

# The Local Plan for the Broads and the emerging NPPF

January 2026

## 1. Introduction

In December 2025 (through to March 2026), a new NPPF was consulted on. This emerging NPPF is significantly different to the current December 2024 NPPF. The transition arrangements, as proposed in the accompanying consultation document ([National Planning Policy Framework: proposed reforms and other changes to the planning system](#)) are as follows:

*For decision making: Where policies in the Framework and development plan are consistent, then this would be straightforward. Practically, consistency between policies would mean that no tension would arise on how issues should be considered. Therefore, the draft Framework sets out that due weight should be given to development plan policies relative to the consistency with the Framework. Where there is inconsistency between policies in the Framework and development plan policies, this would be much more difficult for decision-makers to navigate. To address this, we are proposing that development plan policies should be afforded very little weight where inconsistency arises, except where they have been examined and adopted against the new Framework. This would:*

- *Give clarity on how inconsistency should be managed in decision-making; and*
- *Ensure government priorities which are reflected in policies of the Framework have effect as quickly as possible and are not hindered by policies that have not been produced in accordance with this Framework.*

To this end, each policy proposed in the emerging Local Plan for the Broads is assessed against the consultation version of the NPPF. Where issues arise and text can be changed fairly simply to future proof the Local Plan, these are identified in purple in the following table. Where issues arise and it is not clear how they can be addressed to future proof the policy, these are in red. Green shows there are likely to be no issues between the emerging NPPF and emerging Local Plan. Orange shows areas where the Local Plan is not contrary to the emerging NPPF but supplements the considerations. Finally, grey are very locally specific issues that are not covered in the NPPF but there is no reason that these cannot have full weight.

Generally, the aim of this assessment is to raise the issue of seeking to future proof the Local Plan as the Local Plan is examined.

## 2. Emerging NPPF versus the emerging Local Plan for the Broads

Key:

**Green:** generally fits with NPPF.

**Orange:** Local Plan policy supplements emerging NPPF.

**Purple:** some wording changes needed.

**Red:** significant issue/divergence

**Grey:** a very local issue, not covered in the NPPF.

Policy number, name and hyperlink	Policy versus emerging NPPF
Throughout	Assess references to the December 2024 NPPF. There is potential to cross refer to the new NPPF (if it is in place prior to adoption) or make general references to the NPPF.
Policy PUBDM1: Major Development in the Broads	Seems to generally fit with N4 of the emerging NPPF.
Policy PUBDM2: Embodied Carbon	NPPF talks about climate change. NPPF quiet on this particular aspect but emerging policy generally fits with CC policies. The emerging Local Plan policy is not duplicating the emerging NPPF but supplementing it.
Policy PUBDM3: Pollution and Hazards in development and protecting environmental quality	Seems to generally fit with P policies of the emerging NPPF.
Policy PUBSP1: Responding to the Climate Emergency	Seems to generally fit with CC policies of the emerging NPPF.
Policy PUBDM4: Climate change adaption and resilience checklist	NPPF talks about climate change. Checklist is a local approach to addressing climate change. The policy approach generally fits with CC policies. The emerging Local Plan policy is not duplicating the emerging NPPF but supplementing it.
Policy PUBDM5: Water quality and foul drainage	Seems to generally fit with W4 of the emerging NPPF.
Policy PUBDM6: Boat wash-down facilities	This fits with P policies and N policies. But the NPPF silent on invasive species. The emerging Local Plan policy is not duplicating the emerging NPPF but supplementing it.
Policy PUBDM7: Water efficiency and re-use	We would be going further than the optional building regs. We do have a topic paper to justify this. Seems to generally fit with CC 1 c and PM13 of the emerging NPPF.

