

Broads Local Plan Preferred Options Sustainability Appraisal

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	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	ENV13	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6ab	SOC7	ECO1	ECO2	ECO3	ECO4
Policy PODIL 1: Dilham Marina (Tyler's Cut Moorings)				+						+						+								+
Policy PODIT2: Maltings Meadow Sports Ground, Ditchingham	+			+		+	+			+	+			+						+	+			
Policy PODIT3: Ditchingham Maltings Open Space, Habitat Area and Alma Beck		+	+	+	+	+			+	+				+						+				
Policy POFLE1: Broadland Sports Club	+		+			+				+	+			+						+	+			
Policy POGTY 1: Marina Quays (Port of Yarmouth Marina)		+	+	+		+	+			+									+		+	?	?	?
Policy POHOR2: Car Parking	+			+					+					+								+	+	+
Policy POHOR3: Horning Open Space (public and private)				+	+	+			+					+										+
Policy POHOR4: Waterside plots		+		+		+			+	+						+	+							+
Policy POHOR5: Horning Sailing Club			+	+	+	+			+	+				+		+								+
Policy POHOR6: Crabbett's Marsh			+	+					+															
Policy POHOR7: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.		+	+	+													+				+	+	+	
Policy POHOR8: Woodbastwick Fen moorings			+	+					+								-							?
Policy POHOR9: Land on the Corner of Ferry Road, Horning														+			+				+	+	+	+
Policy POHOV2: Green Infrastructure			+	+	+	+								+										
Policy POHOV3: Station Road car park	+			+					+													+	+	+
Policy POHOV5: Brownfield land off Station Road, Hoveton	?	+		+		+	+		+	+							?	?	?	+	?	?	?	?
Policy PONOR1: Utilities Site		+	+	+	+	+	+			+	+			+			+	+	+	+	+	+	+	+
Policy PONOR2: Riverside walk and cycle path	+				+				+					+						+				+
Policy ORM 1: Ormesby waterworks		+	+	+							+						+	+						
Policy POOUL2: Boathouse Lane Leisure Plots				+	+	+			+															+
Policy POOUL3: Oulton Broad - Former Pegasus/Hamptons Site			?	+	+	+			+					+			+	+	+	+	+	+	+	+
Policy POPOT2: Waterside plots				+	+				+	+	+													+
Policy POPOT3: Green Bank Zones				+	+																			
Policy POSOL1: Riverside area moorings				+																				+
Policy POSOL2: Land adjacent to A143 Beccles Road and the New Cut				+	+																	?		?
Policy POSTA1: Land at Stalham Staithe (Richardson's Boatyard)		+	+	+					+								+		+	+	+	+	+	+
Policy POTSA1: Carey's Meadow		+	+											+										+
Policy POTSA3: Griffin Lane – boatyards and industrial area	+								+													+	+	+
Policy POTSA4: Bungalow Lane – mooring plots and boatyards	+		+	+		+			+															+
Policy POTSA 6: River Green Open Space			+	+	+	+			+					+										
Policy POTHU1: Tourism development at Hedera House, Thurne		+	+	+			+		+								+							+
Policy POWHI1: Whitlingham Country Park	?		+	+			+		+	+				+		+			?			?	?	+
Policy XNS 1: Trinity Broads	+	+	+											+										?
Policy POXNS2: Upper Thurne	+	+	+											+										?
Policy POXNS3: The Coast			+	+									+	+										+
Policy POXNS4: Main road network	+													+								+		
Policy POXNS5: Drainage Mills	?	+	+	+		?			+	+						+								+
Policy POXNS6: Waterside Pubs Network		+				+					+			?					+	+	+			+
Policy POXNS10: Railway stations/halts	+			+	+						+													+
Policy POXNS11: Former rail trackways	+		+	+			+		+					+					+					+
Policy POXNS12: Local Green Space			+	+										+										

The following table summarises the cumulative effect for each SA objective. The numbers relate to the number of policies that are either +/?. The table shows that the overwhelming impact of the policies in combination is positive.

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	ENV13	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6ab	SOC7	ECO1	ECO2	ECO3	ECO4
+	42	37	63	81	20	39	38	9	40	46	17	5	2	46	3	22	21	9	33	11	26	19	15	47
?	5	2	3	3	2	3	3	2	2	2	2	2	2	4	2	2	13	5	3	2	12	10	9	15
-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	0	0
?/+	1	1	1	3	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1

The objectives with the most positives (more than 40) relate to:

- Landscape
- Water quality and efficiency
- Biodiversity and geodiversity
- Design
- Health
- Heritage
- Traffic

The objectives with negatives are access to services and facilities and housing delivery.

The objectives with the least positives (less than 10) relate to:

- Coastal change
- Renewable energy
- Poverty and inequality
- New/additional employment
- Waste

2. Introduction

About Sustainability Appraisals

A Sustainability Appraisal of the Preferred Options has been prepared and is also published for consultation.

The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) to be undertaken for Local Plans. The Broads Local Plan SA will examine whether the effects of the specific sites/areas allocations and policies, individually or collectively, give rise to sustainability benefits or dis-benefits. The SA assesses the short, medium and long-term social, environmental and economic effects of the individual policy options and the combined effects, in these terms, of the policies for the whole area.

The process for conducting the sustainability appraisal is over page.

The task of this sustainability appraisal is firstly to assess the short, medium and long-term social, environmental and economic effects of the individual policy options and assess the combined effects, in these terms, of the policies of the whole area.

