

# Planning Committee

03 February 2023

Agenda item number 10

## Local Plan- Preferred Options- bitesize pieces

Report by Planning Policy Officer

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### Summary

This report introduces some new or amended policies that are proposed to form part of the Preferred Options version of the Local Plan. The policies are Amenity, Pubs, Rail stations/halts, the Trinity Broads and Upper Thurne.

### Recommendation

Members' comments on the policies are requested.

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## 1. Introduction

- 1.1. Members have seen bite size pieces of the Issues and Options version of the Local Plan. The production stages of the Issues and Options are now complete and work has begun on the Preferred Options version, which will contain proposed policies. This will also be presented in bite size pieces.
- 1.2. This report introduces some amended or new policies for Members to consider for inclusion in the Preferred Options version of the Local Plan.
- 1.3. It is important to note that until such time as the Local Plan is adopted, our current policies are still in place and will be used to guide and determine planning applications.
- 1.4. Members' comments are requested on the policies and amendments. The policies considered in this report at this Planning Committee are: Amenity, Pubs, Rail stations/halts, Trinity Broads and Upper Thurne.

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Date of report: 19 January 2023

Appendix 1 – Draft Amenity Policy

Appendix 2 – Draft Pubs policy

Appendix 3 – Draft Rail Stations policy

Appendix 4 – Draft Trinity Broads policy

Appendix 5 – Draft Upper Thurne policy



**Local Plan for the Broads - Review  
Preferred Options bitesize pieces  
February 2023**

**Amenity**

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

**Policy PODMxx: Amenity**

1. All new development, including alterations and extensions to existing buildings, will be expected to provide the occupiers/users with a ~~satisfactory level of amenity~~ high standard of amenity to ensure a suitable living environment. Development will not be permitted if it would have an unacceptable impact on the amenity of existing or potential neighbouring properties or uses.
2. When assessing the impact of the occupation, operation and construction of a development on amenity, consideration will be given to the following:
  - a) Overlooking of windows of habitable rooms and private amenity space;
  - b) Loss of privacy;
  - c) Overshadowing of private amenity space;
  - d) Loss of daylight and/or sunlight to existing windows of habitable rooms;
  - e) Overbearing impact/visual dominance;
  - f) Light pollution;
  - g) Airborne pollutants;
  - h) Odours;
  - i) Noise pollution and disturbance;
  - j) Vibration;

- 19 k) Insects and vermin; and  
20 l) Provision of a satisfactory and usable external amenity space to residential properties in  
21 keeping with the character of immediate surrounding development.
- 22 3. Where existing amenity is poor, improvements will be sought in connection with any  
23 development.
- 24 4. On large scale and other developments where construction operations are likely to have  
25 a significant and ongoing or long-term impact on local amenity, a construction  
26 management plan covering such issues as hours of working, access points of access and  
27 methods of construction will be required.

### 28 Reasoned Justification

29 Protecting the amenity of both the future occupiers of new development and the occupiers  
30 of existing developments is vital for the sustainability of communities in the Broads. The  
31 NPPF seeks high standards of amenity for existing and future users. Amenity can include  
32 many factors such as traffic, smell, loss of privacy, outlook, noise and overlooking. This  
33 policy lists the general issues that should be considered by applicants when developing  
34 schemes.

35 The policy applies to situations where new development would affect the amenity of an  
36 existing land use, and where a new development may lead to complaints about an existing  
37 land use which is not currently an issue because there are no neighbours.

38 The impact of construction is often raised as a concern in relation to planning applications,  
39 but this is a short-term impact – the impacts of construction stop when the scheme is in  
40 place. We are able to control hours of work and delivery hours for example. We will  
41 consider the impact of construction and put in place controls on a case by case basis.

42 Proximity to waste management and mineral sites can lead to amenity issues. As such, the  
43 Authority will liaise with Norfolk and Suffolk County Councils for sites that are near to  
44 mineral and waste sites in line with Norfolk and Suffolk County Council minerals and waste  
45 policies ~~(currently CS16 of NCC Minerals and Waste Core Strategy, WDM1 of the SCC Waste~~  
46 ~~Core Strategy, policy 5 of SCC Minerals Core Strategy).~~

47 In assessing compliance with this policy, the Authority will draw on expert advice from  
48 statutory consultees and the Environmental Services Sections of the relevant Council.

### 49 Reasonable alternative options

- 50 a) The original policy, with no amendments.

51 Given the importance of Amenity, not to have a policy is seen as an unreasonable  
52 alternative.

### 53 Sustainability appraisal summary

54 The two options (of the amended policy and the original policy) have been assessed in the  
55 SA. The following is a summary.