Policy number, name and hyperlink	Policy versus emerging NPPF
Policy PUBSP2: Strategic flood risk policy	The emerging NPPF seems to keep the same stance regarding flood risk as the current one. Seems to generally fit with F policies of the emerging NPPF.
Policy PUBDM8: Development and flood risk	The emerging NPPF seems to keep the same stance regarding flood risk as the current one. The EA support the tick sheet. Seems to generally fit with the F policies of the emerging NPPF.
Policy PUBDM9: Surface water run-off	The emerging NPPF seems to keep the same stance regarding surface water as the current one. Seems to generally fit with the F policies of the emerging NPPF.
Policy PUBDM10: Open space on land, play space, sports fields and allotments.	Seems to generally fit with HC policies of the emerging NPPF.
Policy PUBDM11: Green and blue infrastructure and Public Rights of Way	Seems to generally fit with N, DP and CC policies of the emerging NPPF.
Policy PUBSP3: Soils	Seems to generally fit with CC and P policies of the emerging NPPF.
Policy PUBDM12: Peat soils	CC2 1 f of the emerging NPPF seems to generally support our stance. Should we refer to the emerging NPPF wording in our policy?
Policy PUBSP4: Historic Environment	Seems to generally fit with HE policies of the emerging NPPF.
Policy PUBDM13: Heritage Assets	Seems to generally fit with HE policies of the emerging NPPF.
Policy PUBDM14: Re-use, Conversion or Change of Use of Historic Buildings	<p>Generally fits with HE policies of the emerging NPPF, although it goes beyond the requirements of the NPPF, for example the requirement to retain the building in its original use (DM14, 1 and 3). However that is appropriate given that we are a protected landscape. References in the new NPPF include: S5, CC2, HO11, GB7, HE6, E4.</p> <p>The emerging Local Plan policy is not duplicating the emerging NPPF but supplementing it.</p>
Policy PUBSP5: Biodiversity	<p>Seems to generally fit with N policies of the emerging NPPF. Local Plan policy SP5 2 c, which refers to biodiversity enhancements is supported through N2 f of the emerging NPPF, so general thrust of biodiversity enhancements is supported.</p> <p>Section 41 is Habitats and Species of Principal Importance in new NPPF. Use those words in the emerging Local Plan?</p>

Policy number, name and hyperlink	Policy versus emerging NPPF
Policy PUBDM15: Natural Environment	<p>Seems to generally fit with N policies of the emerging NPPF. Local Plan policy DM15 part 12, which refers to biodiversity enhancements is supported through N2 f of the emerging NPPF, so general thrust of biodiversity enhancements is supported</p> <p>Section 41 is Habitats and Species of Principal Importance in new NPPF. Use those words in the emerging Local Plan?</p>
Policy PUBDM16: Biodiversity Net Gain	<p>BNG to be only for sites over 0.2Ha.</p> <p>And more than 10% BNG can only be on specific sites.</p> <p>There are also plans by the Government to consult on making it easier to deliver BNG off site.</p> <p>There are also plans to tackle BNG and brownfield land.</p> <p>The emerging Local Plan could be amended, if needed as follows:</p> <p>In BNG policy – state that 20% applies to Site-Specific policies unless they are below the size threshold or exempted in another way, or</p> <p>Mention in relevant Site-Specific policies as a requirement.</p> <p>We have the evidence to justify 20% BNG.</p>
Policy PUBDM17: Mitigating Recreational Impacts	<p>It does not seem that this is going to be affected/addressed through either Environmental Delivery Plans or the Nature Restoration Fund. It is a HRA related issue. Generally seems to fit with N policies of the emerging NPPF.</p>
Policy PUBDM18: Mitigating Nutrient Enrichment Impacts	<p>Nature Restoration Fund and EDPs may take over. But they are not a requirement – an applicant can choose to mitigate in another way. The wording of this may need to evolve to reflect NRS and EDPs.</p>
Policy PUBDM19: Trees, woodlands, hedges, scrub and shrubs and development	<p>Seems to generally fit with N2 of the emerging NPPF.</p>
Policy PUBDM20: Energy demand and performance of new buildings (including extensions)	<p>Section on listed building meets HE6 3 of the emerging NPPF.</p> <p>Energy hierarchy seems to meet generally CC2 1 c and DP3 1 c of the emerging NPPF whilst not setting a new energy efficiency standard.</p>
Policy PUBDM21: Renewable and low carbon energy	<p>Generally meets W3 of the emerging NPPF.</p> <p>Out policy does include additional considerations that are not included in the emerging NPPF, like impacts on MOD infrastructure</p>