Strategic Environmental Assessment

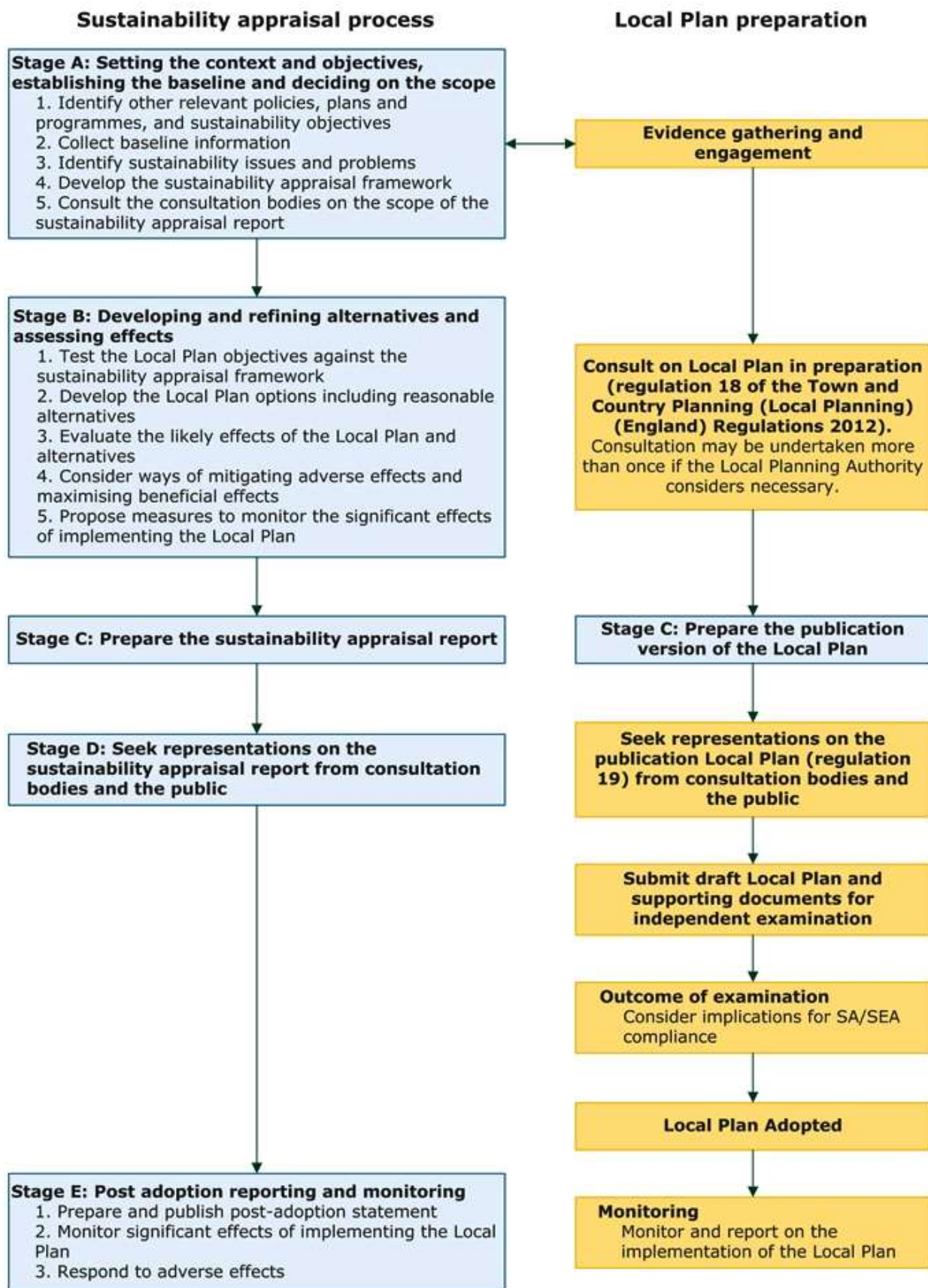
Strategic Environmental Assessment (SEA) involves the systematic identification and subsequent evaluation of the environmental impacts of a strategic action such as a plan or programme. The objective of the SEA process is to provide for a high level of protection of the environment, and to integrate environmental considerations into the preparation and adoption of plans. The relevant requirements and considerations are set out in the assessment of the effects of certain plans and programmes on the environment directive and national regulations.

Sustainability appraisals incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, which implement the requirements of the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment. Sustainability appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues.

Appropriate Assessment (Habitats)

Directive 92/43/EEC (the Habitats Directive) on the Conservation of Natural Habitats and of Wild Fauna and Flora, and the UK regulations that give effect to this, require an 'Appropriate Assessment' (AA) or habitats Regulations Assessment (HRA) of the potential impacts of land-use plans (this includes the Broads' Local Plan) on European designated habitat sites to ascertain whether they would adversely affect the integrity of such sites. Where significant adverse effects are identified, alternative options must be examined to avoid any potential damaging effects.

While any effect of the policies of the Local Plan on European Designated habitats is obviously a component of the SA/SEA of the document, the specific requirements and process of an 'appropriate assessment' differ, and so the Appropriate Assessment/Habitats Regulations Assessment will be carried out in parallel and reported separately.



3. Background

The Broads And The Broads Authority

The Norfolk and Suffolk Broads is Britain's largest protected wetland and third largest inland waterway, with the status of a national park. It's also home to some of the rarest plants and animals in the UK. The Broads area is an internationally important wetland and a nationally designated protected landscape of the highest order, part of the family of national parks. The designated Broads area is shown below. It includes parts of both Norfolk and Suffolk counties. This is the geographical scope of the Local Plan.

Broads Authority executive area map



The Broads Authority has a statutory duty to manage the Broads for three specific purposes. None of these purposes takes precedence.

- *Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads;*
- *Promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and*

- *Protecting the interests of navigation.*

Additionally, in discharging its functions, the Authority must have regard to:

- *the national importance of the Broads as an area of natural beauty and one which affords opportunities for open-air recreation;*
- *the desirability of protecting the natural resources of the Broads from damage; and*
- *the needs of agriculture and forestry and the economic and social interests of those who live or work in the Broads.*

The Broads Authority is the local planning authority for the Broads, responsible for producing and updating the Broads Local Plan which guides development in the area. The area includes parts of Broadland District, South Norfolk District, North Norfolk District, Great Yarmouth Borough, Norwich City and Waveney District. The councils for those areas do not have planning powers in the Broads area, but retain all other local authority powers and responsibilities.

The Broads' Local Plan

The Broads Authority is proposing to prepare a Local Plan to replace the adopted Core Strategy (adopted 2007), Development Management Policies DPD (adopted 2011) and Sites Specifics Local Plan (adopted 2014). It is also intended that the only saved 1997 Local Plan policy relating to Thorpe Island will also be reviewed. The Local Plan process will review and carry forward and update relevant policies from all these documents as well as research the potential for a policy response to some other local issues such as residential moorings, floating homes, second homes and holiday homes, green infrastructure and economic development.

The Authority will use a sustainability appraisal to help identify and choose between potential options for the policies and site allocations. The sustainability appraisal will also encompass the Strategic Environmental Assessment required by European Directive and UK Regulations.

This Scoping Report is intended to form the basis of this sustainability appraisal and is being sent to the statutory environmental bodies Environment Agency, Natural England and Historic England to obtain their views on it.

About This Consultation

The Sustainability Appraisal is out for consultation at the same time as the Local Plan. The consultation runs for a period of 9 weeks from 5 December 2016 to 4pm 3 February 2017.

4. Challenges and Opportunities

This section identifies some of the principle sustainability challenges and opportunities in the area that are potentially relevant to the Broads Local Plan.

Strengths

- Extensive, diverse and very highly valued landscape, habitats, flora, fauna and cultural and heritage assets.
- A unique wetland and low-lying area and member of the National Parks family. Formal nature conservation designations of the Broads and many areas within it provide relatively high levels of policy protection or conservation.
- A short undeveloped stretch of coastline.
- High levels of tranquillity through much of the Broads; in particular, a sense of remoteness in some parts despite these being located close to concentrations of housing and industry.
- Attractive environment, providing the basis for most of the Broads' economy and recreation for residents and visitors.
- Britain's largest protected wetland and third largest inland waterway, with the status equivalent to a National Park
- High level of interaction with the surrounding area, with complementary provision of facilities and opportunities. For example, employment and development opportunities, community facilities, etc. in surrounding districts, towns and in Norwich also serve Broads residents, while the Broads provides recreational and business opportunities to those from the wider area.
- Thriving hire boat industry contributing to the local economy.
- Many organisations and individuals caring for or promoting the value of various aspects of the Broads.
- Importance of the Broads for the identity and recreation of a much wider area.
- The age profile of the area shows more older-aged persons than the surrounding area. Older people are often motivated, educated and experienced and play an important role in the community.
- Substantial, engaged community of private boat owners.
- Local boating clubs and classes that enable local people (whether or not boat owners), including children, to acquire and hone the skills required to become good sailors.