A: Keep original policy	5 positives. 0 negatives. 0 ? Overall, positive.
B: Preferred Option - amend policy.	5 positives. 0 negatives. 0 ? Overall, positive.

**How has the existing policy been used since adoption in May 2019?**

According to recent Annual Monitoring Reports, the policy has been used and applications have been determined in accordance with the policy.

**Why have the alternative options been discounted?**

The amendments to the original policy fundamentally reinforce the importance of amenity. Adding loss of privacy as well as the need for construction management plan are positive improvements and will help ensure the health and wellbeing of the community.

**UN Sustainable Development Goals check**

This policy meets these [UN SD Goals](#):

**3** GOOD HEALTH  
AND WELL-BEING



**11** SUSTAINABLE CITIES  
AND COMMUNITIES



## **Sustainability Appraisal**

### SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and improve water quality and to use water efficiently.
- ENV3: To protect and enhance biodiversity and geodiversity.
- ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.
- ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and coastal change.
- ENV7: To manage resources sustainably through the effective use of land, energy and materials.
- ENV8: To minimise the production and impacts of waste through reducing what is wasted, and re-using and recycling what is left.
- ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings
- ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and reflects local distinctiveness.
- ENV11: To improve air quality and minimise noise, vibration and light pollution.
- ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape
- SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.
- SOC2: To reduce poverty, inequality and social exclusion.
- SOC3: To improve education and skills including those related to local traditional industries.
- SOC4: To enable suitable stock of housing meeting local needs including affordability.
- SOC5: To maximise opportunities for new/ additional employment
- SOC6: To improve the quality, range and accessibility of community services and facilities and to ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.
- SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.
- ECO1: To support a flourishing and sustainable economy and improve economic performance in rural areas.
- ECO2: To ensure the economy actively contributes to social and environmental well-being.
- ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.

	A: Keep original policy		B: Preferred Option - amend policy	
ENV1	+	Amenity is an aspect to consider in terms of the adverse impacts of traffic – some of the aspects of the policy could result from traffic.	+	Amenity is an aspect to consider in terms of the adverse impacts of traffic – some of the aspects of the policy could result from traffic.
ENV2				
ENV3				
ENV4				
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10	+	Good design is linked to protecting amenity.	+	Good design is linked to protecting amenity.
ENV11	+	These issues are mentioned specifically in the policy.	+	These issues are mentioned specifically in the policy.
ENV12				
SOC1	+	Fundamentally, by protecting amenity, there will be benefits to physical and mental health.	+	Fundamentally, by protecting amenity, there will be benefits to physical and mental health.
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2	+	Amenity is an aspect to consider if the economy is to actively contribute to social wellbeing.	+	Amenity is an aspect to consider if the economy is to actively contribute to social wellbeing.
ECO3				



**Local Plan for the Broads - Review**  
**Preferred Options bitesize pieces**  
**February 2023**  
**Pubs**

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

**Policy POSSPUBS: Pubs network**

**Main Map (NE, NW, & S), and various Inset Maps**

1. The following establishments, identified on the Adopted Policies Map, will be protected in their public house use as key parts of a network of community, visitor, and boating facilities, as well as for their individual contribution to such facilities.
2. The Authority will support appropriate proposals in accordance with other policies in this Local Plan that:
  - a) contribute to the retention and viability of these businesses;
  - b) enhance the appearance of these businesses;
  - c) provide benefits to river/water users (such as canoe slipways and electric charging points);
  - d) provide well-designed cycle parking facilities;
  - e) upgrade/improve foul drainage arrangements;
  - f) make the pubs more energy and water efficient;
  - g) address crime or fear of crime;
  - h) improve resilience to flood risk;
  - i) address/do not cause light pollution;
  - j) have no adverse impact upon the integrity of any Habitats site either alone or in-combination; and
  - k) protect and enhance their visual contribution/ heritage value/ architectural merits as appropriate.

