannot be minimised, they will be mitigated
  - d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts
- **CCS2:** Carbon Capture and Storage proposals should demonstrate that consideration has been given to the re-use of existing oil and gas infrastructure rather than the installation of new infrastructure (either in depleted fields or in active fields via enhanced hydrocarbon recovery).
- **PS1:** Proposals that require static sea surface infrastructure or that significantly reduce under-keel clearance should not be authorised in International Maritime Organization designated routes.

- **PS2:** Proposals that require static sea surface infrastructure that encroaches upon important navigation routes(see figure 18) should not be authorised unless there are exceptional circumstances. Proposals should:
  - a) be compatible with the need to maintain space for safe navigation, avoiding adverse economic impact
  - b) anticipate and provide for future safe navigational requirements where evidence and/or stakeholder input allows and
  - c) account for impacts upon navigation in-combination with other existing and proposed activities
- **PS3:** Proposals should demonstrate, in order of preference:
  - a) that they will not interfere with current activity and future opportunity for expansion of ports and harbours
  - b) how, if the proposal may interfere with current activity and future opportunities for expansion, they will minimise this
  - c) how, if the interference cannot be minimised, it will be mitigated
  - d) the case for proceeding if it is not possible to minimise or mitigate the interference
- **DD1:** Proposals within or adjacent to licensed dredging and disposal areas should demonstrate, in order of preference
  - a) that they will not adversely impact dredging and disposal activities
  - b) how, if there are adverse impacts on dredging and disposal, they will minimise these
  - c) how, if the adverse impacts cannot be minimised they will be mitigated
  - d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts
- **AGG1:** Proposals in areas where a licence for extraction of aggregates has been granted or formally applied for should not be authorised unless there are exceptional circumstances.
- **AGG2:** Proposals within an area subject to an Exploration and Option Agreement with The Crown Estate should not be supported unless it is demonstrated that the other development or activity is compatible with aggregate extraction or there are exceptional circumstances.
- **AGG3:** Within defined areas of high potential aggregate resource, proposals should demonstrate in order of preference:
  - a) that they will not, prevent aggregate extraction
  - b) how, if there are adverse impacts on aggregate extraction, they will minimise these
  - c) how, if the adverse impacts cannot be minimised, they will be mitigated
  - d) the case for proceeding with the application if it is not possible to minimise or mitigate the adverse impacts
- **CAB1:** Preference should be given to proposals for cable installation where the method of installation is burial. Where burial is not achievable, decisions should take account of protection measures for the cable that may be proposed by the applicant.
- **TR1:** Proposals for development should demonstrate that during construction and operation, in order of preference:
  - a) they will not adversely impact tourism and recreation activities
  - b) how, if there are adverse impacts on tourism and recreation activities, they will minimise them
  - c) how, if the adverse impacts cannot be minimised, they will be mitigated
  - d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts
- **TR2:** Proposals that require static objects in the East marine plan areas, should demonstrate, in order of preference:
  - a) that they will not adversely impact on recreational boating routes
  - b) how, if there are adverse impacts on recreational boating routes, they will minimise them
  - c) how, if the adverse impacts cannot be minimised, they will be mitigated
  - d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts
- **TR3:** Proposals that deliver tourism and/or recreation related benefits in communities adjacent to the East marine plan areas should be supported.
- **AQ1:** Within sustainable aquaculture development sites (identified through research), proposals should demonstrate in order of preference:

- a) that they will avoid adverse impacts on future aquaculture development by altering the sea bed or water column in ways which would cause adverse impacts to aquaculture productivity or potential
  - b) how, if there are adverse impacts on aquaculture development, they can be minimised
  - c) how, if the adverse impacts cannot be minimised they will be mitigated
  - d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts
- **FISH1:** Within areas of fishing activity, proposals should demonstrate in order of preference:
    - a) that they will not prevent fishing activities on, or access to, fishing grounds
    - b) how, if there are adverse impacts on the ability to undertake fishing activities or access to fishing grounds, they will minimise them
    - c) how, if the adverse impacts cannot be minimised, they will be mitigated
    - d) the case for proceeding with their proposal if it is not possible to minimise or mitigate the adverse impacts
  - **FISH2:** Proposals should demonstrate, in order of preference:
    - a) that they will not have an adverse impact upon spawning and nursery areas and any associated habitat
    - b) how, if there are adverse impacts upon the spawning and nursery areas and any associated habitat, they will minimise them
    - c) how, if the adverse impacts cannot be minimised they will be mitigated
    - d) the case for proceeding with their proposals if it is not possible to minimise or mitigate the adverse impacts

#### **Further points to note**

- We welcome and agree with the inclusion of sections '6.3 UK Marine Policy Statement' and '6.4 East Inshore and Offshore Marine Plans (2014)'.
- Please see a list of policies of marine relevance in the previous Local Plan for the Broads draft that we identified in June 2024 during an analysis of international, national and sub-national plans that may have relevance to marine planning in the east marine plan areas:
  - *Policy code, Page number;* Policy SP1, 24; Policy DM1, 24; Policy DM2, 27; Policy DM3, 29; Policy SP2, 31; Policy DM5, 31; Policy DM6, 35; Policy DM7, 40; Policy DM8, 42; Policy SP3, 45; Policy DM9, 46; Policy SP4, 48; Policy DM10, 49; Policy SP5, 52; Policy DM11, 53; Policy DM12, 56; Policy SP6, 59; Policy DM13, 59; Policy DM15, 65; Policy SP7, 67; Policy DM16, 67; Policy DM17, 68; Policy DM20, 71; Policy DM21, 73; Policy SP8, 75; Policy SP9, 76; Policy SP10, 81; Policy SP11, 81; Policy DM25, 82; Policy DM28, 86; Policy SP12, 89; Policy DM29, 90; Policy SP13, 94; DM31, 95; DM32, 96; Policy SP14, 97; DM33, 97; DM37, 115; DM43, 127; SP16, 131; DM44, 131; DM46, 135; DM50, 141; Policy BEC2, 147; Policy BRU1, 148; Policy BRU2, 150; Policy BRU3, 150; Policy BRU4, 151; Policy BRU5, 152; Policy BRU6, 152; Policy CHE1, 155; Policy DIL1, 156; Policy DIT1, 157; Policy DIT 2, 158; Policy GTY1, 160; Policy HOR3, 162; Policy HOR4, 163; Policy HOR5, 164; Policy HOR6, 165; Policy HOR7, 166; Policy HOV1, 170; Policy HOV3, 171; Policy HOV5, 175; Policy LOD1, 178; Policy NOR1, 179; Policy ORM1, 182; Policy OUL1, 183; Policy OUL2, 184; Policy POT1, 188; Policy POT2, 189; Policy POT3, 190; Policy SOL1, 190; Policy SOM1, 191; Policy STA1, 193; Policy TSA1, 195; Policy TSA2, 196; TSA3, 198; TSA4, 199; TSA5, 200; THU1, 200; WHI1, 202; Policy SSTR1, 203; Policy SSUT, 204; Policy SSCOAST, 205; Policy SSMILLS, 207; Policy SSLGS, 213; Policy SSSTAITHES, 213

As mentioned, the above changes are suggested as a recommendation to enhance the marine and terrestrial integration of policy frameworks. We would advise your own interpretation of the East Marine Plan is completed against The Local Plan for the Broads to identify other areas where links can be made.

If you would like further guidance or to discuss the points above, please do not hesitate to get in touch.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Charlotte Lewis', written in a cursive style.

Charlotte Lewis  
Marine Planner (East)

**Telephone:** 020 3025 6508

**Mobile:** 07990 783081

**E-mail:** [char.lewis@marinemanagement.org.uk](mailto:char.lewis@marinemanagement.org.uk)



Alice Lawman  
Spatial Planning  
National Highways  
Woodlands  
Manton Lane  
Bedford  
MK41 7LW

15 September 2025

Dear Sir/Madam

**Regulation 19 Consultation – The Local Plan for the Broads: Review Plan period 2021 to 2041**

National Highways welcomes the opportunity to comment on the Broads Authority Preferred Options consultation which covers the period from 2021 to 2041.

National Highways is responsible for the operation, maintenance and improvement of the Strategic Road Network in England on behalf of the Secretary of the State. In the area within and surrounding the Broads Authority, we have responsibility for the A47.

National Highways is a key delivery partner for sustainable development promoted through the plan-led system, and as a statutory consultee we have a duty to cooperate with local authorities to support the preparation and implementation of development plan documents.

National Highways is aware of the relationship between development planning and the transport network, and we are mindful of the effects that planning decisions may have on the operation of the Strategic Road Network (SRN) and associated junctions. We cannot be expected to cater for unconstrained traffic growth generated by new developments, and we therefore encourage policies and proposals which incorporate measures to reduce traffic generation at source and encourage more sustainable travel behaviour.

It has been noted that once adopted, the Local Plan will become a material consideration in the determination of planning applications, including allocated residential sites. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly. It should be noted that, future planning applications may be required to provide suitable modelling investigating the impact on capacity within the Transport Assessment. Where developments are found to have an impact on the SRN, the developer would be responsible to identify appropriate mitigation measures. In accordance with paragraph 29 of the Circular 01/2022, it should be noted that there cannot be any presumption that the infrastructure will be funded through a future Road Investment Strategy (RIS). Any proposal should comply with DMRB GG119 Road Safety Audit and GG142, Walking Cycling and Horse-Riding Assessment and Review.

Aside from traffic generation from development sites, when land is allocated within proximity to the SRN, the increased number of residents can give rise to other issues. It is likely that these locations will be impacted by noise pollution from the SRN National Highways will not allow noise barriers on its land.

In addition, National Highways will not accept third party connections to its drainage systems as highlighted within paragraph 59 of the Circular 01/2022. Paragraph 59 also states that developments must not add extra run off to existing systems where existing informal or formal connections exist.

We trust the feedback above is useful in the progression of your proposals and welcome continued discussions with the council. If you have any questions, please do not hesitate to contact me directly.

Yours Sincerely

A handwritten signature in black ink that reads "Alice Lawman". The signature is written in a cursive style with a large initial 'A'.

Alice Lawman

Spatial Planner – Cambridgeshire & Norfolk

**National Highways Spatial Planning (East)**

Email: [alice.lawman@nationalhighways.co.uk](mailto:alice.lawman@nationalhighways.co.uk)

**Local Plan for the Broads Public Consultation**  
28 July to 26 September 2025

This is the last round of consultation before we submit the Local Plan.



You can find the Publication Consultation here:  
[www.broads-authority.gov.uk/about-us/how-we-work/transparency/consultations](http://www.broads-authority.gov.uk/about-us/how-we-work/transparency/consultations)

Hard copy will be at these venues (check websites for opening times):

- **Libraries:** Acle, Beccles, Brundall, Bungay, Cromer, Great Yarmouth, Loddon, Lowestoft, Oulton Broad, Norwich Millennium, Stalham and Wroxham.
- **Council Offices:** Broadland and South Norfolk, North Norfolk, Norfolk County.
- **Yare House** (Broads Authority)

Suffolk Constabulary  
Andy Gallant/Jackie Norton  
Design Out Crime Officer  
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[www.suffolk.police.uk](http://www.suffolk.police.uk)



Suffolk Constabulary is pleased to have the opportunity of commenting on the consultation for the Local Plan for the Broads (Public Consultation).

#### DESIGNING OUT CRIME OFFICERS (DOCO)

Designing Out Crime Officers (DOCOs) provide security and crime prevention advice in relation to the built environment, at every stage of the design process, in an attempt to minimise potential crime, disorder and anti-social behaviour in any proposed development.

They seek to work with planners and developers to provide advice on residential, school, hospital and commercial planning applications.

Suffolk Constabulary is supported by four DOCOs. Their duties encompass the former Architecture Liaison, Crime Prevention and Problem-Solving Officer roles.

Crime Prevention attempts to reduce and deter crime and criminals, enforce the law, and maintain criminal justice.

#### NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The following regulations and guidance are designed to ensure that Crime Prevention is maximised at the planning stage and thereafter and should be included as part of the **Local Plan for the Broads policy**.

Crime and Disorder NPPF Policies that are applicable to developments are Para 96(b), 102(a) and 127(f). Planning policies and decisions should aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Further guidance on UK Planning and strategic policies in support of SBD can be found within [SBD Homes 2025 Sec on 7](#).

## SECTION 17 OF THE CRIME AND DISORDER ACT 1998 (CDA)

This part of the CDA places a duty on each local authority: *'to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can, to prevent crime and disorder in its area, to include anti-social behaviour, substance misuse and behaviour which adversely affects the environment'*.

## SECURED BY DESIGN (SBD)

An early input at the design stage is often the best way to promote a partnership approach to reducing the opportunity for crime and the fear of crime. Secured by Design aims to achieve a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour, within developments, by introducing appropriate design features that enable natural surveillance and creates a sense of ownership and responsibility for every part of the development. These features include secure vehicle parking, adequate lighting of common areas, access control, defensible space and a landscaping and lighting scheme which enhances natural surveillance and safety. Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, fear of crime and disorder.

Secured by Design principles are detailed in 'User Guides' for Housing, Commercial and School developments.

Building to the physical security of Secured by Design, which is the police approved minimum security standard, will reduce the potential for burglary by 50% - 75% and ensure compliance with Approved Document Q (ADQ - which applies to dwelling developments) [Secured by Design - Building Regulations for Security](#)

## OBSERVATIONS IN RESPECT OF THE BROADS LOCAL PLAN

Suffolk Constabulary advise that security and safety are key to any design within the Broads Local Plan. A good design will minimise both the opportunity for crime or the perception of the fear of crime which will encourage a positive and healthy community.

Having reviewed the guidance documents outlined within the consultation, Suffolk Constabulary acknowledge that security, safety, good design measures as well as Crime Prevention Through Environmental Design (CPTED) and Secured by Design principles have been outlined in the [Design Guide and Code for the Broads - Supplementary Planning Document](#)

- BA13 Security statement (page 75) states the following:  
*BA13 Security*  
*BA13-1 General*
  - ✓ *The design and layout of development must be safe and secure, with natural surveillance. Measures to reduce the risk of crime and anti-social behaviour should be considered at an early stage so as not to be at the expense of overall design quality.*
  - ✓ *All new development should confirm to the Secured by Design principles and be in line with the Crime Prevention Through Environmental Design (CPTED) principles as appropriate. The Secured by Design Interactive 3D Design Guide may be of use.*

There is further reference that CPTED and SBD standards should be addressed, within the Local Final Plan: Standing Orders – draft for 2024:

- Local Final Plan: [Standing Orders - draft for 2024](#)  
Policy PUBDM52: Design (Pg 258)

h) Crime prevention: The design and layout of development should be safe and secure, with natural surveillance. Measures to reduce the risk of crime and antisocial behaviour should be considered at an early stage so as not to be at the expense of overall design quality. Schemes should address Secured by Design standards and be in line with Crime Prevention Through Environmental Design (CPTED) Principles as appropriate

i) Accessibility and adaptability references that all homes should be designed and built to meet requirement M4(2) of Part M of the Building Regulations unless it can be robustly demonstrated it is not practicable to do so.

Within the order under Crime Prevention (pg. 262) it defines the attributes of a good design which includes safer places. It *outlines the importance of a new development being designed to minimise both the opportunity for crime and the perception or fear of crime*. It references the secured by design guides and use of the interactive design guide to gain further knowledge of the principles and process.

Furthermore, the East Suffolk Council '[Healthy Environments Supplementary Planning Document](#)' June 2024, which is covered under the Supplementary Planning Documents and other guidance on matters covered by the Local Plan, is one part of the material considerations used in the decision making.

Through this planning document there are various references to ensure that the design considers safety and security of residents and users.

#### **Healthy Environments:**

Design Prompts 6.27 (pg. 207) asks one of its pointers that is to be assessed, "Does the design of the neighbourhood... support **safety** in the public realm?"

Finally, Section 7 'HIA - Healthy Impact Assessments' (pg. 209) is outlined by the World Health Organisation (WHO) as "a practical approach used to judge the potential health effects of a policy, programme or project on a population, particularly on vulnerable or disadvantaged groups. The essential purpose of HIAs is to identify and inform designers and decision makers of the key potential benefits or potential harm arising from the development. This information can then be used to '**design out**' or adequately mitigate the potential harm and inform an improved iteration of the design."