Weaknesses

- Some of the protected habitats and other designated in less than optimal condition and/or vulnerable to change as a result of, for example, fragmentation, inappropriate land management and pressure from nearby development. Some areas of fen and some lakes in decline.
- Almost the whole of the Broads area subject to, or at risk of, flooding.
- High levels of listed buildings and other heritage assets at risk, and particular problems in finding compatible and beneficial uses that could help secure the restoration and maintenance of heritage assets such as windpumps/drainage mills.
- Continuing (though declining) problems of water quality in the rivers. Ground water quality problems.
- Difficulty of modernising and adapting existing buildings and uses, and accommodating new ones, due to flood prone nature of the area.
- Decline in traditional industries such as millwrights and reed and sedge cutters.
- High reliance on tourism which can leave the economy vulnerable and mean a loss of resilience as a result of changes to the holiday/recreational patterns.
- Car dependence of local communities and businesses and fragmentation of settlements.
- Depleted local community and/or visitor facilities, often through displacement by higher value activities (principally housing)

- Tensions and perceptions of incompatibility between interests of conservation, recreation, tourism, navigation and local communities, and between local interests and the national value of the Broads.
- The ageing population could lead to imbalance in the community.
- Lack of housing that is affordable resulting in some people having to commute to places of work.
- Deficiencies of moorings to meet the needs of various waterspace users

Opportunities

- Climate change:
 - Likely impacts that may create opportunities such as changes in flora, fauna and landscape, patterns of recreation and changes in agriculture and its practices
 - Adaptation through erecting, raising and strengthening flood defences, retreat from more flood prone locations to make more space for water and linking wildlife habitats to provide resilience
 - Evolving low carbon lifestyles, construction and patterns of land use and settlement.
- Maintaining the recovery and improvement of water quality achieved over the last few decades by long term and ongoing action across a range of agencies.
- Potential to put in place environmental and recreational management measures as part of the implementation of major housing and employment growth outside but close to the Broads area.
- To connect wetland habitats on a landscape scale, to enhance and buffer biodiversity rich areas.
- Potential for revival in the use of the area's rivers and railways for freight and passenger traffic.
- Changes in patterns of recreation and expectations of visitors, including impacts of earlier major decline in hire boat fleet and growth of private boat ownership; higher expectation of facilities for leisure plots, holiday chalets and other accommodation.
- Potential for complementary and mutually supportive actions and benefits across environmental, recreational, navigation, and local community issues.
- Provision of jobs, facilities, services and homes for local residents through the development plans of constituent Local Authorities.
- The status of the Broads as equivalent to a National Park – held in high regard at a local and national level.
- Training opportunities for traditional skills and crafts.
- Encouraging sustainability through the design of buildings as well as innovative designs, new technologies and building in resilience.
- Opportunities to encourage both local residents and visitors to join one of the many boating clubs, take part in organised events, go on formal sailing courses and gain recognised Royal Yachting Association (RYA) qualifications.

Threats

- Climate change - likely impacts that may be threats:
 - Increased frequency and severity of river flooding
 - Increased risk of coastal inundation
 - Changes in water quality and quantity
 - Increased frequency and severity of saline incursion into fresh water systems
 - Changes in flora, fauna and landscape
 - Changes in patterns of recreation
 - Changes in agriculture and its practices
 - Redundancy/degradation of infrastructure and material assets
- Erosion of the special character of the area's landscape and built heritage through:
 - Loss of archaeology and built and cultural heritage assets.
 - Saline intrusion.
 - Coastal erosion.

- Incremental ‘suburbanisation’ and other changes, including through domestic and holiday home extensions/enlargements and paraphernalia:
 - Metalling of unmade tracks;
 - ‘Horsiculture’ – proliferation of pony paddocks, stables, menagés, etc;
 - Road, rail and navigation improvements/changes;
 - Proliferation of advertisements.
- Potential landscape and economic effects of change, including that driven by market changes (e.g. food prices, bio-fuel).
- Changes in patterns of recreation, including impacts of earlier major decline in hire boat fleet and growth of private boat ownership; higher expectation of facilities for leisure plots, holiday chalets and other accommodation.
- Declining boatyard and boatbuilding industry.
- Loss of local and traditional skills.
- Pinch-points at bridges, no passing places and low levels of infrastructure allied to industry / business and even residential could limit potential for more use of water.
- Major housing and employment growth planned for nearby areas, and associated potential impacts such as:
 - Water quality and quantity loss arising from effluent input and supply extraction.
 - Increased recreational pressure, on both visitor ‘honeypots’ and remoter, more tranquil and sensitive localities.
 - Traffic growth.
- Passing of the economies, practices and ways of life that generated and sustained those landscapes.
- Unsympathetic design, construction and alterations.
- Loss of local community and/or visitor facilities, often through displacement by higher value activities (principally housing).
- High house prices in the rural areas could affect the willingness of some to train in traditional skills such as reed and sedge cutting as they would need to commute.
- Recent and likely future cuts in budgets and consequent challenges organisations face in light of reduced funds.
- Palaeo-environmental and organic archaeological remains are especially vulnerable and significant in the Broads.
- Potential damage to protected wildlife sites through activities in the Broads and more development in the wider area.
- Major highway improvements
- Further loss of moorings.

5. The Sustainability Appraisal Objectives

The Scoping Report for the SA was consulted on from 13 October to 14 November 2014. A further consultation of changes to the SA Objectives was undertaken in April 2016 (see Appendix x). In general, the proposed approach to the SA was well received.

SA Objective
ENV1: To reduce the adverse effects of traffic (on roads and water).
ENV2: To improve water quality and 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 to and mitigate against the impacts of climate change.
ENV6: To avoid, reduce and manage flood risk.
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, 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, imaginative, 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
ENV13: To reduce vulnerability to coastal change.
SOC1: To improve the health of the population and promote a healthy lifestyle.
SCO2: 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
SOC6a: To improve the quality, range and accessibility of community services and facilities.
SOC6b: 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
ECO2: To ensure the economy actively contributes to social and environmental well-being.
ECO3: To improve economic performance in rural areas.
ECO4: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.