**3. YARE**

- 22 a) Rushcutters [Arms](#), Thorpe Green
  - 23 b) Rivergarden, Thorpe Green
  - 24 c) Town House, Thorpe Green
  - 25 d) ~~Woods End~~ Water's Edge, Bramerton
  - 26 e) Ferry House, Surlingham
  - 27 f) Coldham Hall, Surlingham
  - 28 g) Yare, Brundall Riverside
  - 29 h) New Inn, Rockland
  - 30 i) Beauchamp Arms, Claxton
  - 31 j) Reedcutter, Cantley
  - 32 k) Reedham Ferry Inn, Reedham
  - 33 l) Lord Nelson, Reedham
  - 34 m) Berney Arms, [Breydon Water](#)
  - 35 n) The Ship, Reedham
- 
- 36 4. BURE
  - 37 a) Norfolk Mead Hotel, Coltishall
  - 38 b) King's Head, Coltishall
  - 39 c) Rising Sun, Coltishall
  - 40 d) King's Head, Hoveton
  - 41 e) Hotel Wroxham, Hoveton
  - 42 f) Swan, Horning
  - 43 g) New Inn, Horning
  - 44 h) Ferry Inn, Horning
  - 45 i) [Acle](#) Bridge Inn, Acle
  - 46 j) Hermitage, Acle
  - 47 k) Ferry Inn, Stokesby
  - 48 l) Maltsters, Ranworth
- 
- 49 5. ANT
  - 50 a) Cross Keys Inn, Dilham
  - 51 b) Wayford Bridge [Inn](#) ~~Hotel~~, Wayford Bridge
  - 52 c) Sutton Staithe Hotel, Sutton Staithe
  - 53 d) Dog [Inn](#), Johnson Street (Ludham Bridge)
- 
- 54 6. THURNE
  - 55 a) Pleasure Boat [Inn](#), Hickling
  - 56 b) ~~Broadshaven Hotel~~ [Norada Grill and Tavern](#), Potter Heigham Bridge
  - 57 c) Lion, Thurne
- 
- 58 7. TRINITY
  - 59 a) The Boathouse, Ormesby
  - 60 b) Filby Bridge Inn, Filby
- 
- 61 8. WAVENEY
  - 62 a) Locks Inn [Community Pub](#), Geldeston
  - 63 b) Waveney House Hotel, Beccles
  - 64 c) Waveney Inn, Burgh St. Peter



- 65 d) Duke's Head, Somerleyton
  - 66 e) Bell Inn, St Olaves
  - 67 f) Fisherman's ~~Inn Bar~~, Burgh Castle
  - 68 g) [Haddiscoe Tavern, Haddiscoe](#)
- 69 9. OULTON BROAD
- 70 a) Wherry Hotel, Oulton Broad
  - 71 b) Commodore, Oulton Broad
  - 72 c) Ivy House [Country](#) Hotel, Oulton Broad

### 73 **Parishes affected**

74 Acle CP, Beccles CP, Bramerton CP, Brundall CP, Burgh Castle CP, Burgh St. Peter CP, Cantley CP,  
 75 Carleton St. Peter CP, Coltishall CP, Dilham CP, Fritton and St. Olaves CP, Geldeston CP, Halvergate  
 76 CP, Hickling CP, Horning CP, Hoveton CP, Ludham CP, Ormesby St. Michael CP, Oulton Broad CP,  
 77 Potter Heigham CP, Reedham CP, Rockland St. Mary CP, Rollesby CP, Somerleyton, Ashby and  
 78 Herringfleet CP, Stalham CP, Stokesby with Herringby CP, Surlingham CP, Sutton CP, Thorpe St.  
 79 Andrew CP, Thurne CP, Woodbastwick CP.

### 80 **Constraints and features**

- 81 • Almost all these premises are in zones of high flood risk.
- 82 • Some are in conservation areas, or areas of archaeological interest. Some are themselves of  
 83 historic interest, including listed buildings.
- 84 • Some are within or close to SAC, SPA, SSSI, Ramsar, CWS, etc.

### 85 **Reasoned Justification**

86 The waterside pub network is very important, especially for recreational boating but also to local  
 87 communities and non-boating visitors. While this can be said about a very wide range of  
 88 establishments and locations public houses, for a variety of reasons, have been especially  
 89 vulnerable to closure in recent years.

90 The loss of any particular pub (or other establishment) can sometimes be difficult to resist.  
 91 Specifying in the Local Plan that these are part of a defined network will strengthen the planning  
 92 case against any individual closure. It also signals the planning stance and helps owners and  
 93 prospective developers get consistent messages about the identified establishments, to guide their  
 94 own plans.

95 The policy seeks the retention of the pubs as public houses and supports appropriate  
 96 improvements to the pub to make sure it remains viable. Such improvements could include the  
 97 appearance of the pub as well as provision of specific facilities for water and road users (such as  
 98 canoe slipways and well-designed and located Sheffield Stand cycle parking). ~~The Safety by the~~  
 99 ~~Water policy (DM46) may be of relevance.~~ [Indeed, applicants should consider water safety](#)  
 100 [provisions as part of their schemes.](#)

101 The policy also addresses the issue of drainage, due to the seasonality, proximity to the  
 102 watercourse, and the nature of the effluent that can pose a significant local risk to the water  
 103 environment. Ensuring there is no deterioration in water quality is an important requirement under  
 104 the Water Framework Directive, which applies to all surface water bodies and groundwater bodies.