Within this document is *Table 37* provides key assessment areas for HIA by SPD Chapter. Suffolk Constabulary have identified below, some of those chapters which recognise safety and security measures and specifically identifies designing out crime.

There is an alignment within the HIA and the principles of Designing out Crime and guidance should be sought from the Design out Crime Officer to ensure those areas are met within the HIA and planning process.

- Chapter 2. Green Infrastructure (pg. 215) outlines "safety in open spaces" as a key assessment matter which falls within Crime Prevention through Environmental Design principles as well.
- Chapter 3. Active Travel (pg. 216) outlines "safety and security in public realm (streets) – designing out crime and designing in natural surveillance is identified as a key assessment matter. It also references the provision of secure cycle parking.
- Chapter 4. Healthy Homes, Schools and Workplaces (pg. 217) states that "healthy buildings should ensure the design of homes, schools and workplaces support health and wellbeing, active lifestyles, **safety and security**, accessibility (e.g. M4(2) homes) and reduce inequalities by ensuring homes and

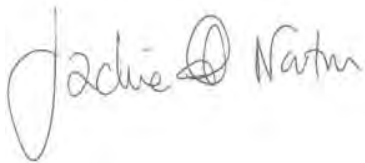
amenities are tenure blind in provision, appearance and access”. Part of the key assessment criteria in this section identifies **“Safety and security – designing out crime, designing in natural surveillance, health and safety matters, etc.”**

This requirement embeds CPTED and SBD principles within the planning process.

- Chapter 5. Healthy Centres & Community Facilities (pg. 218) refers to “Safety in public realm (centres)” which will be within the remit of Suffolk Constabularies Designing out Crime principles.

In summary, Suffolk Constabulary have identified the above policies/guidance which require safety and security to be embedded within all future Local Broads Plans/developments.

It is therefore recommended that through those policies and guidance developers and planners are required to ensure Secured by Design and CPTED principles are adhered to and consult with a Suffolk Constabulary Design Out Crime Officer, to ensure that crime and disorder or the fear of crime and disorder will be reduced in any future developments within the Suffolk Broads area.



Jackie Norton/Andy Gallant  
Design Out Crime Officer,  
Eastern Area,  
Suffolk Constabulary

24/9/25

This crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry out the installation as per manufacturer guidelines. Suppliers of suitably accepted products can be obtained by visiting [www.securedbydesign](http://www.securedbydesign)

# Flood Risk Assessment tick sheet

November 2025

Please note that this has been amended (November 2025) following suggested amendments from the Environment Agency.

## **Flood Risk Assessments for Householder and other minor extensions in Flood Zones 2 & 3**

Applications for planning permission within either Flood Zones 2 & 3 should be accompanied by a flood risk assessment<sup>1</sup>. This guidance is for domestic applications and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres (minor development<sup>2</sup>). It does NOT apply if an additional dwelling is being created e.g. a self-contained annex. This Tick Sheet is consistent with the Environment Agency's Standing Advice. It is a pragmatic and proportionate response to low-risk developments in order to reduce the burden on applicants, the LPA and consultees.

Make sure that **floor levels are either no lower than existing floor levels or 600 millimetres (mm) above the estimated flood level**. You may be able to reduce this to 300mm if there is a high level of certainty about your estimated flood level. If there is a particularly high level of uncertainty it may need to be increased. If your floor levels aren't going to be 600mm above existing flood levels, you will need to consider appropriate flood resistance and resilience measures. If floor levels are proposed to be set lower than existing floor levels, they should be above the known or modelled 1 in 100 annual probability river flood (1%) plus climate change or 1 in 200 annual probability sea flood (0.5%) plus climate change, in any year.

Further information and guidance on flood resistance and resilience measures is available in [the Flood Risk SPD](#), [Flood risk assessment: Flood Zones 1, 2, 3 and 3b - GOV.UK](#) and [Flood resilient construction of new buildings - GOV.UK](#).

State in your Flood Risk Assessment all levels in relation to Ordnance Datum (the height above average sea level). You may be able to get this information from the Ordnance Survey<sup>3</sup>. If not, you'll need to get a land survey carried out by a qualified surveyor.

**Applicants/Agents: Please complete the table overleaf and include it with the planning application submission. The table, together with a plan showing the finished floor levels and estimated flood levels, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority that flood risk issues have been adequately addressed.**

---

<sup>1</sup> [What to include in your Flood Risk Assessment](#)

<sup>2</sup> [Flood risk and coastal change: The flood risk issues raised by minor developments - GOV.UK](#)

<sup>3</sup> OS MAPS [www.explore.osmaps.com](http://www.explore.osmaps.com)

You may be able to get the estimated flood level from the Environment Agency. Please contact [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk). If not, you'll need a flood risk specialist to calculate this for you.

You can use the Tick Sheet over page or provide your written flood risk assessment in another format, but it must include the relevant plans, surveys and assessments.

Any proposed works or structures, in, under, over or within 8m of the top of the bank of a main river, or 16m of a tidal main river, may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency. This was formerly called a Flood Defence Consent. Some activities<sup>4</sup> are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Also note that a Marine Management Organisation Marine Licence may be required for works that are carried out on tidal rivers.

Further details and guidance are available at: [Flood risk activities: environmental permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/flood-risk-activities-environmental-permits). Or by contacting: [Flood.permitting@environment-agency.gov.uk](mailto:Flood.permitting@environment-agency.gov.uk).

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<sup>4</sup>[Flood risk activities: environmental permits - Exemptions \(www.gov.uk\)](https://www.gov.uk/guidance/flood-risk-activities-environmental-permits-exemptions)

## Flood Risk Assessment

### Flood Risk Assessments for Householder and other minor extensions in Flood Zones 2 & 3

Applicant to choose one or other of the flood mitigation measures below	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
<p style="text-align: center;"><b>Either;</b></p> <p>Floor levels within the proposed development will be set no lower than existing levels AND, flood resilient and/or flood resistant measures have been incorporated in the proposed development where appropriate</p>	
<p style="text-align: center;"><b>Or;</b></p> <p>Floor levels within the proposed development will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) plus climate change or 1 in 200 annual probability sea flood (0.5%) plus climate change, in any year. Please remember to include a plan showing the finished floor levels and the estimated flood levels.</p>	

<b>Planning application number</b>	
<b>Site Address</b>	
<b>Proposal Description</b>	
<b>Estimated flood level (i.e. The 1% (1 in 100-year) flood level plus climate change of the 0.5% (1 in 200-year) flood level plus climate change)</b>	
<b>Details of flood resilience and resistance measures</b>	

# Appendix G

## Chet Valley Settlement Fringe objections

Response from Broads Authority November 2025

### 1. Introduction

The emerging Local Plan for the Broads includes a policy relating to Settlement Fringe landscape character type, Policy PUBDM26: Protection and enhancement of settlement fringe landscape character. The areas that are identified as settlement fringe are mapped (see Figure 1).

The objections received in relation to this policy are set out in [DRAFT – responses to Regulation 19 \(first\) consultation](#) and relate to the Chet Valley settlement fringe area, circled on the map.



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Figure 1: Settlement Fringe areas, with Chet Valley Settlement Fringe circled.

## 2. Site visit

In November 2025, the Landscape Architect Consultant and Heritage and Design Manager undertook a site visit to the Chet Valley Settlement Fringe area. The current area of Settlement Fringe at Chet Valley is shown in Appendix 2 and Figure 2.

## 3. Methodology

Consideration of whether sites should or shouldn't fall within settlement fringe were based upon the criteria listed below which relate to the Local Plan settlement fringe policy (PUBDM26) and the wording used to describe settlement fringe and its distinctive landscape characteristics within the Landscape Character Assessment (LCA).

Settlement Fringe definition and characteristics:

*A landscape type found repeatedly throughout the Broads, where settlement and semi natural/natural environment converge.... Invariably around any settlement there are pressures for use other than 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.*

*Distinctive landscape characteristics (of settlement fringe) are:*

- *The basic underlying landscape characteristics are the same as the prevailing landscape type within the character area i.e. estuarine marshland/heathland etc;*
- *The basic landscape characteristics associated with the existing natural/semi natural environment have been compromised;*
- *They are always located in close proximity to existing settlement;*
- *The landscape has been modified in some way to accommodate the intended use;*
- *Features may have been added that look out of character with the semi natural environment of the Broads;*
- *The activities may have the potential to impact on the soils, vegetation, water quality and tranquillity of an area*

The site visit was undertaken on 3 November 2025. Conditions were clear and dry, with good visibility.

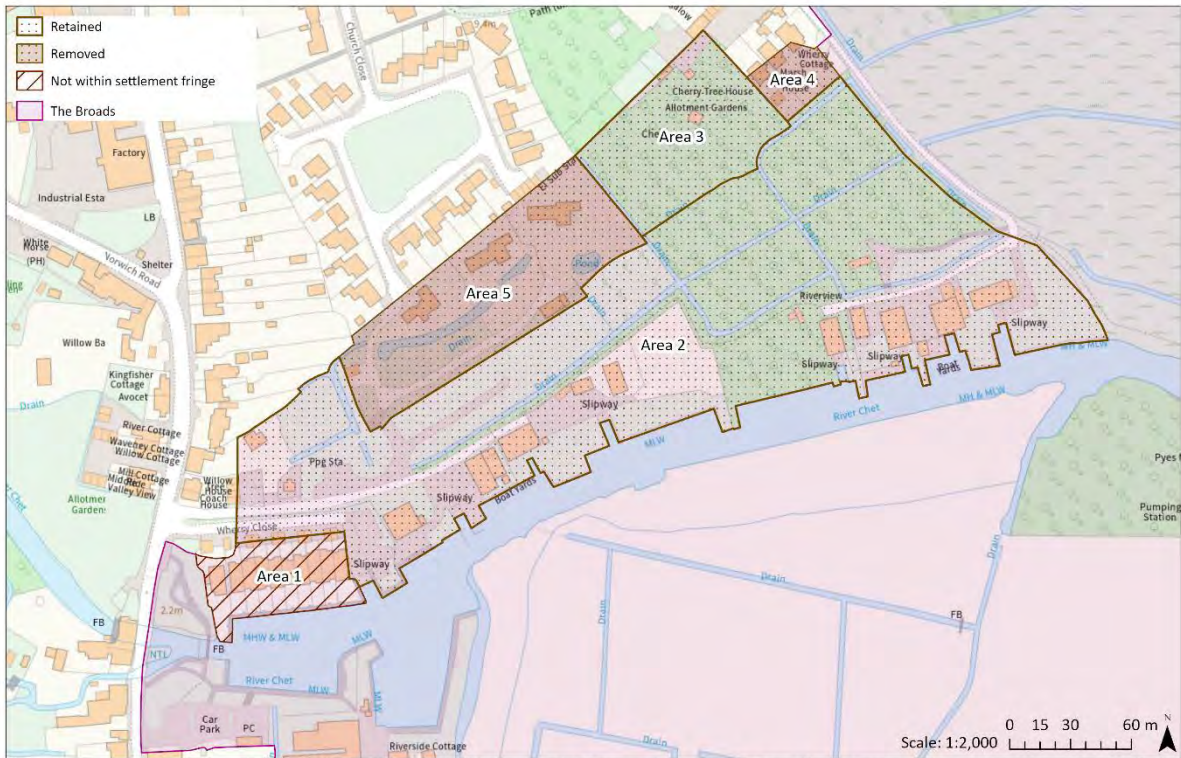
The Loddon Quay development and the River Chet were viewed from the Loddon Staithe car park and accessible area.

The following public footpaths were walked (see Appendix 1), Chedgrave FP8 and the permissive footpath route that continues to the northeast, eventually linking to Chedgrave FP4 and Loddon FP3. A route through the area currently identified as settlement fringe was taken, followed by the Chedgrave FP4 northwest around the edge of the churchyard to All Saints Church. The opportunity was taken to assess an area of private development located off

Church Close, which comprises 3 properties, set amongst a semi-natural open green space that includes an area of water (it is not clear if this was a pond or a drainage ditch that has been incorporated into the development) and tree planting.

As part of the visit, footpaths further south were also walked including Loddon BR25 and permissive routes connecting east, and Pye’s Mill was visited to ensure the area was assessed from a full range of views.

For the purposes of this piece of work, the Chet Valley area of settlement fringe was split into five areas. These are shown on the map at figure 2.



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Figure 2: Areas viewed in and around the settlement fringe. Also showing the five areas for the purposes of this piece of work.

## 4. Review of the settlement fringe area and suggested amendments

See figure 2 for location map of the following areas.

### **Area 1: Residential Riverside development accessed from Loddon Quay/Wherry Close**

This area currently falls outside the settlement fringe. The development reads as part of the planned settlement of Loddon and Chedgrave. The area observed demonstrates a planned approach to development closely related to the development pattern of adjacent older development and street pattern in Loddon and Chedgrave, even though this development has a frontage onto the river. We consider this area should remain as is; **this area is not settlement fringe**; the prevailing characteristic is of townscape character.



### **Area 2: Boatyards located alongside the north side of the River Chet between Wherry Close and Pits Lane**

This currently falls inside the settlement fringe. On the site visit, many of the characteristics associated with the settlement fringe landscape character were observed. The underlying landscape characteristics relate to the river valley marshland which can be observed south of the river and further east beyond Pits Lane. There were some elements of natural vegetation patterns, but much of the land has been adapted to the degree where the semi-natural environment feels compromised. Elements such as non-native planting, temporary storage units such as shipping containers and ad hoc sheds, boat storage, hardstandings, storage of scrap materials, subdivision of land uses with low scale fencing – all demonstrate modifications of the land to accommodate the boatyard use. **This area should remain as settlement fringe landscape character.**



**Area 3: Area of allotments / horticultural / small holding land use between boatyards and All Saints Church footpath**

This area currently falls inside the settlement fringe. On the site visit, characteristics associated with the settlement fringe landscape character were observed, including the provision of small scale greenhouses, fruit cages and items associated with allotment gardening. An element of the underlying characteristics of the area was apparent, but there was a clear use of the land which means it would not be considered a natural or semi-natural landscape, nor is it clearly associated with a development. **This area should remain as settlement fringe landscape character.**



**Area 4: Three residential plots and double garage off Pits Lane (including Wherry Cottage and Marsh View House)**

This currently falls partly inside the settlement fringe. On the site visit it was considered that this small development and associated land up to boundary hedgerow demonstrates a parcel of development which extends the character of other settlement along Pits Lane. Despite its siting adjacent to river valley marshland, it is considered that this is an extension to the existing settlement along Pits Lane that predates it. There is a clear boundary which represents a change between settlement and settlement fringe. **This area should be removed from the settlement fringe landscape character.**



**Area 5: Private development off Church Close comprising 3 properties**

This currently falls inside the settlement fringe. On the site visit this development appeared as a somewhat secluded or private extension of adjacent development that likely predates it. The area feels part of the existing settlement with a relatively clear boundary between the site and

adjacent land uses, the use of the land feels cohesive rather than appearing as a modification.  
**This area should be removed from the settlement fringe landscape character.**



## 5. Answers to frequent points made in representations

### **A: This is a new designation that will impose new controls.**

It is not a new designation. The Local Plan settlement fringe policy PUBDM26 and area shown as settlement fringe in Chedgrave is the same as in the current adopted Broads Authority Local Plan policy DM20, adopted in 2015.

The designation does not impose controls. It sets out standards that would need to be met for new development in the area to be considered acceptable. See point 5 below.

### **B: The character of the land does not meet the definition of ‘settlement fringe’, that the policy is seeking to protect.**

As described above, the current settlement fringe area has been re-assessed, and it is considered that almost all of the area does meet the defining characteristics (described above) of settlement fringe. Two small areas contain planned residential development and do not meet the criteria, and the recommendation is they be removed from the settlement fringe.

The policy seeks to ensure that any new development in the area delivers improvements that will contribute to the active conservation, enhancement and restoration of these areas and will enhance these sensitive transition points between villages / towns and the wider landscape in which they sit.

### **C: There are other environmental designations and constraints so there should not be another.**

Other environmental constraints and designations (for example, which flood zone it is in), do not affect the landscape character.

Designations are put on land for a variety of reasons by different bodies and many areas have many designations. For example, flood risk designations are put on land by the Environment Agency to ensure development is positioned appropriately in relation to flood risk. Environmental designations such as SSSIs are put on land with special environmental qualities by Natural England to protect landscapes, biodiversity and habitats. Historic England put heritage designations on places with special architectural or heritage significance to ensure that is not lost when development occurs. All of these designations are considered by Local Planning Authorities when assessing planning proposals.