6. Compatibility of the SA Objectives and Local Plan Objectives

		ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	ENV13	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6	SOC7	ECO1	ECO2	ECO3	ECO4		
Local Plan Objectives	OBJ1	The Broads remains a key national and international asset and a special place to live, work and visit.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	?	+	+	+	+	+	+	+		
	OBJ2	There are areas of true tranquillity and wildness, giving a real sense of remoteness.	+		+	+			+		+		+		+				?	?			?	?	?	?	
	OBJ3	The Broads is a unique, highly valued and attractive environment where the landscape character and setting is protected, maintained and enhanced.	+		+	+			+		+	+			+	+		+	?			+				+	
	OBJ4	The rich and varied habitats and wildlife are conserved, maintained, enhanced and sustainably managed.		+	+	+	+		+		+	+	+			+		+	?			+				+	
	OBJ5	The coastal section of the Broads is used and managed in a balanced way for people and wildlife.			+	+	+	+							+	+			?							+	
	OBJ6	Water quality is improved and water is managed to increase capture and efficiency, prevent pollution and reduce nutrients. Flood risk to people, property and landscapes is managed effectively.		+	+		+	+				+			+	+			+					+			
	OBJ7	'Climate-smart thinking' minimises future adverse impacts and makes use of opportunities in an area vulnerable to a changing climate and sea level rise.	+		+		+	+	+	+		+	+	+	+	+					+			+		+	
	OBJ8	The area's historic environment and cultural heritage are protected, maintained and enhanced. Local cultural traditions and skills are kept alive.				+			+		+	+						+				+				+	
	OBJ9	The housing needs of the community are met.	?	?	?	?	?	?	?	?	?	?	?	?	?					+	+			+			
	OBJ10	Development and change are managed to protect and enhance the special qualities of the Broads as well as the needs of those who live in, work in and visit the area. The Broads Authority maintains close cooperation with the Local Planning Authorities adjoining its executive area. .	+	+	+	+	+	+	+		+	+	+		+	+		+	+	+	+	+	+	+	+	+	
	OBJ11	The Broads offers communities and visitors opportunities for a healthy and active lifestyle and a 'breathing space for the cure of souls'.	+			+		+					+			+	+			+	+	+					
	OBJ12	There is a buoyant and successful rural economy.															+		+				+	+	+	+	
	OBJ13	The Broads is renowned for sustainable tourism and supports a prosperous tourism industry.															+		+				+	+	+	+	
	OBJ14	People enjoy the special qualities of the Broads on land and on water. Access and recreation is managed in ways that maximise opportunities for enjoyment without degrading the natural, heritage or cultural resource. Navigation is protected, maintained and appropriately enhanced, and people enjoy the waterways safely.	+	+	+	+					+	+	+		+	+		+		+		+	+	+	+	+	
	OBJ15	The Broads continues to be important for the function, identity and recreation of the local community as well as over a wider area.														+			+	+	+				+	+	
	OBJ16	Waste is managed effectively so there is no detriment to the environment.								+																	

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OBJ2/SOC and ECO objectives – there are many ?s (uncertain effect). This is because on one hand tranquillity and wildness can be a reason why tourists come to the area and indeed businesses may relate to the tranquil and wild nature of the Broads (such as making the most of the dark skies of the Broads through astro-tourism), this could lead to impacting on the tranquil and wild nature of the Broads itself. There are other objectives and related policies which seek to protect the tranquillity of certain areas of the Broads.

OBJ1/SOC4, OBJ2/SOC4, OBJ3/SOC4, OBJ5/SOC4, OBJ9/ENV objectives – There are many ?s (uncertain effects). This is because it depends on how schemes to meet the housing need of the population/enable suitable stock of housing to meet local needs are delivered. There are other objectives and related policies that seek to ensure the need is met in a way that minimises or negates any impact on the environmental objectives.

7. Assessing the Draft Policies against the Sustainability Appraisal Objectives

Policy POSP1: DCLG/PINS Model Policy

		Preferred Option
Sustainability Appraisal Objectives	ENV1	All of the topic areas covered by the Sustainability Appraisal Objectives relate to aspects of sustainable development and relate to the NPPF and NPPG.
	ENV2	
	ENV3	
	ENV4	
	ENV5	
	ENV6	
	ENV7	
	ENV8	
	ENV9	
	ENV10	
	ENV11	
	ENV12	
	ENV13	
	SOC1	
	SOC2	
	SOC3	
	SOC4	
	SOC5	
	SOC6ab	
	SOC7	
ECO1		
ECO2		
ECO3		
ECO4		

No Model Policy. This option has been discarded as it is normal for Local Plans to include this policy. This policy is also rolled forward from the 2014 Site Specific Local Plan.

Policy POSP2: Sustainable Development in the Broads

		Preferred Option	No Policy	More detailed policy
Sustainability Appraisal Objectives	ENV1	+	?	<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. It addresses all of the aspects of sustainable development in the Broads and relates to the special qualities of the Broads and therefore a policy is prudent.</p> <p>Not rated as the individual policies in this Local Plan are detailed and meet the thrust of this overarching policy.</p>
	ENV2	+	?	
	ENV3	+	?	
	ENV4	+	?	
	ENV5	+	?	
	ENV6	+	?	
	ENV7	+	?	
	ENV8	+	?	
	ENV9	+	?	
	ENV10	+	?	
	ENV11	+	?	
	ENV12	+	?	
	ENV13	+	?	
	SOC1	+	?	
	SOC2	+	?	
	SOC3	+	?	
	SOC4	+	?	
	SOC5	+	?	
	SOC6ab	+	?	
	SOC7	+	?	
ECO1	+	?		
ECO2	+	?		
ECO3	+	?		
ECO4	+	?		

Policy POSP3: Air, water and waste

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2	+ Policy relates to water quality.	?
	ENV3		
	ENV4		
	ENV5		
	ENV6		
	ENV7		
	ENV8	+ Policy relates to waste.	?
	ENV9		
	ENV10		
	ENV11	+ Policy relates to air pollution.	?
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty

Please note that this policy is exactly the same as the first part of the policy CS7 of the Core Strategy. The change relates to removing the second part of CS7 as this is more of an action rather than policy. The rating of the original would be the same as the Preferred Option.

Policy PODM1: Water Quality

		Preferred Option	No Policy	No change to DP3
Sustainability Appraisal Objectives	ENV1			
	ENV2	+ The fundamental reason for this policy is to address water quality and therefore minimise impact on wildlife.	<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With water quality having the potential to significantly affect the Broads and with some properties being isolated away from mains sewerage and thus needing alternative methods to dispose of foul water, a policy is prudent.</p>	<p>Similar scoring but the preferred option requires developers to ensure there is capacity at a treatment works or that capacity can be made. The preferred option is also stronger in its wording when relating to the hierarchy of disposal methods. Also incorporates the Horning aspect (rather than repeating in the HOR site policies). Finally, the preferred option brings in the potential to use reed bed filtration systems.</p>
	ENV3	+		
	ENV4	? The method used does tend to be screened from view.		
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4	? The policy requirement could increase the cost of some schemes.		
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4				

Policy PODM2: Boat wash down facilities

		Preferred Option	No Policy	More detailed Policy
Sustainability Appraisal Objectives	ENV1			
	ENV2	+ A key aim of the policy is to reduce copper levels in sediment.		
	ENV3	+ Copper in sediment can harm biodiversity. The policy also relates to biosecurity and invasive species.		
	ENV4			
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1	? This extra requirement could add costs to a business.			
ECO2	+ Appropriate wash down facilities will mean that businesses contribute to environmental wellbeing.			
ECO3				
ECO4	? The types of boats affected by this policy are used for recreation purposes. On one hand this policy requirement helps the environment but on the other it could be an extra financial burden.			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty

The thrust of a more detailed policy will rate the same as the Preferred Option. However, by being more detailed, this policy could be overly restrictive and could be more negative against the economy objectives. An overly detailed policy specifying what measures should be put in place could restrict some more innovative and viable options coming forward.