105 As set out in policy **DM22**, addressing light pollution in the Broads is an important aspect of the  
106 Local Plan. These establishments can be in rural areas, sometimes away from or on the edge of  
107 settlements, and any external lighting can have a significant impact on the tranquillity of the area.  
108 Proposals therefore need to address light pollution.

109 Many of the pubs are historic assets or have an impact on the landscape or townscape, which is  
110 another reason people go to them. The policy seeks to recognise this. For example, when historic  
111 pubs have their historic value eroded through inappropriate alterations such as upvc windows/ loss  
112 of architectural detailing/unsympathetic hardstandings, it can be detrimental to both their heritage  
113 value but also their attractiveness to customers.

114 In cases where owners wish to pursue other forms of use of the public houses, they will be required  
115 to submit a report undertaken by an independent Chartered Surveyor, which meets the tests as set  
116 out in the CAMRA Public House Viability Test,<sup>1</sup> with any planning application. The Authority will  
117 need to verify the content of the report and may need to employ external expertise to do so (the  
118 applicant will need to meet the cost of this). The Broads Authority's Viability and Marketing Guide<sup>2</sup>  
119 will also be of relevance.

120 In relation to addressing any issues relating to crime, the Licensing Security and Vulnerability  
121 Initiative may be of relevance. Licensing SAVI is a confidential self-assessment tool designed to help  
122 the owners and operators of licensed premises provide a safe and secure environment for their  
123 managers, staff, customers and local communities - <https://www.licensingravi.com/>.

#### 124 **Reasonable alternative options**

- 125 a) No policy on pubs - An alternative option could be to have no specific policy relating to pubs;  
126 any application would be considered using existing policies.  
127 b) Another option would be to not amend the policy in relation to light pollution, efficiency or  
128 historic and architectural assets.

#### 129 **Sustainability appraisal summary**

130 The three options (of the amended policy, the original policy or not having a policy on pubs) have  
131 been assessed in the SA. The following is a summary.

A: No policy	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.
B: Keep original policy (other than updating the pub names).	7 positives. 0 negatives. 1 ? Overall, positive.
C: Preferred Option - amend policy to improve reference to light pollution (and update pub names)	10 positives. 0 negatives. 1 ? Overall, positive.

#### 132 **How has the existing policy been used since adoption in May 2019?**

<sup>1</sup> CAMRA Public House Viability Test : <https://pubs.camra.org.uk/dl.php?id=57295>

<sup>2</sup> [https://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0019/407404/Marketing-and-Viability-SPD.pdf](https://www.broads-authority.gov.uk/_data/assets/pdf_file/0019/407404/Marketing-and-Viability-SPD.pdf)

133 According to recent Annual Monitoring Reports, the policy has been used and applications have  
134 been determined in accordance with the policy.

135 **Why have the alternative options been discounted?**

136 The pubs in the Broads are so important to the community, visitors and local economy. Pubs, for a  
137 variety of reasons, are at risk if being lost. This policy seeks to ensure the continued existence of the  
138 pubs in the Broads whilst promoting/enabling appropriate changes to ensure the long-term viability  
139 of the pubs. As such, it seems prudent to continue to have this policy in the Local Plan. In terms of  
140 preferring the slightly amended policy, this will strengthen the protection of dark skies as often,  
141 these pubs are directly on waterways in rural or edge of urban areas where lighting, if installed  
142 incorrectly or excessively, can cause light pollution. The amendments also cover issues such as  
143 water and energy efficiency which are important given the cost of living rise, climate change and  
144 water resource issues. The amendments relating to the pubs being assets is preferred as in some  
145 cases, the building itself is an attraction and asset to the area.