### **D: The land is privately owned and contains uses such as residential gardens, boatyards with boat storage and general storage. Trees have been planted over the years by the owners.**

Settlement Fringe can be in private or public ownership and the uses described can be and often are found in settlement fringe areas. The planting of trees including non-native species is typical of settlement fringe areas.

**E: The settlement fringe area contains businesses that are crucial to the local economy. The designation should not restrict them.**

The intention of policy PUBDM26 which covers the 'set lement fringe' area of Chedgrave is not to restrict businesses or development. The policy states that development in set lement fringe areas *shall be permitted* where it can be demonstrated that its location, scale and design will protect, conserve and where possible enhance the special qualities of the Broads, the relationship between the set lement and landscape setting, the pat ern of distinctive landscape elements and visually sensitive skylines.

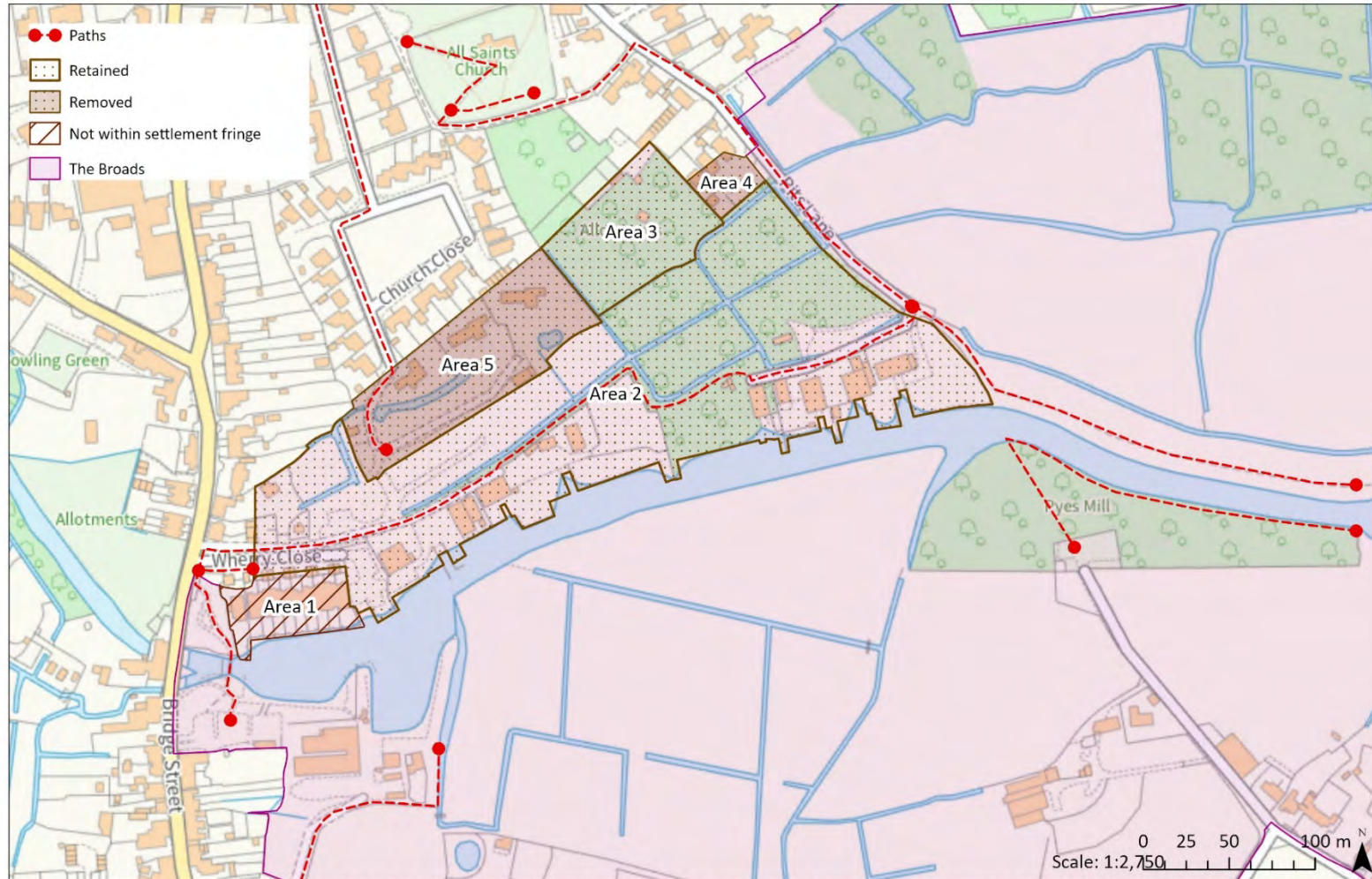
As such, within the Chedgrave set lement fringe area, suitable proposals for development (that demonstrate how they would enhance the landscape qualities of the area) are more likely to be considered acceptable than they would be if the area was not considered set lement fringe.

## **6. Conclusion**

Following a review of the set lement fringe area in Chedgrave, it is proposed to remove two areas that contain planned development and no longer meet the criteria for set lement fringe. However we do not agree that the whole set lement fringe area should be removed as most of the area still fulfils the criteria and remains set lement fringe landscape character type. See [Appendix 3](#) for the proposed amended area of set lement fringe at Chet Valley.

# Appendix 1: Plan showing the footpaths walked on site visit

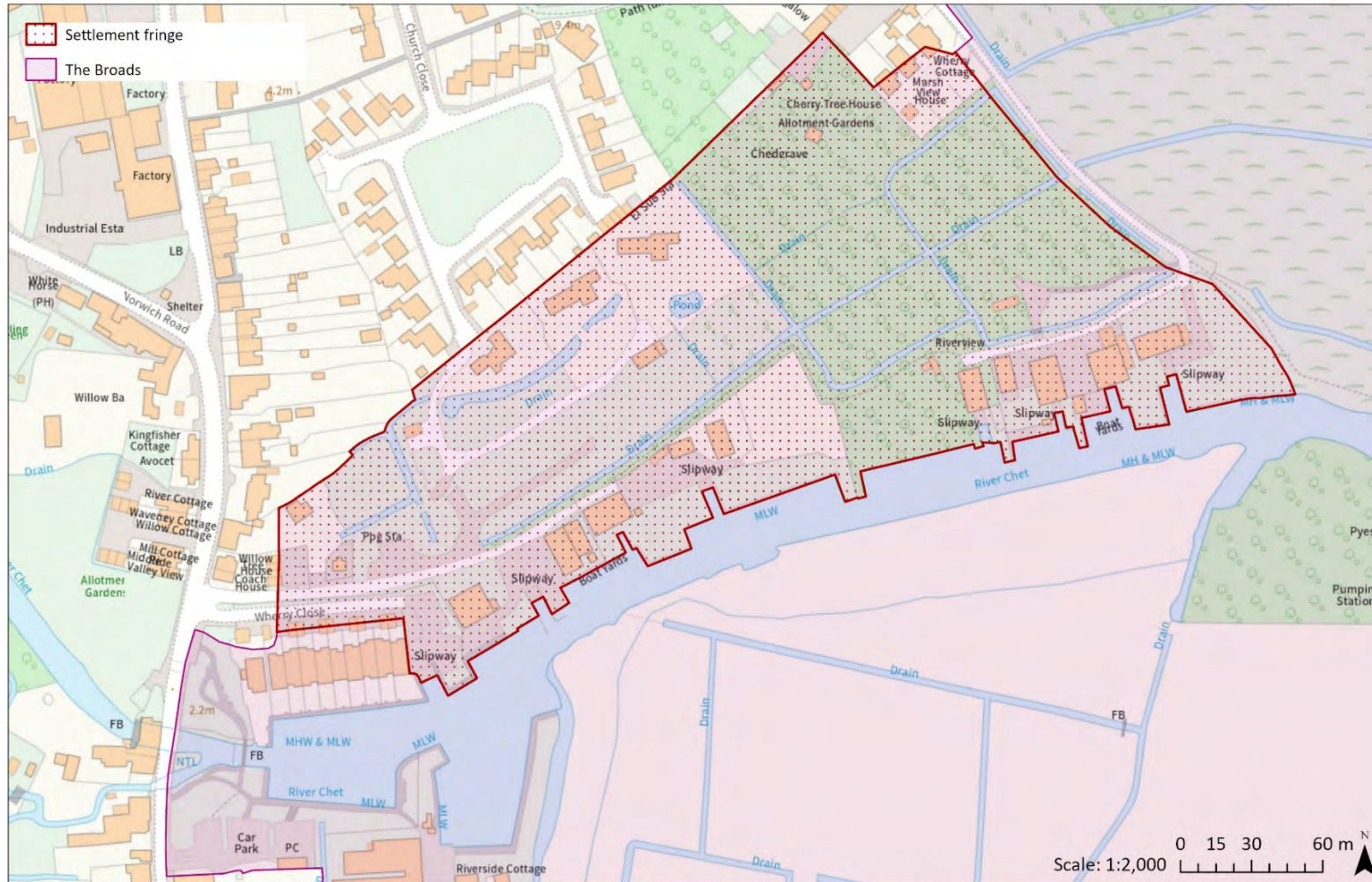
Appendix B: Paths walked during site visit



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## Appendix 2: Map showing existing settlement fringe in Chedgrave

Chedgrave - Settlement Fringe - Original



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## **Norfolk Wildlife Trust - further comments relating to Biodiversity Net Gain.**

Nature is remarkable and is essential to our lives. It is responsible for the air we breathe, the water we drink, the soil we live on (and off) and the food we eat. It provides us with clothes to wear, materials to build with and medicines to cure. It provides us with a place for leisure, recreation and reflection and provides great joy and interest; as such it is inextricably linked to our mental health and wellbeing. Despite the importance of nature to our very existence, nature is facing a crisis – an ecological emergency. The Living Planet Report (2018) shows that wildlife populations have declined by over half in less than 50 years and that the variety of life on earth is disappearing fast. Furthermore, the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services (IPBES) reports that globally one million animal and plant species are now threatened with extinction. Nationally, the 2023 State of Nature Report found that one in six of England's species are under threat of extinction, with wildlife, on average, declining by 19% since monitoring began in 1970. Because of the services and functions that biodiversity provides, this resource can also be described as our natural capital. Natural capital provides (food, raw material and growth), regulates (air, water, soil and climate) and supports us culturally with non-material benefits. It can simply be described as the elements of nature that directly or indirectly produce value to people. Biodiversity is the "live" element of natural capital and many of the benefits that stem from natural capital are as a result of the interactions between biodiversity and non-living resources. By investing in these biodiversity assets, we are investing in our own future and wellbeing. The planning system is a critical place where the natural world regularly meets with the actions of government. With the need to build more homes for growing populations, biodiversity net gain offers a framework to promote sustainable growth. However, for the requirement for BNG to succeed, it must be applied ambitiously and with care and be effectively monitored and enforced. The Wildlife Trust has a policy position that in the context of the ecological crisis, developments should be required to go beyond 10% BNG and strive to deliver at least 20% to protect and enhance nature and support its recovery. Why is a 20% target needed in Norfolk? Norfolk has a wonderfully rich and varied biodiversity, but it is not in a safe or stable condition, and it remains under serious threat. Our wealth of varied habitat supports 2328 of species which are classified as 'Species of Conservation Concern', meaning they are rare, threatened or protected by law, with some of these nationally rare and special species only found in the UK in Norfolk. Almost 13% of Norfolk is made up of Priority Habitat and Norfolk is home to a high proportion of the UK's most wildlife-rich habitats, including chalk streams, reedbed, fens, dry acid grassland and coastal sand dunes. Norfolk is also a national stronghold for Priority Species including barbastelle bat, swallowtail butterfly, bittern and stone curlew. Norfolk has 163 SSSIs, covering an area of 121,223 ha, equating to 23% of the total area of the county. Of these, 30% of the SSSI features are in unfavourable (no change) unfavourable declining, or unknown condition. For County Wildlife Sites, the non-statutory network of sites important for wildlife at the county level, monitoring data shows that 66% are either in declining, unfavourable condition or unknown. This compares to a national average of 48%

in favourable condition. Within Norfolk, there are pressures on land use, the biggest being significant and unprecedented levels of growth. The population of the Norfolk is projected to increase from 916,120 in 2021 to 1,029,249 by 2043, an increase of around 11%. In addition to these homes is the infrastructure needed to support this – transport, education, health and social care, utilities and community facilities. This all requires space (land) and resources. The changing climate puts Norfolk’s wildlife at further risk; for example, with warming of 2°C, 72% of bumblebees in Norfolk could be lost, along with 75% of grasshoppers and bush crickets, and 68% of larger moths. The new climate, at this level of warming, potentially becomes unsuitable for 15 species of birds 7 species of mammal. The Swallowtail Butterfly, found in the UK only in the Norfolk Broads, and Red Admirals are among 11 species of butterfly which could be affected. The continuous growth in development and urbanisation means the county now has a highly fragmented landscape with small pockets of habitat supporting rare and vulnerable species. The Lawton Report “Making Space for Nature” has emphasised the importance of networks and connectivity for biodiversity. Fragmentation impairs species movement and migration, meaning these isolated populations are less able to survive or adapt to changing climate conditions and are put at further risk. Norfolk is home to numerous declining priority and endangered species, including water vole, Natterjack Toad, hedgehog, Barbastelle Bat and Adder. Between 1995 and 2021, 27% of bird species reported on in the BTO Breeding Bird Survey showed a statistically significant decline in Norfolk. There is a lack of data on the number of species in other taxa declining within Norfolk but given the national declines and threats, a precautionary approach is required. Indeed, as a response, ecological emergencies have been declared across the county. With these exceptional pressures for the county, the scale of biodiversity losses require a 20% biodiversity net gain target in order to bring confidence that the ecological crisis in Norfolk is being tackled and that there is a strategic policy in place to ensure that net gain will be delivered that makes a measurable contribution to national targets for halting the decline in biodiversity and moving it towards recovery. How will biodiversity net gain affect development and is a 20% target achievable? There is sometimes a misconception that increasing BNG from 10% to 20% is doubling the amount of habitat to be delivered. This is not the case. The increase is only from 110% to 120% of pre-development biodiversity levels. The vast majority of the cost of BNG is on meeting the 110% statutory target, and the extra 10% is a small extra cost that does not impact on viability. A 10% minimum gain has been set by the Environment Act, as this is the lowest level that Defra consider would actually deliver biodiversity gains. But we consider that given the pressures facing the county’s biodiversity, a greater ambition of 20% should be set to provide greater confidence in genuine gains for biodiversity and ensure the successful recovery of nature in Norfolk. Relevant findings from Defra’s Impact Assessment document (21/11/2018) include (our emphases): “..In simple terms, [10%] is the lowest level of net gain that [Defra] could confidently expect to deliver genuine net gain, or at least no net loss, of biodiversity and thereby meet its policy objectives.” “..Advice from some Natural Capital Committee members suggests that a level of net gain at or above 10% is necessary to give reasonable confidence in halting biodiversity losses.” “..The department therefore favours as high a level of net gain as is feasible...The analysis undertaken in this Impact Assessment indicates that the level of requirement makes relatively little difference to the costs of

mitigating and compensating for impacts.” Natural England’s biodiversity net gain study (Vivid Economics, June 2018) considered the impacts on the economics and viability of development and concluded that a biodiversity net gain requirement was not expected to affect the financial viability of housing developments (up to 20% biodiversity net gain scenario); it also suggests there is a strong case for greater ambition. The study found that for biodiversity net gain scenarios up to 20%:

- With careful design and early consideration, on site biodiversity net gain can be delivered at no or little cost.
- If it can be delivered on site, biodiversity net gain is usually cost-neutral – biodiversity on-site can attract customers, speed up sales and even increase values.
- If biodiversity net gain costs are significant, it is the landowner that will bear them rather than the developer through reduced land prices; however, according to the study most developers considered it unlikely to have a significant impact on land values.
- After a transition period, incidence of a biodiversity net gain requirement on developers was expected to be minimal or positive.
- Biodiversity net gain is not expected to reduce the number of affordable housing units. • An increase in the biodiversity net gain requirement does not need to impact the number of dwellings, as some of net gain can be delivered off-site.
- Where there are higher costs associated with off-site delivery, these will be passed through to the landowner but represent less than a 1.5% uplift.