Policy PODM3: Water Efficiency

		Preferred Option	No Policy	110 l/h/d for the entire Broads area
Sustainability Appraisal Objectives	ENV1			
	ENV2	+ Policy seeks water efficiency.	?	
	ENV3	+ Less water use could mean less need for abstraction.	?	
	ENV4			
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4	? This is an extra requirement and is beyond building regulations.	?	
	SOC5	? The policy requirement could increase the cost of some schemes.	?	
	SOC6ab			
	SOC7			
ECO1		?		
ECO2	? The policy requirement could increase the cost of some schemes.	?		
ECO3		?		
ECO4		?		
		?		

Developers may set water efficiency beyond building regulations voluntarily. But a policy gives more certainty.

Same rating as preferred option but The Authority is aware that this approach is not supported by Essex and Suffolk Water who consider there no justification for such an approach in their area.

Policy POSP4: Flood Risk

		Preferred Option	No Policy	No change to CS20
Sustainability Appraisal Objectives	ENV1			
	ENV2	+ Flood risk can harm water quality.		
	ENV3			
	ENV4			
	ENV5	+ Flooding is something that is attributed to climate change.		
	ENV6	+ Policy is on flood risk.		
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Flooding can harm the health of people		
	SOC2			
	SOC3			
	SOC4	? Flood risk can prevent some development or mean others need to be designed to address flood risk. Whilst a burden, it is well known that flood risk exists in some areas.		
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4				

Flood risk would still be considered using the NPPF, but a local policy that is in line with the NPPF seems prudent in an area prone to such flooding as it is.

The general thrust of CS20 means it would score similar to the preferred option. However CS20 was produced prior to the NPPF and therefore needs updating in order to be found sound.

Policy PODM4: Flood Risk

		Preferred Option	No Policy	No change to DP29
Sustainability Appraisal Objectives	ENV1			
	ENV2	+ Flood risk can harm water quality.		
	ENV3	+ Refers to protected sites.		
	ENV4	+ Policy refers to SuDS which can benefit the landscape in the area.		
	ENV5	+ Flooding is something that is attributed to climate change.		
	ENV6	+ Policy is on flood risk.		
	ENV7			
	ENV8			
	ENV9			
	ENV10	+ Response to flood risk could be through design.		
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Flooding can harm the health of people		
	SOC2			
	SOC3			
	SOC4	? Flood risk can prevent some development or mean others need to be designed to address flood risk. Whilst a burden, it is well known that flood risk exists in some areas.		
	SOC5			
SOC6ab				
SOC7				
ECO1				
ECO2				
ECO3				
ECO4				

Flood risk would still be considered using the NPPF, but a local policy that is in line with the NPPF seems prudent in an area prone to such flooding as it is.

The general thrust of DP29 means it would score similar to the preferred option. However DP29 was produced prior to the NPPF and therefore needs updating in order to be found sound.

Another option is a more detailed policy. Please note that the final policy is likely to incorporate much of the forthcoming SPD and so will likely be more detailed in the next version of the Local Plan.

Policy PODM5: Surface water run-off

		Preferred Option	No Policy	More detailed policy which specifics types of SuDS appropriate to different areas.	
Sustainability Appraisal Objectives	ENV1				
	ENV2	+ SuDS can improve water quality	?		
	ENV3	+ SuDS can be green areas used by biodiversity	?		
	ENV4	+ SuDS can add to the landscape of the area	?		
	ENV5	+ SuDS are designed to address flooding which is an issue that could get worse with climate change.	?		
	ENV6	+ SuDS address flooding	?		
	ENV7				
	ENV8				
	ENV9				
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1	+ SuDS address flooding so can protect people and properties. When not used for flood water storage can be an open space appreciated or used by people.	?	SuDS could still be used as per the NPPF and NPPG, but this policy gives addressing surface water emphasis as a locally important issue.	A more detailed policy rates the same as the preferred option policy, but could be more restrictive on development but on the other hand provide assistance in finding the best option for a site. That being said, local site investigations and research will still be needed to fully understand which option is best for the local circumstances.
	SOC2				
	SOC3				
	SOC4	? SuDS are an additional requirement for development but do address flooding and do provide some amenity open space for the community.	?		
	SOC5				
	SOC6ab				
	SOC7				
ECO1					
ECO2					
ECO3					
ECO4					

Policy PODM6: Open Space on land, play, sports fields and allotments

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2		
	ENV3	+ Biodiversity could use the open space.	?
	ENV4	+ Open space can add to the town/street/land scape	?
	ENV5		
	ENV6	+ Open spaces are areas where water can infiltrate in general	?
	ENV7		
	ENV8		
	ENV9		
	ENV10	+ Open space can add to the design of the scheme	?
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ Open space is used by people to undertake activities and therefore benefits health.	?
	SOC2		
	SOC3		
	SOC4	? Whilst being a requirement for developers to address, can make a scheme more attractive to future occupiers.	?
	SOC5		
	SOC6ab	+ Such facilities are appreciated by the community and tend to be delivered close the community that uses them.	?
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

No policy does not necessarily mean that open space will not be delivered as could be negotiated at planning application stage. A policy however gives a more formal approach.

An alternative option is to undertake our own assessment on open space in the Broads. However, the Authority’s constituent districts undertake this study for the entire district. Completing a separate one for the Broads would be duplicating work.

We could allocate other areas of open space. This is done to some extent as per the Local Green Space policy which allocates some other areas of open/green space.

Policy PODM7: Staithes

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ Staithes are areas where boats can be unloaded safely thus not impacting on the navigable parts of the Broads. These facilities could also make using boats for transporting goods more appealing.	?
	ENV2		
	ENV3		
	ENV4	+ A staithe is a distinctive feature to parishes.	?
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9	+ Staithes are part of the cultural heritage of the area.	?
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3	+ Staithes can be used for the offloading of traditional building materials such as thatch.	?
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1	? Staithes have the potential to benefit the local economy by being somewhere for tourists to moor as well as enabling the off-loading of goods.	?	
ECO2		?	
ECO3		?	
ECO4		?	

Not having a policy does not necessarily mean that staithes will be lost as the Authority does have some legal powers regarding staithes. A policy is another way of protecting staithes.

Policy PODM8: Green Infrastructure (GI)

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ Some types of GI are off-road routes	?
	ENV2		
	ENV3	+ One of the fundamental aims of GI is to benefit biodiversity.	?
	ENV4	+ GI can enhance the area	?
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ GI can be used by people to provide active lifestyles as well as be appreciated by people thus benefiting wellbeing.	?
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4	+ Some GI is why people come to the area! For example the long walking routes.	?	

Not having a policy does not mean that GI will be lost or not provided. A policy provides more certainty.

Another option is to have specific Green Infrastructure policies. To some extent other policies in the Local Plan relate to Green Infrastructure such as open space, local green space and safeguarding disused railway tracks for recreation routes. There is a need for an overarching policy to capture green infrastructure assets that do not have their own policy.