146 **UN Sustainable Development Goals check**

147 This policy meets these [UN SD Goals](#):

## Sustainability Appraisal

### SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and improve water quality and to use water efficiently.
- ENV3: To protect and enhance biodiversity and geodiversity.
- ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.
- ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and coastal change.
- ENV7: To manage resources sustainably through the effective use of land, energy and materials.
- ENV8: To minimise the production and impacts of waste through reducing what is wasted, and re-using and recycling what is left.
- ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings
- ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and reflects local distinctiveness.
- ENV11: To improve air quality and minimise noise, vibration and light pollution.
- ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape
- SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.
- SOC2: To reduce poverty, inequality and social exclusion.
- SOC3: To improve education and skills including those related to local traditional industries.
- SOC4: To enable suitable stock of housing meeting local needs including affordability.
- SOC5: To maximise opportunities for new/ additional employment
- SOC6: To improve the quality, range and accessibility of community services and facilities and to ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.
- SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.
- ECO1: To support a flourishing and sustainable economy and improve economic performance in rural areas.
- ECO2: To ensure the economy actively contributes to social and environmental well-being.
- ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.

		A: No policy		B: Keep original policy (other than updating the pub names).		C: Amend policy to improve reference to light pollution (and update pub names)
ENV1	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	+	Policy seeks benefits to river/water users	+	Policy seeks benefits to river/water users
ENV2	?		+	Policy includes a criterion on foul drainage	+	Policy includes a criterion on foul drainage
ENV3						
ENV4					+	Policy highlights how some pubs are important assets in terms of the building itself.
ENV5					+	Policy refers to energy efficiency
ENV6	?		+	Policy includes a criterion on flood risk.	+	Policy includes a criterion on flood risk.
ENV7						
ENV8						
ENV9					+	Policy highlights how some pubs are important assets in terms of the building itself.
ENV10						
ENV11	?		+	Policy includes a criterion on light pollution.	+	Policy includes a stronger criterion on light pollution.
ENV12						
SOC1	?		?	On one hand pubs could enable unhealthy lifestyles but on the other hand are a place to socialise.	?	On one hand pubs could enable unhealthy lifestyles but on the other hand are a place to socialise.
SOC2						
SOC3						
SOC4						
SOC5						
SOC6	?		+	Pubs are an important facility to the community.	+	Pubs are an important facility to the community.
SOC7	?		+	Pubs are a place to socialise.	+	Pubs are a place to socialise.
ECO1	?		+	Pubs are a business in themselves and this policy seeks their protection and changes which are acceptable in relation to other policies as well as improve the viability of the pubs.	+	Pubs are a business in themselves and this policy seeks their protection and changes which are acceptable in relation to other policies as well as improve the viability of the pubs.
ECO2						
ECO3						



## Local Plan for the Broads - Review

### Preferred Options bitesize pieces

**February 2023**

#### Railway stations/halts

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

#### **Policy POSSSTATIONS: Railway stations/halts**

##### **Main Map (NE, NW, & S), and various Inset Maps**

1. The following railway stations/halts, identified on the Adopted Policies Map, will be protected in their railway station use as key parts of the local railway network:

- i) Berney Arms rail halt
- ii) Haddiscoe rail halt
- iii) Somerleyton southern platform
- iv) Buckenham Station
- v) Hoveton and Wroxham Station

2. The Authority will support appropriate and well-designed proposals that:

- a) contribute to their continued/improved use;
- b) reflect and respect their heritage value and architecture;
- c) enhance their appearance;
- d) address/not cause light pollution;
- e) aid interpretation of the local area;
- f) provide improved facilities for passengers;
- g) provide biodiversity enhancements;
- h) have no adverse impact upon the integrity of any Habitats site either alone or in combination;  
and
- i) improve access by sustainable modes of transport.

21 **Constraints**

- 22 • Flood zone 2 and 3 (EA Mapping) and indicative 3b by SFRA 2017 mapping (except Hoveton and  
23 Wroxham Station)
- 24 • Buckenham Station: near to Mid Yare National Nature Reserve, Broadland Ramsar Site, Yare  
25 Broads and Marshes SSSI, The Broads SAC, Broadland SPA.
- 26 • Berney Arms Halt: Halvergate Marshes SSSI, Breydon Water SPA, Breydon Water Ramsar Site

27 **Reasoned Justification**

28 There are five railway stations/halts (or parts of) within the Broads Authority Executive Area and  
29 these are shown on the policies map.

30 While some stations are used more than others, all are important to the local community and  
31 visitors. The more remote stations or halts offer a unique opportunity for visitors to access the  
32 wilder parts of the Broads without the need of a private car.

33

34 Some of the stations/halts are part of a network of historic railway stations. They have heritage and  
35 their architectural value as good examples of railway architecture. Our historic  
36 environment/heritage asset policies will be used to ensure protection and preservation of assets or  
37 seek to reinstate historic features as appropriate.