The Defra assessment similarly concluded that the additional costs would fall to the landowner. Their assessment states that when mandatory requirements that are transparent and clearly defined are imposed across all developers, developable land prices should fall to absorb the policy cost as developers ‘pass through’ the cost. Evidence from industry and academia supports this, showing that development costs are passed back through to land prices once the market has adjusted to the new policy. It states that house prices and developer profits appear inelastic with respect to extra costs, with land prices absorbing the change. The Defra impact assessment also found that the level of net gain requirement makes relatively modest difference to the costs of mitigating and compensating for impacts when assessed against the more significant costs of achieving no net loss and wider development policy objectives. It found that the majority of the costs associated with net gain are incurred to correct for the initial loss of biodiversity through development (i.e. achieving only ‘no net loss’). For example, a 10% net gain is in fact a requirement to deliver approximately 110% of the total lost biodiversity; a 10% gain therefore represents a relatively small proportion of overall habitat creation/enhancement requirements. Furthermore, the additional investment required to move from 10% net gain to 20% does not mean twice the expense. As the Natural England assessment found, careful design and early consideration can see the achievement of significant biodiversity improvement with little or even no additional spend. Overall, Defra’s analysis indicated that net gain delivery costs are likely to be low as a proportion of key variables such as build

costs and land prices. In addition, they found it is unlikely to lead to a significant increase on existing average developers' contributions. We are encouraged to note that from other Local Authorities that 20% BNG is a realistic and deliverable policy goal. The following Local Planning Authorities that have already adopted a 20% requirement or target in their Local Plan: Maidstone, Guildford, Worthing, Greater Cambridge, Brighton and Hove. Other local planning authorities are working towards 20% or higher minimum biodiversity net gain requirements in emerging local plan policies: Richmond, Mid Sussex, Mole Valley, Birmingham, East Devon, Surrey Heath, Canterbury, Swale, Swindon, Kingston-upon-Thames (30% target), Tower Hamlets (30% target), Wiltshire. Conclusion: Therefore, given the evidence on the state of nature in Norfolk and the clear need for substantive action to ensure the ongoing decline in biodiversity is halted by 2030, we strongly recommend that the Broads Authority implement a policy to requiring 20% BNG. This stronger target would demonstrate a clear commitment to BA's Biodiversity Duty, without any significant effects on the delivery of the plan or viability of the developments affected.

# Planning Committee

16 January 2026

Agenda item number 12

## Annual Monitoring Report and Infrastructure Funding Statement

Report by Planning Policy Officer

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### Summary

The Annual Monitoring Report (AMR) sets out planning related data from 1 April 2024 to 31 March 2025, it includes the annual check of exemptions related to self-build.

This report also presents the annual Infrastructure Funding Statement.

### Recommendation

- i. To note the Annual Monitoring Report and endorse its findings.
  - ii. To endorse the Infrastructure Funding Statement.
- 

## 1. Introduction

- 1.1. The Annual Monitoring Report (AMR) assesses planning permissions granted over the monitoring period from 1 April 2024 to 31 March 2025. It also assesses how policies in the Local Plan for the Broads were used. The Local Plan monitoring indicators are a key component of the AMR, which provides an update on the Duty to Cooperate and progress on the Local Plan and other associated documents. The AMR will be published on the Broads Authority's website.
- 1.2. The Community Infrastructure Levy (CIL) regulations require all local planning authorities that issue a CIL liability notice or enter into section 106 planning obligations during a reporting year, to publish an Infrastructure Funding Statement (IFS) at least annually.

## 2. AMR Headline figures

- 2.1. The following are the headline figures taken from the AMR (at Appendix 1):
  - a) Total number of dwellings completed in 2024/25: 11
  - b) Total number of houses permitted in 2024/25: 1
  - c) 1 unit of holiday accommodation counts towards the housing need for the Broads

- d) The average number of dwellings permitted over the 6 years since the adoption of the Local Plan is 10.17 dwellings, which is less than the Local Plan average of 11.43 dwellings.
- e) Approval rate (as a percentage of validated applications) is 96.5%
- f) 0 residential moorings permitted
- g) 12 appeals decided, 1 allowed and 11 dismissed
- h) It is unclear if the self-build exemption from the duty to give enough suitable development permissions to meet the identified demand remains (see AMR for details).
- i) 5-year land supply:

Approach	Supply in years
Liverpool	3.39
Sedgefield	3.05

2.2. The Authority cannot demonstrate a five-year land supply. It should be noted that:

- The presumption in favour of sustainable development applies, as set out in the NPPF paragraph 11(d), must be considered;
- However, the NPPF is clear in affording protection to the Broads Authority area because it is of particular importance as acknowledged in paragraph 189 of the NPPF;
  - ‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads.’

### 3. Infrastructure Funding Statement (IFS)

- 3.1. This is produced each year and sets out any new planning obligations as well as progress on planning obligations received since the adoption of the 2019 Local Plan. The Statement can be found at Appendix 2.
- 3.2. Please note that this has already been published; the IFS needed to be published by the end of the calendar year.

Author: Natalie Beal

Date of report: 09 December 2025

Appendix 1 – [Annual Monitoring Report 2024/25](#)

Appendix 2 – [Infrastructure Funding Statement 2025](#)

# Annual Monitoring Report 2024/25

December 2025



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Cover photo credit: River Bure, by Jackie Dent

## 1. Introduction

The Annual Monitoring Report (AMR) assesses planning permissions granted over the monitoring period from 1 April 2024 to 31 March 2025. It also assesses how policies in the Local Plan for the Broads were used. The Local Plan Monitoring indicators are a key component of this AMR. The AMR provides an update on the Duty to Cooperate as well as progress on any work related to producing the Local Plan and other associated documents. The source of the data in this AMR is mainly from data collected and held by the Broads Authority (BA). If you have any queries regarding this AMR, please contact the Planning Team at the Broads Authority on 01603 610734.

## 2. Duty to Cooperate

The Localism Act 2011 introduced a 'duty to cooperate' on strategic planning matters (defined as those affecting more than one planning area) applying to local planning authorities and a range of other organisations and agencies. The following provides an overview of the types of cooperation going on between BA and other organisations covered by the duty, during the year under review.

A Duty to Cooperate Statement has been produced to accompany the Local Plan and it can be found here [Duty to Cooperate Statement February 2018 \(PDF | broads-authority.gov.uk\)](#). The main cooperation outcome has been that Great Yarmouth Borough Council has agreed to accommodate the residual need of 38 dwellings which arises in the Borough's part of the Broads. A new [Duty to Cooperate Statement \(2025\)](#) has been produced for the emerging Local Plan.

The [Norfolk Strategic Planning Framework version 4](#) has been produced and endorsed by all Norfolk Local Planning Authorities. This is a series of agreements that all Norfolk Authorities will sign up to.

The Authority continues to engage proactively with our District Councils, the rest of Norfolk and Suffolk and the County Councils mainly through meetings and responding to consultations, as well as working on joint projects.

Joint projects that were undertaken, completed or started in the 2024/25 monitoring period are as follows:

- Joint work with other authorities on preparation for the Norfolk and Suffolk Local Nature Recovery Strategy.
- Master planning work/Supplementary Planning Document for East Norwich – working with Norwich City Council and Norfolk County Council.
- Work, with Norfolk Local Planning Authorities, on Nutrient Neutrality.
- Worked with other LPAs regarding the reviewed Norfolk Recreation Avoidance Mitigation Strategy (Norfolk RAMS).

### 3. Local Plan and other Planning Policy Documents

The Local Plan for the Broads was adopted in May 2019. It has therefore been in place to be used in determining planning applications for all of the 2024/25 monitoring period. The Local Plan webpage is here: [Local Plan for the Broads \(broads-authority.gov.uk\)](https://broads-authority.gov.uk). The table at [Appendix D](#) reflects the monitoring indicators from the Local Plan. It also shows how the policies are generally working.

During the monitoring period, the Local Plan review continued. The Local Plan webpage above includes work completed to date, which is as follows:

- [An investigation into the technical issues related to 'do float' and 'can float' homes \(May 2024\)](#)
- [Energy Performance in Local Plans, Written Ministerial Statement and the Local Plan for the Broads \(July 2024\)](#)
- [Local Plan Sequential Test \(July 2024\)](#)
- ['More than 10% Biodiversity Net Gain for the Local Plan for the Broads' Topic Paper \(Updated February 2025\)](#)
- [Great Yarmouth Gypsy and Traveller Accommodation Assessment \(GTAA\) Update \(September 2024\)](#)
- [Broads Authority Local Plan Viability Assessment Final Report \(October 2024\)](#)
- [Broads Authority Local Plan Viability Assessment Technical Appendices \(October 2024\)](#)
- [PM2.5 Topic Paper \(November 2024\)](#)
- [Development Boundary Topic Paper \(December 2024\)](#)
- [Broads Authority GTAA Review \(December 2024\)](#)
- [Peat topic paper \(February 2025\)](#)
- [Affordable Housing Topic Paper \(March 2025\)](#)
- [Local Infrastructure Study \(Updated July 2024\)](#)
- [HELAA part 2 \(February\)](#)
- [From HELAA to Local Plan part 2 \(February 2025\)](#)
- [Local Housing Needs Assessment Addendum \(March 2025\)](#)
- [Development Boundaries Topic Paper \(updated August 2024\)](#)

### 4. Neighbourhood Plans

Neighbourhood Plans continue to be produced during the 2024/25 monitoring period and an up to date list detailing progress of the Neighbourhood Plans is available at:

[Neighbourhood planning \(broads-authority.gov.uk\)](#). [Appendix A](#) shows a map of

Neighbourhood Plans that are relevant to the Broads. Notably, the following Neighbourhood Plans were adopted/made in the monitoring period:

- Loddon and Chedgrave (Chet)
- Reedham
- Trowse with Newton
- Thorpe St Andrew

## 5. Completions of net new housing in 2024/25

The following schemes have been completed in the 2024/25 period. Data was collected either through phoning the applicant or agent or site visits. For the purposes of the AMR, completed means that it has windows and doors. Please note that 'CLEUD' schemes are in this table and section 6 but won't be double counted.

App No	District	Proposal	Type	Net New	Self-Build (April 2016 onwards)?
BA/2010/0381/CU	South Norfolk	Change of Use of single storey barn to holiday cottage	Holiday home	1	n/a
BA/2022/0195/FUL	South Norfolk	Proposed conversion of existing barn to a short term holiday let.	Holiday home	1	n/a
BA/2017/0103/OUT	Great Yarmouth	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	Market dwellings	3	No
BA/2019/0118/FUL	Great Yarmouth	Erection of 7 residential dwellings, 12 permanent residential moorings, 9 resident moorings, 10 visitor moorings, 1 mooring for Broads Authority, the redevelopment of the Marina building as offices & storage with associated landscaping & parking	Holiday homes	3	No
BA/2024/0104/FUL	South Norfolk	Change of use from annexe to holiday accommodation	Holiday home	1	No
BA/2025/0027/CLEUD	Broadland	Lawful Development Certificate for use as dwellinghouse within Use Class C3 (and not subject to any planning conditions restricting occupancy) for more than 10 years	Market dwellings	1	No
BA/2022/0144/FUL	South Norfolk	Change of Use from Residential Annexe to Holiday Accommodation Let Unit	Holiday home	1	No

Number of residential dwellings: 7

Number of holiday homes: 4

**Total number of dwellings completed in 2024/25: 11**

## 6. Net new dwelling applications permitted in 2024/25

The following table sets out some details of permitted housing related applications. These applications also appear in Section 8 as they are yet to be completed and some map appear in section 5 as they are CLEUD applications.

Planning application reference	Parish	District	How many new dwellings?	How many dwellings lost?	Net total of dwellings ?	How many new affordable dwellings?	How many affordable dwellings lost?	Net total of affordable dwellings?	On previously developed land?	In development boundary?	Is the dwelling a rural enterprise dwelling?	Is the scheme for elderly/specialist need housing?	Is the scheme for self-build?
BA/2025/0027/CLEUD <sup>1</sup>	Postwick w Witton	Broadland	1	0	1	0	0	0	N/A - CLUED	No <sup>^</sup>	No	No	No

1: Lawful Development Certificate for 10 years use of the building and site as a dwellinghouse within Class C3

<sup>^</sup>: Note that these were Lawful Development Certificate

**Total number of dwellings permitted in 2024/25: 1 dwelling**

**Number of dwellings permitted in 2024/25 that count toward the OAN: 1 dwellings**

**It should be noted that during this entire monitoring period, schemes for overnight accommodation in parts of Norfolk were affected by nutrient enrichment issues.**

## 7. Tourism accommodation applications permitted in 2024/25

The following table sets out some details of permitted tourism accommodation related applications. It also identifies if these units are self-contained and, in theory, could be lived in and therefore count towards the Objectively Assessed Housing Need set out in the Local Plan. These applications also appear in Section 8 as they are yet to be completed.

Planning Application Number	What type? (for example, tent pitches, glamping, caravans, second home, holiday home, other)	How many new 'units' of holiday accommodation?	How many lost 'units' of holiday accommodation?	Net total 'units' of holiday accommodation?	Any occupancy conditions?	On Previously developed land?	Count towards OAN?
BA/2024/0007/COND	Replacement of 3 no. bell tents with mezzanine pods and erection of shelter for waste disposal point - variation of conditions 1, 4 and 7 of planning permission BA/2020/0469/COND	3	0	3	-	Yes	No
BA/2024/0115/FUL	Change from 1 x 1-bed and 1 x 3-bed to 2 x 1-bed holiday lets, part change of use to Treatment Rooms incl new yurt, changes to openings & new balcony	2	2	0	Yes - Short term holiday only	Yes	No
BA/2023/0442/FUL	Replacement chalet & erection of new storage shed alongside.	1	1	0	Yes: The building shall be used only for the personal enjoyment of the occupiers, incidental to the use of the land as a mooring plot and nothing in this permission shall be construed as permitting the use of the building as a dwelling house and The building shall not be occupied for the purposes of overnight accommodation for more than 20 weeks in total in any calendar year.	Yes	No
BA/2024/0012/FUL	Conversion of gym to 7no. hotel bedrooms (year round use)	7	0	7	-	Yes	No
BA/2023/0436/FUL	Erection of building including reception area, staff room, on-site shop, three ensuite holiday let rooms, workshop/machinery store. Erection of storage and showers building. Erection of log store and changing room building. Sauna building. Increase in camping	3	0	3	-	Yes	No
BA/2024/0104/FUL	Change of use from annexe to holiday accommodation	1	0	1	Yes - Short term holiday only	Yes	Yes

When calculating the need for housing for the Broads, the consultants ensured they considered empty homes – second and holiday homes. The Broads Authority calculated the numbers of second and holiday homes in the Broads part of various districts and provided the consultants with this data. As a result, considering that holiday and second homes were taken into account when calculating the need, they can be counted towards meeting the need.

**1 unit of holiday accommodation counts towards the housing need for the Broads.**

**It should be noted that during this entire monitoring period, schemes for overnight accommodation in parts of Norfolk were affected by nutrient enrichment issues.**

## 8. Outstanding planning permissions for net new housing – all years

Our districts were contacted for any update they have on the schemes, such as through their building regulations teams. If needed, applicants or agents were called to ask if schemes were completed. The following schemes were not completed and the table shows if they had started or not. Applicants or agents were also asked if they had any idea of when the schemes would be completed. For some of the applications, despite numerous attempts at contacting either the agent or applicant, we were unable to get any update on when the scheme was likely to be completed (see last column). Indeed, some applicants who we spoke to, were not able to tell us when their scheme will likely be completed.