Policy POSP5: Climate Change

		Preferred Option		No Policy	No change to CS8
Sustainability Appraisal Objectives	ENV1	+ Policy refers to travel plans as a way of minimising contributions to climate change.	?	Climate change is addressed in the NPPG and NPPF so whilst this issue would not be ignored, a policy in the local plan is prudent to reflect the risks faced by the Broads in the face of climate change.	The general thrust of CS8 would mean that the policy rates the same. CS8 was produced in 2007 however and the preferred option is more up to date with current climate change thinking.
	ENV2				
	ENV3				
	ENV4				
	ENV5	+ Policy is on climate change.	?		
	ENV6				
	ENV7	+ Managing resources sustainably (in particular in relation to energy) is a fundamental principle of the policy.	?		
	ENV8				
	ENV9				
	ENV10				
	ENV11				
	ENV12	+ The policy refers to renewable energy.	?		
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4	? Policy seeks to ensure that development and change considers climate change. Could add considerations for development.	?		
	SOC5	? Policy seeks to ensure that development and change considers climate change. Could add considerations for development.	?		
	SOC6ab	+ Reference to a travel plan which seeks sustainable modes of transport.			
	SOC7				
ECO1					
ECO2	+ Policy seeks to ensure that development and change considers climate change.	?			
ECO3					
ECO4	+ Policy seeks to ensure that development and change considers climate change.	?			

Policy PODM9: Climate Smart Checklist

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	<p>The checklist refers to the potential issues that could arise as a result of climate change. The issues included in the checklist can affect all of the SA objectives. It is also based on the level of risk the applicant is willing to accept and so is subjective. The fundamental reason for the checklist is to ensure that applicants have considered the various issues that climate change can bring and reflect them in their design of they consider them to be of risk. Of note, this is an extra requirement for development proposals to consider. That being said, if climate change issues are addressed in the development, this could aid the use of the development for its lifetime and therefore be more attractive to occupiers.</p>	<p>A lack of policy does not necessarily mean that all applicants will not consider their development and climate change issues. However because the Broads is at risk from climate change issues, it seems prudent to have a local response to the issue.</p>
	ENV2		
	ENV3		
	ENV4		
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Policy PODM10: Peat

		Preferred Option	No Policy	A strict policy preventing any change to peat.	
Sustainability Appraisal Objectives	ENV1				
	ENV2	+ Peat has positive effects on water quality	?/-	+ Peat has positive effects on water quality	
	ENV3	+ Peat has positive effects on biodiversity.	?/-	+ Peat has positive effects on biodiversity.	
	ENV4				
	ENV5	+ Peat sequesters carbon	?/-	+ Peat sequesters carbon	
	ENV6				
	ENV7	+ Policy would seek the effective use of land to minimise peat disruption.	?/-	+ Policy would seek the effective use of land to minimise peat disruption.	
	ENV8				
	ENV9	+ There is great potential for archaeology within the peat.	?/-	+ There is great potential for archaeology within the peat.	
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4	? A consideration for development, but does not prevent development but seeks minimal peat disruption.			- Could restrict the delivery of new homes
	SOC5	? A consideration for development, but does not prevent development but seeks minimal peat disruption.			- Could restrict the delivery of new employment opportunities.
	SOC6ab				
	SOC7				
ECO1	? A consideration for development, but does not prevent development but seeks minimal peat disruption.			- Could restrict the delivery of tourism and economy facilities.	
ECO2					
ECO3					
ECO4					

It is likely that not having a policy could still see peat lost/disrupted depending on the specific detail and location of the scheme. With peat having so many important qualities and being at risk from change in the Broads, a policy is prudent.

Policy POSP6: Heritage assets and Policy PODM11: Historic Environment

		Preferred Option	No Policy	No change to CS5 and CS6 and DP5	
Sustainability Appraisal Objectives	ENV1		Heritage and historic assets feature quite strongly in the NPPF and NPPG however with heritage and culture being fundamental to the Broads it is prudent to have a local policy.	The general thrust of these policies would result in a similar assessment to that of the Preferred Option. The preferred option is not that dissimilar to the CS and DP policies. Some differences include the Broads being an area of 'exceptional waterlogged heritage', the 'unknown' factor and the potential for interpretation.	
	ENV2				
	ENV3				
	ENV4	+ Heritage assets contribute to local distinctiveness.			?
	ENV5				
	ENV6				
	ENV7				
	ENV8				
	ENV9	+ Policy relates to heritage.			?
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3	+ Heritage and culture have traditional skills associated with them.			?
	SOC4				
	SOC5				
	SOC6ab				
	SOC7				
ECO1					
ECO2					
ECO3					
ECO4					

Policy PODM12: Re-use of Historic Buildings

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2		
	ENV3	+ Policy refers to protected species and habitats.	?
	ENV4	+ By re-using buildings, there could be benefits to the local area.	?
	ENV5		
	ENV6		
	ENV7	+ By reusing buildings, there could be effective use of materials and embodied energy.	?
	ENV8	+ Linked to the above, re-using buildings could reduce waste associated with demolition.	?
	ENV9	+ Policy relates to re-use of historic buildings.	?
	ENV10	+ Design is an important element of the policy.	?
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3	+ By re-using historic buildings, there is a need for some traditional industries.	?
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2	+ Employment is an accepted use of the building.	?	
ECO3			
ECO4	+ Tourism is an accepted use of the building.	?	

Heritage and historic assets feature quite strongly in the NPPF and NPPG however with heritage and culture being fundamental to the Broads it is prudent to have a local policy.

The policy is very similar to the adopted policy DP6 with only minor changes.

Policy PODM13: Natural Environment

		Preferred Option	No Policy	No change to DP1	
Sustainability Appraisal Objectives	ENV1				
	ENV2				
	ENV3	+ Policy relates to biodiversity.	?		
	ENV4				
	ENV5				
	ENV6				
	ENV7				
	ENV8				
	ENV9				
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1	+ People appreciate biodiversity. Enjoyment of biodiversity can promote a healthy lifestyle through being an attraction on walks.	?	<p>The NPPF and NPPG address biodiversity. However, considering much development in the Broads is on brownfield land, that element of the policy has been introduced. Furthermore, with biodiversity being so important in the Broads it seems prudent to have a local policy.</p>	<p>Generally rates the same as the Preferred Option. The Preferred Option however clarifies some aspects as well as emphasises the importance of species on brownfield land.</p>
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab				
	SOC7				
ECO1					
ECO2					
ECO3					
ECO4	+ Biodiversity is one of the reasons people come to the Broads.	?			

Policy PODM14: Energy demand and performance

		Preferred Option	No Policy	No change to DP7	
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that energy demand would not be a consideration for proposals. A policy however does add more certainty that it will be considered.</p>	<p>The general thrust of DP7 would result in the same assessment as the Preferred Option. The policy did need updating to reflect changes in regulations such as the Code for Sustainable Homes not being in place any more.</p>	
	ENV2				
	ENV3				
	ENV4				
	ENV5	+ Reducing energy demand is one way of mitigating climate change.			?
	ENV6				
	ENV7	+ The policy seeks the effective use of materials to minimise energy demand.			?
	ENV8				
	ENV9	+ The policy refers to heritage assets and energy efficiency.			?
	ENV10	+ Design will be important to meet the fabric first element of the policy.			?
	ENV11				
	ENV12	+ Policy relates to energy demand and renewable energy.			?
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4	? This requirement is a consideration for development proposals.			?
	SOC5				
	SOC6ab				
	SOC7				
ECO1					
ECO2	? This requirement is a consideration for development proposals.	?			
ECO3					
ECO4	? This requirement is a consideration for development proposals.	?			