38 The policy seeks retention of railway stops and supports appropriate improvements to the facilities  
39 that reflect, but do not impact on, the special qualities of the Broads. In particular, in line with  
40 policy xxx, proposals will be expected to provide biodiversity enhancements, as appropriate. And  
41 given that some stations/halts are isolated or on the edge of built up areas, lighting can have a big  
42 impact on the area and so particular care and attention will be given to any lighting.

43 With regard to improving access by sustainable modes of transport, example improvements could  
44 include the provision of well-designed and located secure cycle parking facilities and electric  
45 charging points for electric vehicles.

46 **Reasonable alternative options**

- 47 a) No policy on stations/halts - an alternative option could be to have no specific policy relating to  
48 stations/halts; any application would be considered using existing policies.
- 49 b) Another option would be to not amend the policy in relation to light pollution and biodiversity  
50 enhancements.

51 **Sustainability appraisal summary**

52 The three options (of the amended policy, the original policy or not having a policy on  
53 stations/halts) have been assessed in the SA. The following is a summary.

A: No policy	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With stations/halts an essential element to the tourist network in the Broads it seems prudent to have a policy. As such, not having a policy was discounted.
B: Keep original policy	5 positives. 0 negatives. 0? Overall, positive.

C: Preferred Option - amend policy to improve reference to light pollution and biodiversity enhancements	8 positives. 0 negatives. 0? Overall, positive.
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54 **How has the existing policy been used since adoption in May 2019?**

55 According to recent Annual Monitoring Reports, the policy has not need used.

56 **Why have the alternative options been discounted?**

57 The stations/halts in the Broads are so important to the community, visitors and local economy.  
58 This policy seeks to ensure the continued existence of the stations/halts in the Broads whilst  
59 promoting/enabling appropriate changes to ensure their long-term viability. As such, it seems  
60 prudent to continue to have this policy in the Local Plan. In terms of preferring the slightly  
61 amended policy, this will strengthen the protection of dark skies as often, these stations/halts are  
62 in rural or edge of urban areas where lighting, if installed incorrectly or excessively, can cause light  
63 pollution. Indeed, given their location, and given the importance of biodiversity recovery, the  
64 amended wording relating to biodiversity enhancements is preferred.

65 **UN Sustainable Development Goals check**

66 This policy meets these [UN SD Goals](#):

**13** CLIMATE  
ACTION



**15** LIFE  
ON LAND





## 67 Sustainability Appraisal

### 68 SA objectives:

- 69 • ENV1: To reduce the adverse effects of traffic (on roads and water).
- 70 • ENV2: To safeguard a sustainable supply of water, to protect and improve water quality and to
- 71 use water efficiently.
- 72 • ENV3: To protect and enhance biodiversity and geodiversity.
- 73 • ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and
- 74 towns/villages.
- 75 • ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- 76 • ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and
- 77 coastal change.
- 78 • ENV7: To manage resources sustainably through the effective use of land, energy and materials.
- 79 • ENV8: To minimise the production and impacts of waste through reducing what is wasted, and
- 80 re-using and recycling what is left.
- 81 • ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and
- 82 their settings
- 83 • ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable
- 84 and reflects local distinctiveness.
- 85 • ENV11: To improve air quality and minimise noise, vibration and light pollution.
- 86 • ENV12: To increase the proportion of energy generated through renewable/low carbon
- 87 processes without unacceptable adverse impacts to/on the Broads landscape
- 88 • SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.
- 89 • SOC2: To reduce poverty, inequality and social exclusion.
- 90 • SOC3: To improve education and skills including those related to local traditional industries.
- 91 • SOC4: To enable suitable stock of housing meeting local needs including affordability.
- 92 • SOC5: To maximise opportunities for new/ additional employment
- 93 • SOC6: To improve the quality, range and accessibility of community services and facilities and to
- 94 ensure new development is sustainability located with good access by means other than a
- 95 private car to a range of community services and facilities.
- 96 • SOC7: To build community identity, improve social welfare and reduce crime and anti-social
- 97 activity.
- 98 • ECO1: To support a flourishing and sustainable economy and improve economic performance in
- 99 rural areas.
- 100 • ECO2: To ensure the economy actively contributes to social and environmental well-being.
- 101 • ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy,
- 102 society and the environment.