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	<p>which the MOD asked us to include in the policy. That could meet the thrust of the emerging NPPF at P1 1 b iv.</p> <p>Generally, the thrust does meet W3 part 2 of the emerging NPPF: 'Where proposals for this form of development come forward outside areas which have been identified as suitable for them they should be acceptable when assessed against the national decision-making policies in this Framework, taken as a whole' as the considerations are generally within the emerging NPPF.</p> <p>N2 1 b of the emerging NPPF generally support solar not going on BMV.</p> <p>We do seek justification for turbines to be in the Broads, but that is not justification for turbines in the first place.</p> <p>We do set out lots of considerations for turbines which are logical considering our area, but these are not set out in the emerging NPPF.</p> <p>The emerging Local Plan policy is not duplicating the emerging NPPF but supplementing it.</p>
Policy PUBSP6: Landscape character	Seems to generally fit with N policies of the emerging NPPF.
Policy PUBDM22: Development and landscape	Seems to generally fit with N policies of the emerging NPPF.
Policy PUBDM23: Land raising	Seems to generally fit with N policies of the emerging NPPF.
Policy PUBDM24: Excavated material	Seems to generally fit with N policies of the emerging NPPF.
Policy PUBDM25: Utilities infrastructure development	<p>Generally in line with the emerging NPPF.</p> <p>For telecoms, we do require engagement with the community and the emerging NPPF does not. We do required justification for why go where proposed – this is not querying the need for the telecoms.</p> <p>The emerging Local Plan policy is not duplicating the emerging NPPF but supplementing it.</p>
Policy PUBDM26: Protection and enhancement of settlement fringe landscape character	Seems to generally fit with N policies of the emerging NPPF.

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Policy PUBDM27: Amenity	Seems to generally fit with H and P policies. But not all of the considerations in the policy are included in the emerging NPPF. The emerging Local Plan policy is not duplicating the emerging NPPF but supplementing it.
Policy PUBSP7: Tranquillity in the Broads	Seems to generally fit with P3 and N4 policies of the emerging NPPF.
Policy PUBDM28: Light pollution and dark skies and nocturnal character	Seems to generally fit with P3, especially P3 2 d, N4 3 policies of the emerging NPPF.
Policy PUBSP8: Accessibility and Transport	Seems to generally fit with TR policies of the emerging NPPF.
Policy PUBSP9: Recreational access around the Broads area	Seems to generally fit with TR policies of the emerging NPPF.
Policy PUBDM29: Transport, highways and access	Seems to generally fit with TR policies of the emerging NPPF. Could say in this policy that we have regard to/defer to the parking standards of the district/county.
Policy PUBDM30: Recreation facilities parking areas	Seems to generally fit with TR policies of the emerging NPPF.
Policy PUBSP10: A prosperous local economy	Seems to generally fit with E policies of the emerging NPPF.
Policy PUBDM31: New employment development	Seems to generally fit with E policies of the emerging NPPF .
Policy PUBDM32: Protecting general employment	Seems to generally fit with E policies of the emerging NPPF.
Policy PUBDM33: Farm diversification	Seems to generally fit with E policies of the emerging NPPF.
Policy PUBSP11: Waterside sites	This is a local issue. Seems to generally fit with E policies of the emerging NPPF.
Policy PUBDM34: Development on waterside sites in employment or commercial use, inc. boatyards.	This is a local issue. Seems to generally fit with E policies of the emerging NPPF.
Policy PUBDM35: Retail development in the Broads	Seems to generally fit with TC policies of the emerging NPPF.