Policy PODM15: Renewable Energy

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ The impact of proposals on transport is a consideration.	?
	ENV2		
	ENV3	+ Biodiversity is an important consideration.	?
	ENV4	+ The impact of renewable energy on the protected landscape of the Broads is a key consideration.	?
	ENV5	+ Renewable energy is one way of mitigating climate change.	?
	ENV6		
	ENV7	+ The policy refers to the use of brownfield land.	?
	ENV8		
	ENV9	+ The impact of renewable energy on the cultural heritage of the Broads is a key consideration.	?
	ENV10		
	ENV11		
	ENV12	+ The policy refers to renewable energy.	?
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5	+ Renewable energy proposals that meet the policy requirements can provide jobs.	?
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Not having a policy does not mean that proposals will not address the SA objectives but considering the Broads is a protected landscape with many special qualities, it is prudent to have a local policy.

The policy is the same as DP8 which is currently adopted.

Policy PODM16: Landscape

		Preferred Option	No Policy	No change to DP2
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3	+ Some of the traditional characteristics of the Broads which the policy seeks to protect benefit biodiversity.	?	
	ENV4	+ This policy seeks to protect the landscape of the Broads.	?	
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9	+ The landscape and culture and heritage are linked.	?	
	ENV10	+ Design is important to protecting landscape character.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ People appreciate the landscape of the Broads.	?	
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4				

Not having a policy does not mean that landscape will not be an important consideration, but as the Broads is a nationally protected landscape, it is prudent to have a local policy.

The general thrust of DP2 would score in a similar way to the preferred option. The preferred option has been drafted to separate landscaping from landscape and improve the policy using officer experience of using the current policy.

Policy PODM17: Land Raising

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2		
	ENV3	+ Policy refers to impact on biodiversity.	?
	ENV4	+ Land raising can impact on landscape	?
	ENV5		
	ENV6	+ Whilst land raising may make one plot safer from flooding, the impact is moved elsewhere.	?
	ENV7		
	ENV8		
	ENV9	+ Proposals need to have regard to archaeology.	?
	ENV10	+ Land raising has design implications in terms of difference in height between adjacent plots/land holdings.	?
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Not having a policy may still mean that this is a consideration. That being said this is a new policy, introduced to reflect practice that is ongoing in the Broads and not addressed using current policies. It therefore seems prudent to address this issue in the Local Plan.

Another option could be a ban on land raising, but this seems unreasonable when the Preferred Option sets criteria for proposals to address – that is to say that land raising could be acceptable if certain criteria are adequately met.

Policy PODM18: Excavated material

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2		
	ENV3	+ Seeks to ensure that vegetation is that which is normal for the area.	?
	ENV4	+	?
	ENV5		
	ENV6		
	ENV7	+ Seeks re use of spoil or disposal in an acceptable manner.	?
	ENV8	+	?
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty and seeks to ensure that this issue, which can often be an afterthought, is considered early on in the process.

Policy PODM19: Utilities Infrastructure Development

		Preferred Option	No Policy	As per DP9 with no amendments.
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3			
	ENV4	+ Policy seeks to ensure that utilities infrastructure does not affect the setting of and landscape of the Broads.	?	
	ENV5			
	ENV6			
	ENV7	+ Policy emphasises the opportunities for sharing masts.	?	
	ENV8			
	ENV9	+ Policy seeks to ensure that utilities infrastructure does not affect the setting of and landscape and heritage assets of the Broads.	?	
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Health of the community is emphasised in the policy.	?	
	SOC2	? There are some areas which are not served by good broadband or don't have mobile phone coverage. This policy does not necessarily act as a halt to improvements, but emphasises the importance of the landscape of the Broads.	?	
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1	? See SOC2.	?		
ECO2				
ECO3	? See SOC2.	?		
ECO4				

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. As the Broads is a protected landscape, it seems prudent to cover this issue in the Local Plan.

Same rating as the Preferred Option, but the Preferred Option relates to other utilities infrastructure such as power cables.

Policy PODM20: Protection and enhancement of settlement fringe landscape character

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that these issues would not be addressed as the Broads is a nationally protected landscape. The policy is drafted to reflect ongoing practice and emerging themes from determining planning applications.</p>
	ENV2		
	ENV3	+ Highlights how landscape features can benefit biodiversity for example hedgerows.	
	ENV4	+ Fundamental aim of the policy is to protected landscape.	
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3	? Some development on the settlement fringe in the past has an economic element (as well as recreation) such as horsiculture. The policy does not stop change, but sets criteria that proposals should address.		
ECO4			

Policy PODM21: Amenity

		Preferred Option	No Policy	No change to DP28
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3			
	ENV4			
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11	+ The policy emphasises air quality, noise, vibration and light pollution.	?	+ Although the preferred option introduces vibration as an important consideration.
	ENV12			
	ENV13			
	SOC1	+ By addressing amenity, there could be benefits to mental health and wellbeing of neighbours by reducing stress of from noise or light pollution for example. The policy addresses other issues like vermin which can affect physical health.	?	+ Although the preferred option introduces other amenity issues which can affect mental and physical health.
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
SOC7	+ Some of the elements the policy addresses could be anti-social if not addressed.	?	+ Some of the elements the policy addresses could be anti-social if not addressed.	
ECO1				
ECO2	+ Ensures development considers social and environmental wellbeing.	?	+ Ensures development considers social and environmental wellbeing.	
ECO3				
ECO4				

Policy PODM22: Light pollution and dark skies

		Preferred Option	No Policy	Rely on DP28 only	
Sustainability Appraisal Objectives	ENV1		No policy does not mean that light pollution in the Broads will not be considered. The evidence however points to the Broads being intrinsically dark and therefore the NPPF seeks to protect such areas. The local policy reflects the data collected.	Whilst DP28 mentions light pollution, it does not give the detail that the preferred option does and not does it reflect the dark sky evidence. Furthermore DP28 is more about amenity whereas the Preferred Option relates more towards tranquillity.	
	ENV2				
	ENV3	+ There is evidence that biodiversity can be harmed by light pollution.			?
	ENV4	+ The dark skies of the Broads which is between urban areas is distinct.			?
	ENV5	+ Efficient use of lighting can save energy and thus reduce contributions to climate change.			?
	ENV6				
	ENV7	+ Efficient use of lighting can save energy.			?
	ENV8				
	ENV9				
	ENV10	+ Light pollution can be reduced by a well-designed scheme.			?
	ENV11	+ The policy seeks to reduce light pollution.			?
	ENV12				
	ENV13				
	SOC1	+ There is evidence that light pollution can be bad for people’s health. People enjoy dark skies and seeing stars.			?
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab				
SOC7	? Some could consider reducing light pollution will increase crime and anti-social activity; however there is no firm evidence of this. It is argued by some that well mounted security lights do not dazzle would be witnesses. Furthermore, tackling light pollution is not necessarily about turning off lights, just using them when needed and making sure they are designed well.	?			
ECO1					
ECO2					
ECO3					
ECO4	+ Maintaining the dark skies of the Broads could benefit tourism – people could come to the Broads to experience the dark skies.	?			