App No	District	Proposal	Net New	Self-Build (April 2016 onwards)?	Commenced?	Completion: 2025/26	Completion: 2026/27	Completion: 2027/28	Completion: 2028/29	Completion: 2029/30	Completion: After 2030	Completion: Unknown as at April 2025
BA/2021/0276/CUPA	BDC	Conversion of office to 6 residential units	6	no	Yes	6						
BA/2018/0007/FUL	GYBC	Change of use of outbuildings to 2 No. holiday lets	2	n/a	Yes							2
BA/2021/0145/FUL	NNDC	Proposed demolition of the existing Ludham Bridge Stores and Wayfares cafe for the erection of a replacement building and extension to accommodate a new cafe and store, alongside 3 proposed holiday lets to the rear.	3	n/a	No				3			
BA/2012/0271/FUL	WDC	Re-development of former Pegasus Boatyard to provide 76 dwellings, new boatyard buildings, office, moorings and new access road.	76	N/a	Yes					15	61	
BA/2021/0417/FUL	SNDC	Conversion & change of use to short term holiday let	1	n/a	No							1
BA/2015/0426/FUL	WDC	Conversion of existing barns and outbuildings to form new residential units and erection of a new stable block.	4 <sup>^</sup>	yes - 1	Yes				1			
BA/2020/0408/FUL	ESC	Demolition of existing dwelling (Westerley) & erection of replacement dwelling and erection of new dwelling on neighbouring plot (The Moorings).	1	no	No							1
BA/2017/0103/OUT	GYBC	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	16 <sup>§</sup>	no	Yes				13			
BA/2018/0279/FUL	GYBC	Change of use of existing barn & cattery to holiday accommodation	2 <sup>*</sup>	n/a	Yes							1
BA/2019/0118/FUL BA/2020/0053/FUL	GYBC	Erection of 7 residential dwellings, 12 permanent residential moorings, 9 resident moorings, 10 visitor moorings, 1 mooring for Broads Authority, the redevelopment of the Marina building as offices & storage with associated landscaping & parking And...	9 <sup>#</sup>	No	Yes				5			

App No	District	Proposal	Net New	Self-Build (April 2016 onwards)?	Commenced?	Completion: 2025/26	Completion: 2026/27	Completion: 2027/28	Completion: 2028/29	Completion: 2029/30	Completion: After 2030	Completion: Unknown as at April 2025
		Demolition of former marina building & erection of 2 residential dwellings with parking & residential moorings.										
BA/2020/0259/FUL	GYBC	Part retrospective: Restoration of pumphouse including extension to form a dwelling and part use as a visitor centre. Restoration of mill for use as annex including re-instatement of scoopwheel and sails. Construction of an outbuilding to house a water treatment plant. Temporary stationing of caravan.	1	No	Yes							1
BA/2023/0014/FUL	ESC	Change of use of half of the building from storage to residential incl rooflights and windows	1	No	No	1						
BA/2023/0171/FUL	ESC	Additional residential rooms over single storey link wing. New foyer extending garden room footprint. Internal alterations. Two external storage sheds.	3 additional rooms	No	No							3 additional rooms
<b>Total</b>	-	-	<b>122 dwellings 3 rooms</b>	-	-	<b>7</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>15</b>	<b>61</b>	<b>6 dwellings 3 Rooms</b>

\* the permission is for 2 dwellings, but one has been completed.

^ 3 holiday homes have been completed

\$ 3 have been completed

# 3 have been completed and the permission may be adjusted to reduce to 8 – so the remaining 5 are included in the table.

## 9. Current Local Plan Allocations – net new housing

The following shows when the allocations for net new housing that are allocated in the Local Plan for the Broads could be delivered. Please note that the schemes at Pegasus and at Thurne, and more recently, Stokesby, are included in the previous table (as they also have permission).

- HOV3 – there are some discussions about various uses for this site. In the 2019/20 AMR, following discussion with the landowner, they have indicated they are not keen on dwellings.
- NOR1 – continues to be a constrained site, but the Broads Authority are working with Norwich City Council who are liaising with the landowners of that site and other sites in the area regarding bringing forward the site for development. A Masterplan, that is likely to become a SPD, is under production.

## 10. Planning applications data

The following table sets out the number of planning applications received between 1 April 2024 and 31 March 2025 and how many were permitted or refused.

<b>Applications*</b>	<b>Total</b>
Total number submitted	<b>194</b>
Validated applications	<b>172</b>
Approved applications	<b>166</b>
Refused applications	<b>15</b>
Withdrawn applications	<b>18</b>

\* These totals do not include any Non-Material Amendments, Applications for Approval of Details Reserved by Condition, Neighbour LPA Consultations/County Matter consultations, Screening/Scoping opinions or Pre-Apps.

**Approval rate (as a percentage of validated applications) is 96.5%**

## 11. Appeals

The following table sets out the number of appeals between 1 April 2024 and 31 March 2025 and how they were determined.

- Dismissed: 11
- Allowed: 1
- Part Allowed/Part Dismissed: 0
- Withdrawn: 0
- Decisions outstanding: 9

## 12. Residential moorings

No applications for residential moorings were received in monitoring period.

### 13. Moorings/Access to water

The following table sets out some details of permitted mooring/access to water related applications. This does not include replacement quay heading.

Planning Application Number	Location	Description	Number of new moorings/length	New visitor moorings (DM33)	Type	Public or private?
BA/2024/0102/FUL	Horning	Extension of plastic quay heading to join to existing plastic piling	40m in total length but no new moorings created.	n/a	Plastic quay heading	Private
BA/2024/0160/HOUSEH	Coltishall	23m of new timber quay-heading including slipway	23m in total length but no new moorings created	n/a	Timber quay-heading	Private
BA/2024/0128/FUL	Brundall	Reconfiguration of marina, demolition of 6 miscellaneous sheds, removal of caravan. Installation of 75m long floating pontoon and 9 associated finger jetties. Car park resurfacing and creation of landscaped mound.	0	n/a	Floating pontoon and finger jetties	Private

The cumulative list of moorings delivered as a result of policy DM33 (and its predecessor DP16) is as follows.

<b>Application number</b>	<b>Location</b>	<b>Detail</b>	<b>Available?</b>
BA/2015/0244/COND	Barnes Brinkcraft, Hoveton	6 moorings now available.	Yes
BA/2012/0121/FUL	Brundall Church Fen	25m provided.	Yes
BA/2013/0397/FUL	Ferryview Marina (now Horning Pleasurecraft)	2 visitor moorings provided.	Yes
BA/2013/0163/FUL	Pyes Mill, Loddon	2 visitor moorings provided.	Yes
BA/2014/0426/FUL	Sutton Staithe	2 visitor moorings provided.	Yes
BA/2015/0172/FUL	Swancraft	2 visitor moorings provided	Yes
BA/2014/0010/FUL	Eastwood Marine, Brundall	2 visitor moorings provided.	Yes
BA/2017/0268/FUL	Wayford Marina, Wayford Road, Wayford Bridge	2 visitor moorings provided.	Yes
BA/2018/0149/FUL	Oulton Broad	4 visitor moorings provided	Yes
BA/2019/0118/FUL	Marina Quays, Great Yarmouth	10 visitor moorings provided	Yes
BA/2017/0369/FUL	St Olaves Marina	2 visitor moorings provided.	Yes
BA/2021/0456/FUL	Horning Pleasurecraft Limited	8 visitor moorings provided.	2 available currently.

## 14. Heritage indicators

### a. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

Area	Adopted
Beccles	July 2014
Belaugh	October 2021
Bungay	January 2022
Coltishall and Horstead	August 1983 (currently under review by BDC)
Ditchingham	March 2013
Ellingham	March 2013
Geldeston	March 2013
Halvergate Marshes	March 2015
Halvergate and Tunstall	September 2023
Horning	December 2012
Langley Abbey	February 2014
Loddon and Chedgrave	December 2016
Ludham	August 2020
Neatishead	May 2011 (currently under review by BA)
Norwich Bracondale	March 2011
Norwich St Matthews	March 2007
Norwich City Centre	September 2007
Oulton Broad	July 2015
Salhouse	April 2004
Somerleyton	March 2011
Stalham Staithe	March 2017
Thorpe St Andrew	December 2007
Trowse with Newton	September 2012
West Somerton	November 2018
Wroxham	July 2010

### b. Number of Listed Buildings at Risk

(Source: Broads Authority Historic Environment Officer)

<b>Grade I</b>	1
<b>Grade II*</b>	6
<b>Grade II</b>	14
<b>SAM</b>	2
<b>Total</b>	23

Please note this includes Claxton Castle which is both a SAM and grade II\* so counted twice.

## 15. Brownfield Register

The [Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#) requires local authorities to prepare and maintain registers of brownfield land that is suitable for housing. All Local Planning Authorities were required to set up a Brownfield Register by the end of 2017 and update it every year. The most recent register for the Broads Authority can be found here: <http://www.broads-authority.gov.uk/planning/Other-planning-issues/brownfield-register>.

## 16. Class E applications

Class E includes the following:

Use, or part use, for all or any of the following purposes—

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public—
  - (i) financial services,
  - (ii) professional services (other than health or medical services), or
  - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for—
  - (i) an office to carry out any operational or administrative functions,
  - (ii) the research and development of products or processes, or
  - (iii) any industrial process,being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

The table within this article shows how some uses have changed to Class E and to other new Classes as well. [Planning: use classes order changes \(pinsentmasons.com\)](#).

The following table sets out some details of permitted E Class uses.

Planning Application Number	Description	Parish	Which land use?	Is it within the town centre?	New floor space (sqm)	Lost floor space (sqm)?	Net floor space (sqm)
BA/2024/0430/FUL	Change of use from a vacant retail unit (Class E) to hot food takeaway (sui generis) with installation of extraction and ventilation equipment and minor external alterations	Hoveton	From Class E to Sui generis	Yes	0	219	-219
BA/2024/0225/FUL	Conversion and change of use of an existing agricultural building to use class E and associated works to accommodate Beauty Treatment rooms.	Mettingham	Class E	No	79	0	79
BA/2024/0138/LBC	Refurbish restaurant	Thorpe St Andrew	Classe E	No	-	-	-

## 17. Employment

The following table sets out some details of permitted employment related applications.

Planning Application Number	Description	What use class?	new floor space (state units)	lost floor space (state units)	Net total (state units)	On previously developed land?
BA/2024/0331/COND	Additional plant and services	-	-	-	-	Yes
BA/2024/0256/FUL	Demolition existing dry boatshed and Erection of a new steel framed dry boatshed.	Sui Generis	-	-	-	Yes
BA/2024/0042/FUL	Replace redundant garage with an engineering workshop	B2	52.2 square metres	20.25 square metres	31.95 square metres	Yes

## 18. Renewable/low carbon energy

The following applications were for/included low carbon/renewable energy generation.

Planning application number	Description	Location	Generation
BA/2023/0445/FUL	Installation of plant items associated with Combined Heat and Power Plant to include 1x turbine, 1x steam generator, 1x compressor station and 1 package boiler inc. stack	Cantley PC	-
BA/2024/0191/HOUSEH	Provision of land based solar panel array	Burgh Castle PC	Approximately 7,600kWh, depending on shading, angle and efficiency of cells.
BA/2024/01897/FUL	Solar array and associated inverter shed	Trowse with Newton PC	They expect the system to general 42,038 kWh of clean electricity every year and save 8,926 kg CO2 of carbon.

## 19. RAMS

The following table shows relevant applications. See also the Infrastructure Funding Statement section for details.

Planning application number	Description	Location	RAMS payment
BA/2023/0436/FUL	Erection of building including reception area, staff room, on-site shop, three ensuite holiday let rooms, workshop/machinery store. Erection of storage and showers building. Erection of log store and changing room building. Sauna building. Increase in camping.	Geldeston (Norfolk)	£866.25
BA/2024/0012/FUL	Conversion of gym to 7no. hotel bedrooms (year round use)	Oulton Broad (Suffolk)	£1572.02

**2 schemes resulted in RAMS in monitoring period.**

## 20. Self and Custom Build

Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand.

The Broads Authority's register can be found here: [Self-build and custom build register \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

The total number of people who filled out the register, between 31 October 2024 and 4pm 30 October 2025 is: zero people.

Since 2017, the Broads Authority has had an exemption from the duty to give enough suitable development permissions to meet the identified demand. In order to maintain this exemption, the Broads Authority needs to check demand against land availability each year.

This calculation is included at [Appendix B](#). As can be seen at Appendix B, when calculating the demand as a percentage of the land availability, in all derivations of the calculation, the % is either well above 20% or is 0%.

MHCLG were asked to confirm the formula for the calculation but had not responded at the time of publication.

**It is not clear if there is an exemption for base period 10.**

## 21. Progress towards housing targets

The Local Plan for the Broads adopts a housing target. This is the first time there has been a housing target for the Broads. The Local Plan says:

The Authority will endeavour to enable housing delivery to meet its objectively assessed housing need throughout the Plan period which is 286 dwellings. The Broads is within 3 housing market areas and the need within each HMA is as follows:

- **Central Norfolk HMA: 163**
- **Waveney HMA: 57**
- **Great Yarmouth Borough HMA: 66**

The Authority will allocate land in the Local Plan to provide around 146 net new dwellings. To meet the remaining requirement of 38 dwellings to 2036, which falls within that part of the Broads in the Borough of Great Yarmouth, the Authority will work with Great Yarmouth Borough Council to address housing need.

As shown in previous sections, in this monitoring period, there were 3 dwellings permitted. See sections 6 and 7.

The annual average housing requirements, as set out in the Local Plan, is 11.43 dwellings.

**The cumulative total of dwellings permitted since adoption of the Local Plan is 61, broken down as follows:**

- 2019/20: 21 dwellings**
- 2020/21: 7 dwellings**
- 2021/22: 21 dwellings**
- 2022/23: 3 dwellings**
- 2023/24: 7 dwellings**
- 2024/25: 2 dwellings**

**The average number of dwellings permitted over the six years is 10.17 dwellings, which is less than the Local Plan average of 11.43 dwellings.**

## 22. Progress towards residential moorings target

The Local Plan for the Broads has an adopted residential mooring target of 63 residential moorings. In the monitoring period, 0 residential moorings were permitted. There has been no other progress on the 51 residential moorings allocated in the Local Plan for the Broads.

**12 residential moorings have been permitted to date. None in this monitoring period.**

## 23. Infrastructure Funding Statement

The Community Infrastructure Levy (CIL) Regulations and National Planning Policy Framework require all local planning authorities to publish their developer contributions data on a regular basis and in an agreed format. Local planning authorities that have received developer contributions must publish, at least annually, an infrastructure funding statement summarising their developer contributions data. Developer contributions include section 106 planning obligations, CIL, section 278 agreements and any agreements that either secure funding towards new development or provide infrastructure as part of any new development.

One scheme involved a Section 106 to ensure:

- the restoration of the mill is secured prior to the use of the dwelling,
- the extant permission is replaced by the up to date permission (and could therefore no longer be built in the future) and,
- the mill and dwelling are never sold separately

**1 scheme resulted in a S106 agreement.**

**2 schemes paid RAMS through Section 111.**

The actual documents that the Government requires to be completed can be found on our website: [Developer contributions \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/developer-contributions)

## 24. Five Year Housing Land Supply

### 24.1. Calculation

The detailed calculations for the 5-year housing land supply can be found at [Appendix C](#). This is a summary:

240 dwelling need	
Approach	Supply in years
Liverpool	3.39
Sedgefield	3.05

The Liverpool approach spreads any housing delivery shortfall across the plan period rather than concentrating it into the relevant five-year period as in the Sedgefield approach.

**The Broads Authority does not have a five-year land supply when using either the Liverpool method or the Sedgefield method.**

### 24.2. Discussion

The NPPG (Para: 008 Ref: 68-008-20190722) says: In decision-taking, if an authority cannot demonstrate a 5-year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11 of the National Planning Policy Framework.

Paragraph 11 of the NPPF says:

*Plans and decisions should apply a presumption in favour of sustainable development.*

*For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance<sup>7</sup> provides a strong reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination<sup>9</sup>.*

Footnotes as follows:

*7 The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.*

*8 This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 227.*

*9 The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.*

Footnote 8 explains that the policies relating to the provision of housing are out of date if the local planning authority cannot currently demonstrate a five-year supply of deliverable housing sites. The ‘presumption in favour of sustainable development’ is therefore engaged and paragraph 11 d) applies. This means granting permission **unless** the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or the adverse impacts of doing so would ‘significantly and demonstrably’ outweigh the benefits when assessed against the policies in the framework taken as a whole. Under d)i, footnote 7 identifies the policies in the Framework that protect areas or assets of particular importance as those relating to (among others) the Broads Authority, and this provides a strong reason for refusing proposed housing development in the Broads.