Policy number, name and hyperlink	Policy versus emerging NPPF
Policy PUBSP12: Sustainable tourism	Seems to generally fit with E policies of the emerging NPPF.
Policy PUBDM36: Sustainable tourism and recreation development	Seems to generally fit with E policies of the emerging NPPF.
Policy PUBDM37: Holiday/tourism accommodation – new provision and retention	Seems to generally fit with E policies of the emerging NPPF.
Policy PUBSP13: Navigable water space	This is a local issue, not covered by the NPPF. But the issues the policy considers are generally covered in the emerging NPPF.
Policy PUBDM38: Access to the water	This is a local issue, not covered by the NPPF. But the issues the policy considers are generally covered in the emerging NPPF.
Policy PUBDM39: Bank stabilisation	This is a local issue, not covered by the NPPF. But the issues the policy considers are generally covered in the emerging NPPF.
Policy PUBSP14: Mooring provision	This is a local issue, not covered by the NPPF. But the issues the policy considers are generally covered in the emerging NPPF.
Policy PUBDM40: Moorings, mooring basins and marinas	This is a local issue, not covered by the NPPF. But the issues the policy considers are generally covered in the emerging NPPF.
Policy PUBDM41: The impact of replacement quay heading on navigation.	This is a local issue, not covered by the NPPF. But the issues the policy considers are generally covered in the emerging NPPF.
Policy PUBDM42: Materials used for quay heading, capping and waling, small bridges, viewing platforms, landing stagings and boardwalks.	This is a local issue, not covered by the NPPF. But the issues the policy considers are generally covered in the emerging NPPF.
Policy PUBDM42A: Safety by the water	Seems to generally fit with P5 of the emerging NPPF.
Policy PUBSP15: Residential development	Seems to generally fit with S1, HO policies of the emerging NPPF.
Policy PUBDM43: Affordable housing	<p>Seems to generally fit with HO policies.</p> <p>Our off-site threshold is not set out in the NPPF, but is a local approach with justification.</p> <p>The emerging Local Plan policy is not duplicating the emerging NPPF but supplementing it.</p>

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Policy PUBDM44: Residential development within defined Development Boundaries	Glossary says 'Settlement: Includes cities, towns, villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete. This includes areas defined as a settlement in the development plan (whether using defined settlement boundaries or equivalent terms, or criteria for identifying settlement extents). Settlements do not include hamlets and scattered groups of houses located outside predominantly built-up areas, unless specifically defined as a settlement in the development plan'. The emerging Local Plan does identify development boundaries.
Policy PUBDM45: Gypsy, Traveller and Travelling Show People	Seems to generally fit with HO policies of the emerging NPPF.
Policy PUBDM46: New residential moorings	Not mentioned in the emerging NPPF (and we have commented to say so) but is a requirement in the Planning and Infrastructure Act 2016.
Policy PUBDM47: Permanent and temporary dwellings for rural enterprise workers	Seems to generally fit with HO policies of the emerging NPPF.
Policy PUBDM48: Elderly and specialist needs housing	Seems to generally fit with HO policies of the emerging NPPF.
Policy PUBDM49: Residential ancillary accommodation	Seems to generally fit with HO policies of the emerging NPPF.
Policy PUBDM50: Replacement dwellings	Seems to generally fit with HO policies and S5 c of the emerging NPPF.
Policy PUBDM51: Custom/self-build	Seems to generally fit with HO policies of the emerging NPPF.
Policy PUBPS16: Strategic Design Policy	Seems to generally fit with DP policies of the emerging NPPF.
Policy PUBDM52: Design	Seems to generally fit with DP policies and PM13 in terms of M4 (2) and M4 (3) of the emerging NPPF. And more generally, the thrust of the criteria fit with the emerging NPPF.
Policy PUBDM52A: Proposals for residential extensions	Seems to generally fit with L4 and S5 c policies of the emerging NPPF but does include additional considerations. The emerging Local Plan policy is not duplicating the emerging NPPF but supplementing it.