## 103 Assessment of policy

		A: No specific policy.	B: Keep original policy	C: Preferred Option - amend policy to improve reference to light pollution and biodiversity enhancements
ENV1	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With stations/halts an essential element to the tourist network in the Broads it seems prudent to have a policy.	+ The policy seeks to protect and enables appropriate enhancements of the halts and stations that will benefit modal shift.	+ The policy seeks to protect and enables appropriate enhancements of the halts and stations that will benefit modal shift.
ENV2				
ENV3				+ The policy specifically refers to biodiversity enhancements.
ENV4	?		+ The policy specifically refers to improving their appearance.	+ The policy specifically refers to improving their appearance.
ENV5	?		+ The stations/halts will enable modal shift.	+ The stations/halts will enable modal shift.
ENV6				
ENV7				
ENV8				
ENV9				+ The policy highlights that some stations/halts have heritage value.
ENV10	?		+ The policy specifically refers to improving their appearance.	+ The policy specifically refers to improving their appearance.
ENV11				+ The policy requires light pollution to be addressed.
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6	?		+ Halts/stations enable modal shift.	+ Halts/stations enable modal shift.
SOC7				
ECO1				
ECO2				
ECO3				



**Local Plan for the Broads - Review**  
**Preferred Options bitesize pieces**  
**February 2023**

**Trinity Broads**

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

**Policy POSSTRI: Trinity Broads**

**Main Map North East and Policy Maps 8 and 13**

1. The Trinity Broads area defined on the Adopted Policies Map will be protected for its special nature, character and tranquillity.
2. The volume, extent and nature of boating on these broads will be strictly controlled for the purposes of quiet recreation and to reflect the importance of the area as a wild bird refuge.
3. Applicants for planning permission will need to demonstrate that proposed development is compatible with these aims.
4. Particular care needs to be made to lighting schemes in recognition of the area having very good dark skies.
5. The specifics of a proposal could mean that a project level Habitats Regulation Assessment could be needed.

**Parishes affected**

Filby CP, Fleggburgh CP, Hemsby CP, Martham CP, Mautby CP, Ormesby St. Michael CP, Rollesby CP, Stokesby with Herringby CP.

**Constraints and features**

- 18 • Much of area in, variously, SAC, SPA, SSSIs, CWS, and/or LNRs.
- 19 • Flood risk and open water (zones 1, 2 & 3 by EA mapping; zones 1, 2, 3a & indicative 3b by SFRA
- 20 2017 mapping).
- 21 • Ormesby Water Works (see ORM1).

## 22 **Reasoned Justification**

23 This area of the Broads, although not alone in either tranquillity or nature value, is especially  
24 susceptible to change.

25 Essex & Suffolk Water abstracts more than five million litres of water (on average) a day from  
26 Ormesby Broad, which helps to supply more than 80,000 people in the Great Yarmouth area. Good  
27 water quality is vital to this role. The Trinity Broads are separated from the main navigation so  
28 there is an absence of through boat traffic, and access and ownership restrictions limit the number  
29 and type of craft (for example, petrol- and diesel-powered craft are prohibited with the exception  
30 of safety vessels). These factors contribute to the special tranquillity of the area. The Trinity Broads  
31 Project (a partnership of Essex & Suffolk Water, the Broads Authority, Natural England, Norfolk  
32 Wildlife Trust and the Environment Agency) has, over a period of ~~16~~ 20 years, been highly  
33 successful in restoring and managing the biodiversity of the area, improving water quality,  
34 managing recreation, and involving local people.

35 When considering planning applications in this area, the Authority will consider if a trial period with  
36 a temporary planning permission and a funded programme of monitoring is appropriate or  
37 necessary. The specifics of a proposal could mean that a project level Habitats Regulation  
38 Assessment could be needed.

39 This area of the Broads in particular has dark skies. In accordance with policy **DM22**, the darkness of  
40 the skies will therefore be maintained through addressing potential light pollution arising from  
41 proposals.

## 42 **Reasonable alternative options**

43 Considering the importance of the Trinity Broads and the constraints in the area and features of the  
44 site, the option of no policy is not considered reasonable.

45 **No reasonable alternative options.**

## 46 **Sustainability appraisal summary**

47 The original policy has been assessed in the SA. The following is a summary.

A: Keep original policy	6 positives. 0 negatives. 1 ? Overall, positive.
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## 48 **How has the existing policy been used since adoption in May 2019?**