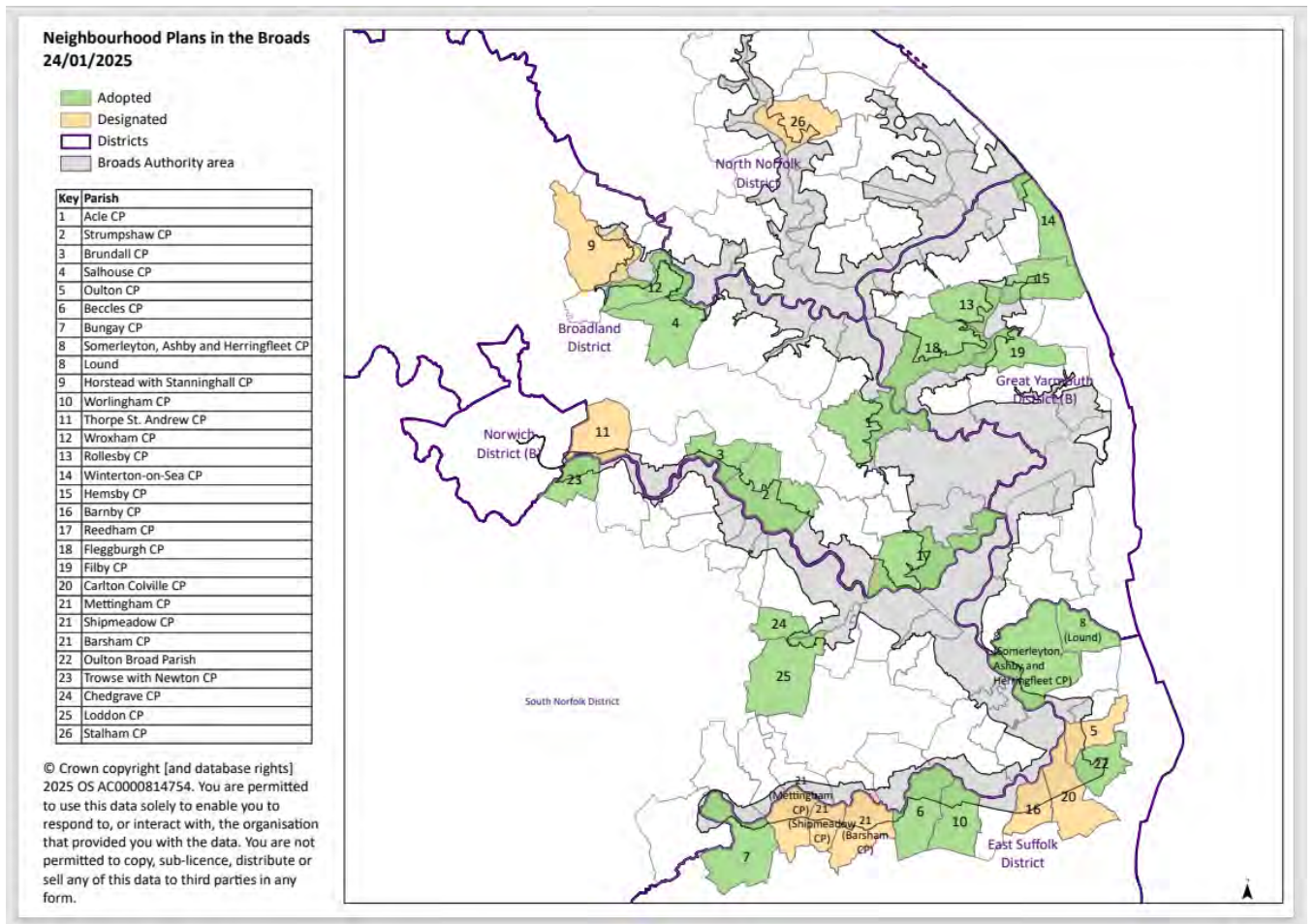
### 24.3. Conclusion

The Authority cannot demonstrate a five-year land supply using the Liverpool method and the Sedgfield method.

However, the NPPF is clear in affording protection to the Broads Authority area because it is of particular importance as acknowledged in paragraph 189 of the NPPF;

‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads.’

# Appendix A: Neighbourhood Plans in the Broads.



# Appendix B: Annual refresh of the application for exemption to the duty to permit etc.

## B1 Introduction

The purpose of this note is to assess if Broads Authority will still be exempt to the duty to permit for base period 10.

The NPPG says<sup>1</sup>:

Paragraph: 031 Reference ID: 57-031-20210508

‘An exemption is only granted in relation to a given base period. At the end of each subsequent base period authorities must calculate demand on their register as a percentage of the deliverability of housing over the next 3 years. If, at the end of any given base period, the demand in that base period, when expressed as a percentage of future land availability, is assessed to be 20% or below, the authority is deemed to no longer be exempt and must inform the Secretary of State that this is the case. For these no longer exempt authorities, should demand as a percentage of future land availability increase to over 20% in subsequent base periods they may again apply for an exemption’.

The percentage of the deliverability<sup>2</sup> of housing is the result of a calculation based on the following data: land availability and demand from the register. This percentage is compared to the 20% threshold noted in the NPPG.

## B2 Land availability

### B2.1 Deliverability

In terms of deliverability, the NPPF 2024 states that: ‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’.

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<sup>1</sup> [Self-build and custom housebuilding registers - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/91222/self-build-and-custom-housebuilding-registers-2020.pdf)

<sup>2</sup> Please note that in July 2020 the NPPG was updated in relation to ‘deliverability’. The changes to the NPPG have been considered when determining if a site is deliverable or not.

The following assumptions have been taken to measure land availability:

- i. For land availability method 1 is based on emerging allocations/permissions that could come forward as self-build.
- ii. For land availability method 2, all allocations/permissions for all dwellings are included.
- iii. The delivery timescales are estimated if not known (see previous sections of AMR).
- iv. The numbers include replacements and net new dwellings.
- v. Holiday accommodation is not included.

The land availability is therefore considered a best-case scenario (in reality could be much less) which is a conservative approach for the calculation of the percentage of deliverability of housing.

## B2.2 Allocations in the Local Plan for the Broads

No allocations in the Local Plan for the Broads are likely to come forward over the next few years.

## B2.3 Extant planning permissions

The following table shows the sites with extant planning permission. This includes replacement dwellings and net new dwellings. It is assumed that these extant planning permissions will be delivered in the next three years. This is effectively the 'best case' scenario but in reality, the land availability could be less. The first table sets out the schemes that are self-build and the second sets out net new and replacement schemes that are and are not self-build.

Please note that this data is different to that in the 5-year land supply (later in this document) because this data goes up until 30 October 2025 whereas the five-year land supply data is up to 31 March 2025. Also, the self-build data includes replacements but not holiday accommodation and so is different to the five-year land supply data (which includes net new market and holiday dwellings but not replacements).

**Table BA: Applications that are for self-build only – method 1**

Application Number	Number of Dwellings	Is the application for self-build/custom-build?	Net new or replacement	Status as at April 2022	Estimated completion
BA/2015/0426/FUL	1 <sup>x</sup>	Yes	Net new	Started	End 2028

**Total: 1**

<sup>x</sup> This scheme is for four dwellings, but only one is self-build. Three dwellings have been

completed. It is assumed that the self-build dwelling that is part of the scheme has not yet been completed.

**Table BB: Applications that are for all net new and all replacement dwellings but not holiday accommodation.**

App No	Type	No. dwellings	End 2026	End 2027	End 2028	End 2029	After 2030
BA/2012/0271/FUL	Net new	76					76
BA/2015/0426/FUL <sup>x</sup>	Net new	1			1		
BA/2017/0103/OUT <sup>%</sup>	Net new	6			6*		
BA/2019/0118/FUL BA/2020/0053/FUL	Net new	9			5		
BA/2020/0026/FUL	Replacement	1	1*				
BA/2020/0259/FUL	Net new	1		1*			
BA/2020/0408/FUL	Net new and replacement <sup>^</sup>	2		2*			
BA/2021/0276/CUPA	Net new	6	6				
BA/2022/0012/FUL	Replacement	1	1*				
BA/2022/0082/FUL	Replacement	1	1*				
BA/2023/0014/FUL	Net new	1	1				
BA/2023/0040/FUL	Replacement	1	1*				
BA/2023/0214/FUL	Replacement	1	1*				
BA/2023/0315/FUL	Replacement	1			1*		
BA/2023/0441/FUL	Replacement	1	1*				
BA/2024/0243/FUL	Replacement	1	1*				
BA/2024/0244/FUL	Replacement	1	1*				
BA/2024/0380/FUL	Replacement	1			1*		
BA/2024/0182/FUL	Net new	1			1*		
BA/2025/0077/FUL	Net new	3			3*		
BA/2025/0120/FUL	Net new	1			1*		
<b>Total</b>	<b>-</b>	<b>115</b>	<b>15</b>	<b>3</b>	<b>19</b>	<b>0</b>	<b>76</b>

<sup>%</sup> This scheme is for 6 dwellings and 10 holiday homes. Only the 6 market dwellings are included.

<sup>\*</sup> This date is an estimate for the purposes of this calculation

^ This scheme involves replacing one dwelling and adding another, so the total is 2

x This scheme is for four dwellings, but only one is self-build. Three dwellings have been completed. It is assumed that the self-build dwelling that is part of the scheme has not yet been completed.

#### B2.4 Land availability method 1 and 2

According to B1 a) above, land availability is to be taken to be the total number of new houses on land in the area of the relevant authority, assessed by that authority as being likely to be deliverable over the next three years. The following table shows the three years that need to be taken into consideration and explains how the land availability for each base period was calculated.

Column 1 (method 1) is for self-build schemes only, including replacements and net new, but not tourist accommodation.

Column 2 (method 2) is for all dwellings including replacements, net new and those that are self-build, but not tourist accommodation.

Please note that the timeline for the AMR is 1 April to 31 March, whereas the base periods for self-build are 31 October to 30 October. For the purposes of this calculation, the end of each year is presumed as set out in the previous table.

Base period	Dates of base period	How calculated	1: land availability – self-build only	2: land availability – all dwellings, but not tourist accommodation
Base period 11	31 October 2025 to 30 October 2026	For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2026 (and 2025).	0	15
Base period 12	31 October 2026 to 30 October 2027	For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2027.	0	3
Base period 13	31 October 2027 to 30 October 2028	For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2028.	1	19
<b>Total</b>	-	-	<b>1</b>	<b>37</b>

## B2.6 Total land availability over next three years

Method :	Self-build plots (1)	All plots (2)
Local Plan allocations*	0	0
Extant planning permissions	1	37
<b>Total</b>	<b>1</b>	<b>37</b>

\*Please note that the allocation for 6 dwellings in policy HOV2 have not been included in this calculation as the Authority is aware that the landowner does not want to develop houses on this site.

The calculations using land availability methods 1 and 2 are carried out in this note.

## B3 Demand from the Register

### B3.1 Numbers on self-build register

The Self-Build Register is made up of the following numbers of people<sup>3</sup>:

- Base period 1, April 2016 to 30 October 2016: **42** people on the self-build register.
- Base period 2, 31 October 2016 to 30 October 2017: **62** people on the self-build register.
- Base period 3, 31 October 2017 to 30 October 2018: **55** people on the self-build register.
- Base period 4, 31 October 2018 to 30 October 2019: **50** people on the self-build register.
- Base period 5, 31 October 2019 to 30 October 2020: **39** people on the self-build register.
- Base period 6, 31 October 2020 to 30 October 2021: **69** people on the self-build register.
- Base period 7, 31 October 2021 to 30 October 2022: **36** people on the self-build register.
- Base period 8, 31 October 2022 to 30 October 2023: **18** people on the self-build register.
- Base period 9, 31 October 2023 to 30 October 2024: **24** people on the self-build register.
- Base period 10, 31 October 2024 to 30 October 2025: **0** people on the self-build register.

Demand method a: The total number on the register at the end of base period 10 is: 395

Demand method b: If the NPPG means to assess those on the register in the base period that has just ended, that would be 0.

## B4 Demand and land availability calculation for base period 10

Due to the uncertainties in the NPPG about how to calculate the demand, each combination of demand and land availability is calculated as follows:

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<sup>3</sup> Previous AMRs have quoted base period 1 as 49, base period 2 as 60, and base period 3 as 59. However due to double counting, the numbers have been checked and the correct figures are used in this AMR.

Demand method	Availability of land method	People on the register (demand)	Divided by land availability	X100	=
a	1	395	1	X100	<b>39,500%</b>
a	2	395	37	X100	<b>1,067.57%</b>
b	1	0	1	X100	<b>0%</b>
b	2	0	37	X100	<b>0%</b>

## Discussion

The NPPG says:

‘An exemption is only granted in relation to a given base period. At the end of each subsequent base period authorities must calculate demand on their register as a percentage of the deliverability of housing over the next 3 years. If, at the end of any given base period, the demand in that base period, when expressed as a percentage of future land availability, is assessed to be 20% or below, the authority is deemed to no longer be exempt and must inform the Secretary of State that this is the case. For these no longer exempt authorities, should demand as a percentage of future land availability increase to over 20% in subsequent base periods they may again apply for an exemption’.

As discussed previously, this guidance is not clear as there are two possible formulae (although we use four in this AMR – to include land availability for self-build only):

1: (Total number on register for all base periods / deliverable housing over next 3 years) x 100

...or

2: (Number on register for the base period that has just ended / deliverable housing over next 3 years) x 100

If the blue equation is used, that results in 0%.

If the green equation is used, that is well over 20%.

We contacted MHCLG twice for clarification as to what the actual formula is to check if an exemption is maintained but at the time of publication, no response was received. As such, there is no definitive answer as to whether the exemption to the duty to permit is continued or not.

**It is not clear if there is an exemption for base period 10.**

# Appendix C: Five Year Land Supply Statement

## C1 Introduction

This Five-Year Land Supply Statement is produced to reflect the monitoring period of 1 April 2024 to 31 March 2025.

The [NPPG](#) says:

A 5 year land supply is a supply of specific [deliverable](#) sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a [housing requirement](#) set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 78 of the National Planning Policy Framework.

The NPPF at para 78 says:

Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies<sup>38</sup>, or against their local housing need where the strategic policies are more than five years old<sup>39</sup>. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery<sup>40</sup> of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework<sup>41</sup>, and whose annual average housing requirement<sup>42</sup> is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

The footnotes are as follows:

<sup>38</sup> The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

<sup>39</sup> Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.

<sup>40</sup> This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

<sup>41</sup> Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

<sup>42</sup> Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

The [NPPG](#) says:

What housing requirement figure should authorities use when calculating their 5 year housing land supply?

Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:

- the plan was adopted in the last 5 years, or
- the strategic housing policies have been reviewed within the last 5 years and found not to need updating.

In other circumstances the 5 year housing land supply will be measured against the area's local housing need calculated using the standard method.

### **C2 Housing figures, two Strategic Housing Market Assessments and Duty to Cooperate Agreement with Great Yarmouth Borough Council.**

The housing target as set out in the Local Plan for the Broads (adopted May 2019) is 240 dwellings between 2015 and 2037. This is based on the 2017 SHMA.

An additional dimension to the calculation reflects the Duty to Cooperate Agreement with Great Yarmouth Borough Council. The Borough Council agreed to meet the entire housing need of the Broads part of Great Yarmouth Borough through their Local Plan. The Broads Local Plan allocates sites to meet a total of 20 dwellings in Great Yarmouth Borough. The OAN in the Broads part of Great Yarmouth Borough Council is 66 dwellings according to the 2017 SHMA. This statement therefore uses 20 dwellings as the OAN for Great Yarmouth Borough.

Taking into account what the NPPF and NPPG says (see C1), a review of the Local Plan was completed in 2024 and policies were found to be up to date.

**A 5-year land supply calculation using 240 dwellings shall be included in this statement.**

### **C3 Five%, ten% or twenty% buffer?**

Taking into account what the NPPF and NPPG says (see C1):

- 5% will be used as a standard.
- In regard to under delivery and the 20% buffer, the NPPF says the Housing Delivery Test will be used. The Housing Delivery Test does not apply to the Broads Authority and as such, the 20% buffer will not be applied.

**The 5% buffer will be applied.**

#### **C4 Housing Need**

The OAN for the entire Broads Authority Executive Area between 2015 and 2036 is 286 dwellings (as calculated in the 2017 Central Norfolk SHMA). The 'housing need' figure used in this calculation is 286 (the OAN) less 46 dwellings **so 240 dwellings**. The 46 dwellings number is the OAN for the Great Yarmouth borough part of the Broads (66 dwellings) less the 20 dwellings allocated in the Local Plan. The 46 dwellings will be delivered by Great Yarmouth Borough Council as a result of the Duty to Cooperate.