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Policy PUBDM53: Source of heating	NPPF talks about climate change. NPPF quiet on this particular aspect. Emerging policy generally fits with the CC policies of the emerging NPPF. The emerging Local Plan policy is not duplicating the emerging NPPF but supplementing it.
Policy PUBDM54: Heat resilient design	Seems to generally fit with CC1, CC3, DP3 policies of the emerging NPPF.
Policy PUBDM55: Non-residential development and BREEAM	Seems to generally fit with DP policies of the emerging NPPF.
Policy PUBDM56: Electric Vehicle (EV) Charging Points – fire safety, design, location, and lighting.	Seems to generally fit with TR4. But the design and location and fire issues addressed in the emerging Local Plan policy are not covered in the emerging NPPF. The emerging Local Plan policy is not duplicating the emerging NPPF but supplementing it.
Policy PUBDM57: Fibre to the Premises	Likely to be changed or removed as per NNDC equivalent policy to reflect changes to building regulations.
Policy PUBSP17: Community facilities	Seems to generally fit with HC policies of the emerging NPPF.
Policy PUBDM58: Visitor and community facilities and services	<p>The emerging NPPF introduces this at HC6 1 b: The loss resulting from the proposed development would be replaced by equivalent or better provision, in a location which offers comparable or improved accessibility for the community it serves.</p> <p>Inspector for 2019 Local Plan told us to remove that criterion (as we had it in our draft plan) as this would lead to loss of rural services.</p> <p>BUT... HC6 2 ‘applies only where the facility would be the last of its type in the area concerned’ whereas ours refers to all facilities.</p> <p>Is there scope to talk about how our policy refers to situations not covered by the NPPF HC6? So if it is the last one, then HC6 comes in.</p>
Policy PUBDM59: Designing places for healthy lives	Generally fits with HC policies. The healthy checklist is a local response. But the issues the policy considers are generally covered in the NPPF.
Policy PUBDM60: Planning obligations and developer contributions	Seems to generally fit with DM, P4, HE11 policies of the emerging NPPF.
Policy PUBDM61: Advertisements and signs	Not covered in new NPPF. But the issues the policy considers are generally covered in the NPPF.

Policy number, name and hyperlink	Policy versus emerging NPPF
Policy PUBDM62: Re-use, conversion or change of use of buildings	Seems to generally fit with E4, L2 of the emerging NPPF.
Policy PUBDM63: Leisure plots, amenity plots, conservation plots and mooring plots	This is a local issue, not covered by the NPPF. But the issues the policy considers are generally covered in the NPPF.
Policy PUBACL1: Acle Cemetery extension	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBACL2: Acle Playing Field extension.	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBBRU1: Riverside chalets and mooring plots	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBBRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBBRU3: Brundall Mooring Plots	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBBRU4: Brundall Marina	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBBRU5: Land east of the White Heron Public House	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBBRU6: Brundall Gardens	Allocation for residential moorings to meet the residential moorings need for the area. A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBCAN1: Cantley Sugar Factory	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBCHE1: Greenway Marine residential moorings	Allocation for residential moorings to meet the residential moorings need for the area. A site-specific policy to address and

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	consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBDIL1: Dilham Marina (Tyler's Cut Moorings)	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBDIT1: Maltings Meadow Sports Ground, Ditchingham	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF. In particular emerging NPPF policies relating to promoting healthy communities.
Policy PUBDIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBFLE1: Broadland Sports Club	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF. In particular emerging NPPF policies relating to promoting healthy communities.
Policy PUBGIL1 Gillingham residential moorings (H. E. Hipperson's Boatyard)	Allocation for residential moorings to meet the residential moorings need for the area. A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBGTY1: Marina Quays (Port of Yarmouth Marina)	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF. Particularly P1 and L2.
Policy PUBHOR1: Horning Car Parking	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBHOR2: Horning Open Space (public and private)	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBHOR3: Waterside plots	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBHOR4: Horning Sailing Club	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.

