



Yare House, 62-64 Thorpe Road,
Norwich, NR1 1RY

Telephone (01603) 610734

Email planningpolicy@broads-authority.gov.uk
www.broads-authority.gov.uk

20 July 2022

Dear Mr Collison

Re: Bungay Neighbourhood Plan – response to Examiner’s letter

Thank you for your letter dated 6 July in which you ask questions to seek clarification on matters relating to the examination of the Bungay Neighbourhood Plan.

On behalf of the Broads Authority, I do not have any specific comments on what is raised in the letter.

It is worth, however, putting a marker down with regards to any changes to the First Homes policy (policy H3), as follows. We did not comment on this policy, as First Homes are not permitted in the Broads (see below), although of course, as per the NPPF, any development needs to consider and address the setting of the Broads (NPPF 176). However, if the policy is changed, we would wish to reserve the opportunity to comment, especially in terms of the location criteria and any potential impact on the Broads.

Where can First Home exception sites come forward?

First Homes exception sites can come forward on unallocated land outside of a development plan. They cannot come forward in areas designated as Green Belt, within the Broads Authority, or in designated rural areas as defined in Annex 2 of the National Planning Policy Framework. In these areas rural exception sites are the sole permissible type of exception site.

Paragraph: 025 Reference ID: 70-025-20210524

Yours sincerely

Natalie Beal
Planning Policy Officer