#### **C5 Deliverable Sites**

The five-year land supply calculation and statement needs to reflect sites that are deliverable. The NPPF [Glossary \[www.gov.uk\]](http://www.gov.uk) says *to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.*

The sources of this information to determine if a scheme is deliverable is as follows:

- For OUL2: East Suffolk Council contacted the developer with a questionnaire. The information set out in the following table reflects the information provided.
- All other applications in this table are scheduled following telephone conversations with the agent or the applicant.
- It should be noted, as set out in [section 9](#), that there are a number of permissions that could be delivered in the next few years, but information about estimated delivery dates from the applicant or agent was not able to be obtained at the time of writing. These applications have not been included in the table below and therefore not included in the 5-year land supply calculation.

It should be noted that some of these schemes are market residential and some are holiday homes (see [section 6](#) and [section 7](#)). As set out at section 7, when calculating the need for housing for the Broads, the consultants ensured they considered empty homes – second and holiday homes. The Broads Authority calculated the numbers of second and holiday homes in the Broads part of various districts and provided the consultants with this data. As a result, considering that holiday and second homes were taken into account when calculating the need, they can be counted towards meeting the need.

Allocations in the Local Plan for the Broads and extant permissions which could come forward over the next five years (from April 2025 to end of March 2030) that have been assessed as 'deliverable'<sup>4</sup> are as follows.

App No	Completion: 2025/26	Completion: 2026/27	Completion: 2027/28	Completion: 2028/29	Completion 2029/30
BA/2021/0276/CUPA	6				
BA/2021/0145/FUL				3	
BA/2012/0271/FUL					15
BA/2015/0426/FUL				1	
BA/2017/0103/OUT				13	
BA/2019/0118/FUL BA/2020/0053/FUL				5	
BA/2023/0014/FUL	1				
<b>Total</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>15</b>

Please note that the allocation for 6 dwellings in policy HOV2 have not been included in this calculation as the Authority is aware that the landowner does not want to develop houses on this site.

Total assumed to be delivered between 2025/26 and 2029/30 = 44 dwellings.

### C6 calculating the 5-year land supply

As calculated in section C3, the buffer to be applied is 5%.

As calculated in section C5, total dwellings assumed to be delivered over the next 5 years is 59 dwellings.

Broads Five Year supply – using 240 dwellings	Liverpool approach + 5% buffer	Sedgefield approach + 5% buffer
(a) Housing need total 2015-2036	240	240
(b) Housing need annualised (240/21 years)	11.43	11.43
(c) Housing need April 2020 to 31 March 2025 (11.43 x 5)	57.15	57.15

<sup>4</sup> The NPPF states 'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years'

<b>Broads Five Year supply – using 240 dwellings</b>	<b>Liverpool approach + 5% buffer</b>	<b>Sedgefield approach + 5% buffer</b>
(d) Completions between 1 April 2020 and 31 March 2025 <sup>5</sup>	45	45
(e) Shortfall since 2020 <sup>6</sup> (c – d)	12.15	12.15
(f) Revised shortfall using the Liverpool approach (e/12 years x 5 years)	5.01	n/a
(g) OAN 2024/25 to 2029/30 (11.43 x 5 years)	57.15	57.15
(h) NPPF 5% buffer (g x 0.05)	2.86	2.86
(i) Total 5 Year requirement 2024/25 to 2029/30 (Liverpool = f+ g + h/Sedgefield = e + g + h)	65.02	72.16
(j) Predicted supply 2024/25 to 2029/30	44	44
(k) Surplus (j-i)	-21.02	-28.16
Supply in years (Predicted supply/Total requirement x 5)	<b>3.39 years</b>	<b>3.05 years</b>

## C7 Conclusion/Summary

To summarise:

<b>240 dwelling need</b>	
<b>Approach</b>	<b>Supply in years</b>
Liverpool	3.39
Sedgefield	3.05

<sup>5</sup> 2020/21: 13. 2021/22: 7. 2022/23: 5. 2023/24: 9. 2024/25: 11

<sup>6</sup> Negative implies an over provision.

## Appendix D: General summary of how each policy in the Local Plan was used in 2024/25

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
SP1: DCLG/PINS Model Policy	No specific monitoring indicator for this policy. Depending on type of development, other policies and their indicators will be of relevance.	Zero relevant applications.	Policy not used in monitoring period.		
DM1: Major Development in the Broads	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	No applications permitted contrary to this policy.	Green	
DM2: Water Quality and Foul Drainage	Applications involving sewage treatment works and what type of system used.	Connection to public sewer – 5 Package sewage treatment plant – 6 Septic tank - 1	No applications permitted contrary to this policy.	Green	
DM3: Boat wash down facilities	Boat wash down areas and filtration devices delivered as a result of relevant planning applications	Zero relevant applications.	Policy not used in monitoring period.		
DM4: Water Efficiency	Dwellings permitted at 110 l/h/d. Buildings achieving 50% on the BREEAM water calculator.	-	Not all schemes met this requirement.	Red	This policy will need to be applied more consistently in the next monitoring period.
SP2: Strategic Flood Risk Policy	Permissions granted contrary to Environment Agency Flood Risk advice.		Policy not used in monitoring period.		
DM5: Development and Flood Risk	Permissions granted contrary to Environment Agency Flood Risk advice.	1 scheme contrary	1 scheme contrary to EA advice.	Amber	EA objected as they believed the previously permitted and extant scheme was perhaps safer because it had a higher refuge. The new scheme was only single storey and not attached to the mill so people would potentially have to walk in flood water to get to the refuge in the mill. We weighted the fact that we could condition an evacuation plan and as a refuge still existed and as there were significant heritage benefits.
DM6: Surface water run-off	SuDS delivered in line with the hierarchy.	Multiple SuDS features used.	No applications permitted contrary to this policy.	Green	
DM7: Open Space on land, play, sports fields and allotments	Open space lost. Open space delivered in line with the policy. Green Infrastructure lost.	-	Policy not used in monitoring period.		
DM8: Green Infrastructure	Green Infrastructure delivered in line with this policy.		No applications permitted contrary to this policy.	Green	
SP3: Climate Change	None identified/ongoing Planning applications in accordance (or otherwise) with this policy.	-	No applications permitted contrary to this policy.	Green	
DM9: Climate Smart Checklist	Development proposals that have adequately completed the checklist.	17 checklists requested.	Improved use of policy.	Green	
SP4: Soils	Planning applications in accordance (or otherwise) with this policy. Number of planning approvals leading to permanent loss of 'best and most versatile' (BMV) agricultural land'	No schemes on BMV soil.	No applications permitted contrary to this policy.	Green	

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM10: Peat soils	Development on areas of peat permitted in line with this policy.	1 relevant scheme.	No applications permitted contrary to this policy.	Green	Minor widening of mooring cut. Local peat reuse.
SP5: Historic Environment	Heritage at risk Archaeological field evaluations 'Unknown' assets identified. Applications with an interpretation element. Heritage assets re-used. Applications granted contrary to Historic Environment Manager advice.	See <a href="#">Heritage section</a> .	No applications permitted contrary to this policy.	Green	Objection on heritage grounds (impact on Conservation Area) but double timber waling board proposed so impact greatly reduced. It was considered on balance design does not cause harm when considered against the use of the land as open space and existing structures.  Two quay heading schemes proposed to use plastic and case officer felt that due to presence of plastic in the area, a refusal was not justified.
DM11: Heritage Assets		Zero schemes relevant	Three applications contrary.	Amber	
DM12: Re-use of Historic Buildings		Zero schemes relevant 1 unknown asset identified 1 scheme with interpretation 1 scheme involved re-use 2 applications contrary.	No applications permitted contrary to this policy.	Green	
SP6: Biodiversity	Brownfield sites with open mosaic habitat of intrinsic biodiversity value and how incorporated in schemes.	0 schemes  Bird boxes, bat boxes, house martin nests, owl boxes, swallow nest box, night scented planting, native hedge.	No applications permitted contrary to this policy.	Green	
DM13: Natural Environment	Biodiversity and geodiversity features incorporated into schemes.  Planning Application Habitat Regulation Assessments completed to an acceptable quality (endorsed by Natural England and/or Broads Authority ecologist.  Applications permitted against the advice of Natural England and Environment Team.	Only 5 HRAs produced (likely reflecting the impact of nutrient enrichment) – also see <a href="#">RAMS</a> section.  Zero applications contrary to advice.	No applications permitted contrary to this policy.	Green	
DM14: Energy demand and performance	Relevant schemes meeting 10% of predicted energy requirements as per the hierarchy.  Schemes meeting BREEAM very good standard.		No dwellings met the 10% requirement due to threshold not met. Seems that development did not seek to reduce energy demand in the first place.	Red	This policy will need to be applied more consistently in the next monitoring period.
DM15: Renewable Energy	Renewable energy development type and scale	Solar panels and air source heat pumps – see Renewable Energy section.	No applications permitted contrary to this policy.	Green	
SP7: landscape Character	Applications permitted contrary to Landscape Architect advice. Applications permitted contrary to Tree Officer advice.	Zero schemes permitted contrary to advice.	No applications permitted contrary to this policy.	Green	
DM16: Development and Landscape			Most applications met policy requirements.	Green	
DM17: Land Raising			Policy not used in monitoring period.		
DM18: Excavated material	Planning applications in accordance with the disposal hierarchy.	-	No applications permitted contrary to this policy.	Green	
DM19: Utilities Infrastructure Development	Planning applications in accordance (or otherwise) with this policy.		Policy not used in monitoring period.		
DM20: Protection and enhancement of settlement fringe landscape character	Applications permitted contrary to Landscape Architect advice.		No applications permitted contrary to this policy.	Green	
DM21: Amenity	Applications refused on amenity grounds.	Zero schemes refused on amenity grounds.	No applications permitted contrary to this policy.	Green	
DM22: Light pollution and dark skies	Lighting schemes in accordance with zone the application is located in.	-	No applications permitted contrary to this policy.	Green	

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
SP8: Getting to the Broads	Parking areas provided as part of relevant applications/schemes.	Zero schemes contrary No small craft launch provision. No travel plans produced.	Policy not used in monitoring period.		
SP9: Recreational Access around the Broads	Schemes permitted contrary to Highways Authority advice.		No applications permitted contrary to this policy.	Green	
DM23: Transport, highways and access	Schemes permitted contrary to National Highways advice. Changes to the PROW network.		No applications permitted contrary to this policy.	Green	
DM24: Recreation Facilities Parking Areas	Launch facilities for small craft gained or lost. Travel Plans produced.		No applications permitted contrary to this policy.	Green	
SP10: A prosperous local economy	New employment land. Employment land lost to other uses. Planning applications in accordance (or otherwise) with this policy	See <a href="#">employment</a> and <a href="#">class E</a> section.	No applications permitted contrary to this policy.	Green	
SP11: Waterside sites			No applications permitted contrary to this policy.	Green	
DM25: New Employment Development			No applications permitted contrary to this policy.	Green	
DM26: Protecting General Employment			No applications permitted contrary to this policy.	Green	
DM27: Business and Farm Diversification			No applications permitted contrary to this policy.	Green	
DM28: Development on Waterside Sites			No applications permitted contrary to this policy.	Green	
SP12: Sustainable Tourism	Tourism development located as set out in policy Tourism land use Provision of new holiday accommodation. Holiday accommodation changed to permanent residential use.	No applications contrary  See <a href="#">tourist accommodation section</a> See <a href="#">tourist accommodation section</a>	No applications permitted contrary to this policy.	Green	
DM29: Sustainable Tourism and Recreation Development			No applications permitted contrary to this policy.	Green	
DM30: Holiday Accommodation – New Provision and Retention			Zero schemes	No applications permitted contrary to this policy.	Green
SP13: Navigable Water Space	Number/percentage of short stay visitor moorings delivered on site or via off-site contributions in line with part m in policy DM33.  Moorings provided – type and in line with guide.  Riverbank stabilisation provided – type and in line with guide.  Provision for launching of small vessels. Schemes permitted deemed to have significant impact on navigation	Quay heading, jetties provided  Zero schemes involved launching provision for small craft.  Zero schemes had significant impact on navigation.  Winning of material to strengthen the riverbanks, partly timber piling and partly with metal sheet piling, timber capping & waling were types of stabilisation method used.	No applications permitted contrary to this policy.	Green	
SP14: Mooring Provision			No applications permitted contrary to this policy.	Green	
DM31: Access to the Water			No applications permitted contrary to this policy.	Green	
DM32: Riverbank stabilisation			No applications permitted contrary to this policy.	Green	
DM33: Moorings, mooring basins and marinas.			No applications permitted contrary to this policy.	Green	
SP15: Residential development	Number of dwellings delivered. Development in line with spatial strategy. Housing delivery against target. Five-year land supply against housing trajectory.	See <a href="#">holiday accommodation</a> and <a href="#">dwellings section</a> . See <a href="#">five-year land supply statement</a> .	No applications permitted contrary to this policy.	Green	
DM34: Affordable Housing	Affordable housing delivered.	Zero relevant applications.	Policy not used in monitoring period.		
DM35: Residential Development within Defined Development Boundaries	Development within development boundaries	1 relevant application	No applications permitted contrary to this policy.	Green	
DM36: Gypsy, Traveller and Travelling Show People	Gypsy and Traveller and Travelling Show People sites delivered in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM37: New Residential Moorings	Provision of residential moorings in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM38: Permanent and Temporary Dwellings for Rural Enterprise Workers	Rural enterprise dwellings permitted in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM39: Residential Ancillary Accommodation	Residential ancillary accommodation permitted (integral or not integral) in line with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
DM40: Replacement Dwellings	Replacement dwellings permitted in line with this policy	4 relevant application	No applications permitted contrary to this policy.	Green	
DM41: Elderly and Specialist Needs Housing	Elderly and specialist housing delivered in line with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
DM42: Custom/self-build	Permissions for self-build	Zero relevant applications.	Policy not used in monitoring period.		
DM43: Design	Schemes permitted contrary to design expert Schemes permitted contrary to landscape consultant advice.	Policy used numerous times Zero schemes permitted contrary to advice.	No applications permitted contrary to this policy.	Green	
SP16: New Community Facilities	Visitor and community services and facilities delivered in accordance with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM44: Visitor and Community Facilities and Services	Visitor and community services and facilities delivered in accordance with this policy.	3 relevant applications	No applications permitted contrary to this policy.	Green	
DM45: Designing Places for Healthy Lives	Planning applications in accordance (or otherwise) with this policy.	Limited use of this policy.	Use of this policy seems limited.	Red	This policy will need to be applied more consistently in the next monitoring period.
DM46: Safety by the Water	Relevant schemes providing adequate safety features on site.	2 relevant applications	No applications permitted contrary to this policy.	Green	
DM47: Planning Obligations and Developer Contributions	Developer Contributions monitoring statement – by the Broads Authority as well as Norfolk and Suffolk County Council	1 relevant application	No applications permitted contrary to this policy.	Green	
DM48: Conversion of Buildings	Buildings converted and final use.	1 relevant application	No applications permitted contrary to this policy.	Green	
DM49: Advertisements and Signs	Adverts and signs permitted in accordance with policy	2 relevant applications	No applications permitted contrary to this policy.	Green	
DM50: Leisure plots and mooring plots	Mooring and leisure plots provided in line with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
DM51: Retail development in the Broads.	Planning applications in accordance (or otherwise) with this policy and the relevant district council's policy. Total amount of retail gaining planning permission. Loss of retail.	See section <a href="#">Class E applications</a>	No applications permitted contrary to this policy.	Green	
ACL1: Acle Cemetery Extension	Cemetery delivered as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
ACL2: Acle Playing Field Extension	Sports field delivered as per policy	Zero relevant applications.	Policy not used in monitoring period.		
BEC1: Former Loaves and Fishes, Beccles	Loaves and Fishes brought back into use in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard)	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU1: Riverside chalets and mooring plots	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
BRU3: Mooring Plots	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU4: Brundall Marina	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU5: Land east of the Yare public house	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
BRU6: Brundall Gardens	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
CAN1: Cantley Sugar Factory	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
CHE1: Greenway Marine Residential Moorings	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
DIL1: Dilham Marina (Tyler's Cut Moorings)	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DIT1: Maltings Meadow Sports Ground, Ditchingham	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck	Habitat area/open space/Beck lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
FLE1: Broadland Sports Club	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
GTY1: Marina Quays (Port of Yarmouth Marina)	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
HOR1: Car Parking	Car parking lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOR2: Horning Open Space (public and private)	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOR3: Waterside plots	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	1 relevant application	No applications permitted contrary to this policy.	Green	
HOR4: Horning Sailing Club	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR5: Crabbett's Marsh	Marsh lost/negatively affected by development.	1 relevant application	No applications permitted contrary to this policy.	Green	
HOR6: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR7: Woodbastwick Fen moorings	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR8: Land on the Corner of Ferry Road, Horning	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR9: Horning Residential Moorings (Ropes Hill)	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
HOV1: Green Infrastructure	Green Infrastructure lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOV2: Station Road car park	Car parking lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOV3: Brownfield land off Station Road, Hoveton	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered. Number of units delivered.	Zero relevant applications.	Policy not used in monitoring period.		
HOV4: BeWILDerwood Adventure Park	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
HOV5: Hoveton Town Centre	Planning applications in accordance (or otherwise) with this policy.Land use of each unit.	1 relevant application	No applications permitted contrary to this policy.	Green	
LOD1: Loddon Marina Residential Moorings.	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
NOR1: Utilities Site	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
NOR2: Riverside walk and cycle path	Delivery of path in line with policy.	Zero relevant applications.	Policy not used in monitoring period.		