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Policy PUBHOR5: Crabbett's Marsh	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBHOR6: Horning - Boatyards, etc. at Ferry Road. and Ferry View Road	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBHOR7: Woodbastwick Fen moorings	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBHOR8: Land on the Corner of Ferry Road, Horning	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF. Particularly the housing and economy sections of the emerging NPPF.
Policy PUBHOV1: Green infrastructure	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBHOV2: Station Road car park	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBHOV3: Brownfield land off Station Road, Hoveton	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF. Particularly P1 and L2.
Policy PUBHOV4: BeWILDerwood Adventure Park	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBHOV5: Hoveton Village Centre and areas adjacent to the Village Centre	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF. Particularly the retail policies.
Policy PUBNOR1: Utilities Site	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF. Particularly P1 and L2.
Policy PUBNOR2: Riverside Walk and cycle path	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF. Particularly the sustainable transport section.
Policy PUBORM1: Ormesby waterworks	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the

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	emerging NPPF. Particularly the section on Securing clean energy and water.
Policy PUBOUL1: Boathouse Lane Leisure Plots	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBOUL2: Oulton Broad - Former Pegasus/Hamptons Site	Allocation for residential dwellings to meet the housing need for the area. A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBOUL3: Oulton Broad District Shopping Centre	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF. Particularly the retail policies.
Policy PUBPHRB1: Bridge Area	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBPHRB2: Waterside plots	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBPHRB3: Green Bank Zones	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBSOL1: Riverside area moorings	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBSOM1: Somerleyton Marina Residential Moorings	Allocation for residential moorings to meet the residential moorings need for the area. A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBSTA1: Land at Stalham Staithe (Richardson's Boatyard)	Allocation for residential moorings to meet the residential moorings need for the area. A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBTSA1: Cary's Meadow	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.

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Policy PUBTSA2: Thorpe Island	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBTSA3: Griffin Lane – boatyards and industrial area	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBTSA4: Bungalow Lane – mooring plots and boatyards	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBTSA5: River Green Open Space	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBTHU1: Tourism development at Hedera House, Thurne	Allocation for residential dwellings to meet the housing need for the area. A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBWHI1: Whitlingham Country Park plus adjacent land	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBWHI2: Land at Whitlingham Lane	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF. Particularly P1 and L2.
Policy PUBSSTRI: Trinity Broads	An area-wide policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBSSUT: Upper Thurne	An area-wide policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBSSPUBS: Pubs network	A site-specific policy to address and consider local issues and opportunities, but the policy seems to generally fit with the emerging NPPF.
Policy PUBSSROADS: Main Road network	Generally seems to meet TR policies of the emerging NPPF.
Policy PUBSSTRACKS: Former rail trackways	Generally seems to meet TR8 of the emerging NPPF.

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Policy PUBSSSTATIONS: Railway stations/halts	Generally seems to meet TR policies of the emerging NPPF.
Policy PUBSSSTAITHES: Staithes	This is a local issue, not covered by the NPPF. But the issues the policy considers are generally covered in the NPPF.
Policy PUBSSCOAST: The Coast	Generally seems to meet F policies on coastal change and N policies on landscape and natural environment of the emerging NPPF.
Policy PUBSSMILLS: Drainage Mills	Generally seems to meet HE policies of the emerging NPPF.
Policy PUBSSLGS: Local Green Space	Generally seems to meet HC2 of the emerging NPPF.
Policy PUBSSA47: Road schemes on the Acle Straight (A47T)	This is a local issue, not covered by the NPPF. But the issues the policy considers are generally covered in the NPPF. An application for changes to the Acle Straight would likely be an NSIP.