49 According to recent Annual Monitoring Reports, the policy has not been used.

## 50 **UN Sustainable Development Goals check**

51 This policy meets these [UN SD Goals](#):

**6** CLEAN WATER  
AND SANITATION



**14** LIFE  
BELOW WATER



## Sustainability Appraisal

### SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and improve water quality and to use water efficiently.
- ENV3: To protect and enhance biodiversity and geodiversity.
- ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.
- ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and coastal change.
- ENV7: To manage resources sustainably through the effective use of land, energy and materials.
- ENV8: To minimise the production and impacts of waste through reducing what is wasted, and re-using and recycling what is left.
- ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings
- ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and reflects local distinctiveness.
- ENV11: To improve air quality and minimise noise, vibration and light pollution.
- ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape
- SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.
- SOC2: To reduce poverty, inequality and social exclusion.
- SOC3: To improve education and skills including those related to local traditional industries.
- SOC4: To enable suitable stock of housing meeting local needs including affordability.
- SOC5: To maximise opportunities for new/ additional employment
- SOC6: To improve the quality, range and accessibility of community services and facilities and to ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.
- SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.
- ECO1: To support a flourishing and sustainable economy and improve economic performance in rural areas.
- ECO2: To ensure the economy actively contributes to social and environmental well-being.
- ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.

## Assessment of policy

A: Keep original policy		
ENV1	+	Policy refers to controlling boat use.
ENV2	+	The policy will result in the protection of the Broad which is used for water supply.
ENV3	+	The policy will result in benefits to biodiversity.
ENV4	+	The policy seeks protection of the character of the area.
ENV5		
ENV6		
ENV7		
ENV8		
ENV9		
ENV10		
ENV11	+	The policy specifically refers to light pollution.
ENV12		
SOC1	+	Tranquillity benefits mental wellbeing.
SOC2		
SOC3		
SOC4		
SOC5		
SOC6		
SOC7		
ECO1		
ECO2		
ECO3	?	On one hand the controlling of boating activity could be seen as a negative against this objective, but on the other hand, the policy seeks to protect the tranquillity which people may come to the Broads to experience.



**Local Plan for the Broads - Review**  
**Preferred Options bitesize pieces**  
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**Sites specifics - Upper Thurne**

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

**Policy POSSUT: Upper Thurne**

**Main Map North East and Policy Map 15**

1. The Upper River Thurne area defined on the Adopted Policies Map will be protected for its special nature, character and tranquillity.
2. Development likely to lead to a significant increase in the volume or extent of boating, or a change in its nature (particularly an increase in the proportion of motorised craft) in this area will be strictly controlled to reflect the importance of the area for quiet recreation and as a wild bird refuge.
3. Applicants for planning permission will need to demonstrate that proposed development is compatible with these aims.
4. In recognition of the area being the darkest in the Broads, particular attention will be paid to lighting schemes in order to protect the dark skies of the Upper River Thurne area.
5. The specifics of a proposal could mean that a project level Habitats Regulation Assessment could be needed.

**Parishes affected**

Catfield CP, Hickling CP, Horsey CP, Ingham CP, Martham CP, Potter Heigham CP, Repps with Bastwick CP, Sea Palling CP, Somerton CP, Winterton-on-Sea CP.



19 Constraints and features

- 20 • Much of area in, variously, SAC, SPA, SSSI, CWS.
- 21 • Flood risk, including serious risk of coastal inundation (zone 3, with some zones 1 & 2, by EA
- 22 mapping; zone indicative 3b by SFRA 2017 mapping).

23 Reasoned Justification

24 This area, although not alone within the Broads in either tranquillity or nature value, is especially

25 susceptible to change. It is also likely to be in the forefront of climate change impacts.

26 It differs from most other parts of the Broads in that there are relatively low levels of boat traffic, in

27 part because of the restriction to navigation of the bridge at Potter Heigham. The water quality is

28 vulnerable to change, as limited water flow in this part of the network limits the dispersal of

29 agriculture related pollution and the salinity arising from seawater intrusion through the ground.

30 The Upper Thurne Working Group (made up of statutory, charity, user group and parish

31 representatives) has, over a period of 20 years, been highly successful in restoring and managing

32 the biodiversity of the area, improving water quality, managing recreation and involving local

33 people.

34 This area of the Broads in particular has very dark skies, with the majority of the area being the

35 darkest in the Broads. In accordance with policy **DM22**, the darkness of the skies will be maintained

36 through addressing potential light pollution arising from proposals.

37 **Reasonable alternative options**

38 Considering the importance of the Upper Thurne and the constraints in the area and features of the

39 site, the option of no policy is not considered reasonable.

40 **No reasonable alternative options.**

41 **Sustainability appraisal summary**

42 The policy has been assessed in the SA. The following is a summary.

A: Keep original policy	6 positives. 0 negatives. 1 ? Overall, positive.
-------------------------	---

43 **How has the existing policy been used since adoption in May 2019?**

44 According to recent Annual Monitoring Reports, the policy has not been used.

45 **UN Sustainable Development Goals check**

46 This policy meets these [UN SD Goals](#):

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## Sustainability Appraisal

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