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
ORM1: Ormesby waterworks	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
OUL1: Boathouse Lane Leisure Plots	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
OUL2: Oulton Broad - Former Pegasus/Hamptons Site	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
OUL3 Oulton Broad District Shopping Centre	Planning applications in accordance (or otherwise) with this policy. Land use of each unit.	Zero relevant applications.	Policy not used in monitoring period.		
POT1: Bridge Area	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
POT2: Waterside plots	Planning applications in accordance (or otherwise) with this policy.	3 relevant applications	No applications permitted contrary to this policy.	Green	
POT3: Green Bank Zones	Green Banks lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
SOL1: Riverside area moorings	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SOM1: Somerleyton Marina residential moorings	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
STA1: Land at Stalham Staithe (Richardson's Boatyard)	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
STO1 Land adjacent to Tiedam, Stokesby	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
TSA1: Cary's Meadow	Meadow lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
TSA2: Thorpe Island	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA3: Griffin Lane – boatyards and industrial area	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA4: Bungalow Lane – mooring plots and boatyards	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA5: River Green Open Space	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
THU1: Tourism development at Hedera House, Thurne	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
WHI1: Whitlingham Country Park	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
SSTRI: Trinity Broads	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSUT: Upper Thurne	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
SSCOAST: The Coast	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSROADS: Main road network	Schemes permitted contrary to Highways advice.	Zero relevant applications.	Policy not used in monitoring period.		
SSMILLS: Drainage Mills	Mills brought back into use. Changes to mills in line with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
SSPUBS: Waterside Pubs Network	Improvements to pubs in line with policy. Pubs lost from public house land use.	Zero relevant applications.	Policy not used in monitoring period.		
SSSTATIONS: Railway stations/halts	Improvements to stations in line with policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSTRACKS: Former rail trackways	Stations lost to other uses. Recreation routes delivered on these schemes.	Zero relevant applications.	Policy not used in monitoring period.		

<b>Policy</b>	<b>Monitoring Indicators</b>	<b>Information for specific indicators</b>	<b>General summary of how policy used in monitoring period</b>	<b>Rating</b>	<b>Notes</b>
SSLGS: Local Green Space	Local Green Spaces lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
SSSTAITHES: Staithes	Staithes lost/negatively affected by development	Zero relevant applications.	Policy not used in monitoring period.		
SSA47: Changes to the Acle Straight (A47T)	Development that encroaches onto these trackways.	Zero relevant applications.	Policy not used in monitoring period.		

# Infrastructure Funding Statement

Covering the period from 1 November 2024 to 31 October 2025

December 2025

# Contents

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## 1. About the Infrastructure Funding Statement

The Community Infrastructure Levy (CIL) regulations require all local planning authorities that issue a CIL liability notice or enter into section 106 planning obligations during a reporting year to publish an infrastructure funding statement (IFS) at least annually. The infrastructure funding statement should, as a minimum, include the information set out in [Schedule 2 to the Community Infrastructure Levy regulations 2010](#) (as inserted by the 2019 regulations).

## 2. The matters to be included in the section 106 report for each reported year

(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year: **£2,438.27**

(b) the total amount of money under any planning obligations which was received during the reported year: **£2,438.27**

(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority: **See table in section 4.**

(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of— **none**

(i) in relation to affordable housing, the total number of units which will be provided: **Zero**

(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided: **Zero**

(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure: **Zero**

(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend): **See table in section 4.**

(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item: **See table in section 4.**

(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of: **Zero**

(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item: **See table in section 4.**

(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part): **Zero**

(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations: **Zero**

(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held: **See table in section 4.**

### **3. The matters which may be included in the section 106 report for each reported year**

(a) summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year: **Zero**

(b) summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year: **Zero**

#### 4. Planning Obligations collected to date (since 2019) and progress

Planning Application	Location	Description	Contribution-purpose	Amount	Commentary	Spend update
BA/2019/0118/FUL	Marina Quays, Port of Yarmouth Marina, Caister Road, Great Yarmouth	Erection of 7 residential dwellings, 12 permanent residential moorings, 9 resident moorings, 10 visitor moorings, 1 mooring for Broads Authority, the redevelopment of the Marina building as offices & storage with associated landscaping & parking	Affordable housing	£39,000	Committed sums for affordable housing. Not collected at time or writing as condition states payment on occupation. GYBC, who are the Housing Authority, have stated that the funding will be used to deliver affordable housing in the borough of Great Yarmouth, either through development or acquisition.	No spend to date.
BA/2018/0514/FUL	Ludham Field base	Extension of mooring basin and realignment of access from Womack Dyke.	Green infrastructure	£3,632.04	Financial contribution made to offset loss of s41 habitat. Not a S106, but an informal agreement. For habitat creation, likely at Peto's Marsh. To be spent by 19/3/25	£3,632.02 was been allocated for new area of reed habitat alongside the River Ant near Stalham/Sutton and was spent by 31 March 2025.
BA/2020/0053/FUL	Marina Quays, Port of Yarmouth Marina, Caister Road, Great Yarmouth	Demolition of former marina building & erection of 2 residential dwellings with parking & residential moorings.	Affordable housing	£3,788	Committed sums for affordable housing. Not collected at time or writing as condition states payment on occupation. GYBC, who are the Housing Authority, have stated that the funding will be used to deliver affordable housing in the borough of Great Yarmouth, either through development or acquisition.	No spend to date.

Planning Application	Location	Description	Contribution-purpose	Amount	Commentary	Spend update
BA/2021/0084/FUL	123 Bridge Road, Oulton Broad, Lowestoft	Sub-divide shop into 2 units, new shop fronts and 1x flat to the rear	Green infrastructure	£321.22	This is Suffolk Coast GI RAMS payment. The money went straight to East Suffolk Council who will collate the money and combine with other RAMS payments.	No spend to date.
BA/2020/0408/FUL	Westerley & The Moorings, Borrow Road, Oulton Broad	Replacement dwelling and new dwelling	Green infrastructure	£321.22	This is Suffolk Coast GI RAMS payment. The money went straight to East Suffolk Council who will collate the money and combine with other RAMS payments.	No spend to date.
BA/2022/0416/FUL	Blackwater Carr Land Off Ferry Lane Postwick Norwich Norfolk	Retrospective consent for the use of a yurt on a small, raised platform, securing a table and bench to the ground, the installation of a small staked and woven willow windbreak.	Green infrastructure	£185.93	This is Norfolk RAMS payment.	Norwich City Council invoiced BA in March 2025. Meeting of the Board held in November 2025 and spend committed to projects.
BA/2023/0436/FUL	Geldeston, South Norfolk	Erection of building including reception area, staff room, on-site shop, three ensuite holiday let rooms, workshop/machinery store. Erection of storage and showers building. Erection of log store and changing room building. Sauna building. Increase in camping	Green infrastructure	£866.25	This is Norfolk RAMS payment.	Norwich City Council invoiced BA in March 2025. . Meeting of the Board held in November 2025 and spend committed to projects.

<b>Planning Application</b>	<b>Location</b>	<b>Description</b>	<b>Contribution-purpose</b>	<b>Amount</b>	<b>Commentary</b>	<b>Spend update</b>
BA/2023/0214/FUL (and BA/2023/0215/LBC)	Haddiscoe and Toft Monks PC	Restored Mill and Replacement Dwelling	Green infrastructure	£121.89	This is Norfolk RAMS payment. Norwich City Council yet to invoice for this money.	No spend to date.
BA/2024/0012/FUL	Oulton Broad	Conversion of gym to 7no. hotel bedrooms (year round use)	Green infrastructure	£1572.02	This is Suffolk Coast GI RAMS payment. The money went straight to East Suffolk Council who will collate the money and combine with other RAMS payments.	No spend to date.

# Planning Committee

16 January 2026

Agenda item number 13

## Appeals to the Secretary of State update

Report by Development Manager

### Summary

This report sets out the position regarding appeals against refusals of planning permission by the Broads Local Planning Authority.

### Recommendation

To note the report.

Application reference   Appeal reference   PINS reference	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2024/0032/CLEUD   BA/2024/0001/REF   APP/E9505/X/24/3350415	Mr John Atkins	Appeal start date 26 November 2024  <b>PINS confirmed no case officers available 25 November 2025</b>	Driftwood, 104 Lower Street, Horning, Norfolk	Lawful Development Certificate for 10 years use as holiday accommodation	Delegated decision 8 May 2024  LPA Statement submitted

Application reference   Appeal reference   PINS reference	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2022/0007/UNAUP2   BA/2025/0001/ENF   APP/E9505/F/25/3361103	Mr Richard Howlett	Appeal start date 19 March 2025 Written reps  <b>PINS confirmed no case officers available 25 November 2025</b>	Holly Lodge Church Loke, Coltishall, Norwich	Appeal against Listed building enforcement notice - Installation of UPVC windows	Committee Decision 2 February 2024
BA/2025/0045/HOUSEH   BA/2025/0002/HHAPP   APP/E9505/D/25/3370099	Mr Rod Powney	Appeal start date 18 August 2025	The Boat House Plot K, Bureside Estate Crabbetts Marsh	Replace 25m of timber quay-heading with multi lock plastic piling. Replace existing walkway decking with redwood treated timber. Install 10no. 89r screw piles to a depth of approx. 15m.	Delegated decision 9 April 2025  Fast track appeal so no LPA Statement required  <b>Appeal allowed 28 November 2025</b>
<b>BA/2025/0158/FUL</b>	<b>Norfolk Wildlife Trust</b>	<b>Appeal start date 2 January 2026</b>	<b>Pleasure Boat Inn Staithe Road Hickling Norfolk NR12 0YW</b>	<b>Replace 440m of timber quay-heading with interlocking plastic piling &amp; timber capping</b>	<b>Delegated decision 17 September 2025</b>

Author: Steve Kenny

Date of report: 6 January 2026

Background papers: BA appeal and application files

# Planning Committee

16 January 2026

Agenda item number 14

## Decisions made by officers under delegated powers

Report by Development Manager

### Summary

This report sets out the delegated decisions made by officers on planning applications from 24 November 2025 to 02 January 2026 and Tree Preservation Orders confirmed within this period.

### Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead Parish Council	BA/2025/0351/APPCON	Turf Fen Windpump Irstead Street Irstead Norfolk NR29 5PH	Mrs Amanda Rix	Details of Condition 5: biosecurity plan of permission BA/2023/0469/FUL	Approve

Parish	Application	Site	Applicant	Proposal	Decision
Beccles Town Council	BA/2025/0263/FUL	Morrisons George Westwood Way Beccles Suffolk NR34 9EJ	Motor Fuel Group Ltd	Erection of a drive-to food-to-go unit (Class E and Sui Generis), installation of electric vehicle charging facilities and associated works.	Approve Subject to Conditions
Coltishall Parish Council	BA/2025/0312/HOUSEH	Burebank House 4 Anchor Street Coltishall Norwich Norfolk NR12 7AQ	Mr Robyn Palmer	Extend river garden patio with handrail and glass balustrade, new rear gates and new fencing.	Approve Subject to Conditions
Ellingham And Kirby Cane PC	BA/2025/0391/TEL	Ellingham Grain Ltd Geldeston Road Ellingham Nr Suffolk Bungay NR35 2ER	Cornerstone	Removal of the existing 20m monopole with a headframe, 3 no. existing antennas and 1 no. equipment cabinet, and installation of a 19m high monopole with a new headframe on the top (top height 22.5m), 3 no. antennas, 3 no. transmission dishes, 1 no. equipment cabinet and ancillary development thereto.	Prior Approval not Required

Parish	Application	Site	Applicant	Proposal	Decision
Freethorpe Parish Council	BA/2025/0300/LBC	Thatched Farm Church Road Wickhampton Norfolk NR13 3PB	Ms Jane Greenhow	Replace 11 softwood windows with hardwood	Approve Subject to Conditions
Haddiscoe PC	BA/2025/0283/CLEUD	The Bungalow Long Acre Farm Station Road Haddiscoe Norfolk NR31 9JA	Mr Fred Squires	Lawful Development Certificate for use as dwellinghouse within Use Class C3 (and not subject to any planning conditions restricting occupancy) for more than 10 years	CLUED Issued
Hickling Parish Council	BA/2025/0031/FUL	Smea Meadows The Smea Hickling Norfolk NR12 0YL	Mrs Susan Allen	Change of use to incorporate the storage of sailing boats and ancillary items connected to their use. Retrospective.	Approve Subject to Conditions
Hickling Parish Council	BA/2025/0268/FUL	Whiteslea Lodge Stubb Road Hickling Norfolk NR12 0BP	Mr Kyle Jennings	Installation of 15m of plastic piling to extend flood defence	Approve Subject to Conditions
Hickling Parish Council	BA/2025/0308/LBC	Whiteslea Lodge Stubb Road Hickling Norfolk NR12 0BP	Mr Kyle Jennings	Installation of 15m of plastic piling to extend flood defence	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Mettingham Parish Council	BA/2025/0325/APPCON	Mettingham House Beccles Road Mettingham Suffolk NR35 1TW	Mr & Mrs Schofield	Part discharge of Condition 4: a) new internal and external materials, b) large scale joinery sections and treatment, and c) material and treatment of bargeboards, soffits, fascias and rainwater goods of permission BA/2024/0248/LBC	Approve
Oulton Broad Parish Council	BA/2025/0132/FUL	Broadlands Residential Home Borrow Road Lowestoft Suffolk NR32 3PW	Gary Whiteman	Proposed installation of solar PV	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2025/0316/FUL	Vernette Borrow Road Lowestoft Suffolk NR32 3PW	Mr & Mrs Mark Webster	Separate the Coach House from the main dwelling to provide a dwelling with parking	Approve Subject to Conditions
South Walsham Parish Council	BA/2025/0206/FUL	Bondons Moorings No 2 10 Fleet Lane South Walsham Norwich Norfolk NR13 6ED	Mr Matthew Thwaites	Replacement of existing timber quayheading with steel piling and timber capping and double waling board	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Thorpe St Andrew Town Council	BA/2025/0314/LBC	12 Manor House Yarmouth Road Thorpe St Andrew Norfolk NR7 0EF	Mr Jeremy Clarke	Rebuild brick driveway piers. New timber gate.	Approve Subject to Conditions
Woodbastwick Parish Council	BA/2024/0355/HOUSEH	The Old House Broad Road Ranworth Norfolk NR13 6HS	Mr And Mrs Cator	Demolition of extensions, and Erection of 1 and 2 storey extensions. Internal reconfiguration inc. removal of 1 C20th staircase and alteration to 1 staircase.	Approve Subject to Conditions
Woodbastwick Parish Council	BA/2024/0356/LBC	The Old House Broad Road Ranworth Norfolk NR13 6HS	Mr and Mrs Cator	Demolition of extensions, and Erection of 1 and 2 storey extensions. Internal reconfiguration inc. removal of 1 C20th staircase and alteration to 1 staircase.	Approve Subject to Conditions

### Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
N/A			

Author: Steve Kenny

Date of report: 5 January 2026