Policy POSP 7: Getting to the Broads

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ Policy seeks a reduction in motor vehicles and more use of sustainable modes of transport.	?
	ENV2		
	ENV3		
	ENV4		
	ENV5	+ Modes other than single occupancy car use tend to emit fewer greenhouse gasses.	?
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ Walking and cycling are active travel modes and alternatives to the car.	?
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab	+ The policy is about accessibility and in particular accessing places by sustainable modes of transport.	?
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4	+ There is seasonal congestion in some areas of the Broads which could affect tourists. By promoting alternative modes of transport, such congestion could be reduced.	?	

Not having a policy does not mean that sustainable modes of transport will not be promoted. But because of the local congestion issues in part of the Broads, such a policy seems appropriate.

Note that this policy is very similar to policy CS16 with only some slight text changes.

Policy POSP8: Getting around the Broads

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ Policy relates to water usage.	Not having a policy does not mean that such issues will not be considered. With the Broads being a water-based equivalent to a National Park, it seems prudent to have a policy on using the water.
	ENV2		
	ENV3		
	ENV4	+ Policy refers to staithe and slipways which are assets to settlements.	
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ Many aspects of the policy enable active lifestyles.	
	SOC2		
	SOC3	+ The use of water is traditional.	
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4	+ Many aspects of the policy will benefit tourism.		

Note that this policy is very similar to policy CS17 with only some slight text changes.

Policy PODM23: Transport, highways and access

		Preferred Option		No Policy	No change to DP11
Sustainability Appraisal Objectives	ENV1	+ Policy includes criteria which address the impact of development on roads.	?	Not having a policy does not mean that such issues will not be considered. With the Broads being urban in a few areas, but mostly rural it is appropriate for a policy to reflect these local circumstances.	<p>The general thrust of DP11 would score in a similar way to the Preferred Option. The differences are:</p> <ul style="list-style-type: none"> • The Preferred Option refers to adverse effect on light pollution and so rates more positively against ENV11. • The Preferred Option refers to adverse effect on landscape character so rates more positively against ENV4.
	ENV2				
	ENV3	+ Policy refers to protected species and habitat.	?		
	ENV4	+ The element of the policy referring to links to the water could make somewhere quite distinctive.	?		
	ENV5				
	ENV6				
	ENV7				
	ENV8				
	ENV9				
	ENV10				
	ENV11	+ Policy refers to adverse effect on light pollution.			
	ENV12				
	ENV13				
	SOC1	+ Walking and cycling are active modes of transport.	?		
	SOC2				
	SOC3				
	SOC4	? Travel plans could be required by some development which could be a burden but also reflects that the development needs to consider its impact on the highway network.	?		
	SOC5				
	SOC6ab	+ The policy is about accessing a site using a range of transport modes.	?		
	SOC7				
ECO1					
ECO2	? Travel plans could be required by some development which could be a burden but also reflects that the development needs to consider its impact on the highway network.	?			
ECO3					
ECO4					

Policy PODM24: Changes to the Acle Straight (A47T)

		Preferred Option		No Policy	Allocate site for dualling
Sustainability Appraisal Objectives	ENV1	+ The policy seeks to emphasise the importance of the wider environment of the Broads and seeks to ensure these are considered as changes to the Acle Straight are planned and delivered.	?	No policy does not mean that these issues will not be addressed. But there is scope for changes to the road to come forward in the timeframe of this Local Plan. With this being the only Trunk road that passes through the Broads, it seems prudent that there is a policy which sets out the local issues that need to be addressed.	Such a policy would still set out criteria similar to the Preferred Option so would rate the same. However, without an agreed scheme design it is not clear how much land is needed for any future dualling. Furthermore, dualling could not come forward in the plan period. Indeed the Preferred Option is wider than solely dualling – it refers to changes to the Acle Straight, including the safety improvements the Government have promoted for the road.
	ENV2	+ The policy refers to water quality from surface water run-off.	?		
	ENV3	+ The policy refers to biodiversity being an important consideration.	?		
	ENV4	+ The policy emphasises the importance of impacts of change on the landscape.	?		
	ENV5				
	ENV6	+ The policy refers to surface water run off	?		
	ENV7	+ The policy seeks that minimal amount of land possible is used to deliver changes.	?		
	ENV8				
	ENV9	+ The policy emphasises that some assets could be affected by changes to the road.	?		
	ENV10	+ The design of any changes is essential to reduce any impact they could have to the area.	?		
	ENV11	+ Light pollution is emphasised in the policy.			
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4				
	SOC5	? One of the reasons for more significant changes to the road could be to improve journey times to benefit the economy. The policy does not stop changes to the Acle Straight, but sets out important issues which a scheme needs to consider.	?		
	SOC6ab				
	SOC7				
ECO1	? See SOC5.	?			
ECO2					
ECO3	? See SOC5.	?			
ECO4	? On one hand the requirement for stopping places to enable people to appreciate the scenery could benefit tourism. Also any improvements in journey time that changes may bring could benefit tourists. But more significant changes to the road could change the landscape and views in the area which tourists enjoy.	?			

Policy PODM25: Recreation Facilities Parking Areas

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ The parking areas could reduce any impact vehicles parked in inappropriate areas could have.	?
	ENV2		
	ENV3	+ The policy emphasises avoiding impacts on biodiversity.	?
	ENV4	+ Design and impact on landscape is emphasised in the policy.	?
	ENV5		
	ENV6		
	ENV7	+ Whilst not part of the policy itself, there is reference in the reasoned justification of using existing car parking facilities if possible.	?
	ENV8		
	ENV9		
	ENV10	+ The policy does emphasise the importance of design.	?
	ENV11	+ The policy does refer to addressing light pollution.	?
	ENV12		
	ENV13		
	SOC1	+ By enabling somewhere to leave vehicles, the use of a particular recreation facility could be increased with associated mental and physical health benefits.	?
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4	+ Such facilities would provide for the parking of vehicles of tourists enabling them to enjoy the attraction.	?	

Not having a policy does not mean that such parking areas will not be provided. A policy provides emphasis on the importance of such parking areas as well as criteria to help suitable delivery.

Policy POSP9: Sustainable Tourism

		Preferred Option	No Policy	Keep original policies from Core Strategy (CS9, 11, 12, 19, 21)
Sustainability Appraisal Objectives	ENV1	+ Policy refers to sustainable transport	?	<p>Not having a policy does not mean that these issues will not be addressed. However considering how important tourism is to the economy and also reflecting the special purposes of the Broads Authority, it is prudent to have a policy on tourism.</p> <p>The general thrust of each of these current Core Strategy policies would result in similar scoring as the Preferred Option. However, the Preferred Option generally combines the thrust of all of the existing policies.</p>
	ENV2	+ Policy refers to water quality and sewer capacity.	?	
	ENV3	+ Policy refers to the area having capacity to accommodate the visitor impact.	?	
	ENV4	+ Policy refers to being of a suitable scale to protect character of landscape.	?	
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9	+ Policy refers to being of a suitable scale to protect character of landscape.	?	
	ENV10	+ Many of the aspects covered in the policy are design responses.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Some of the tourist industries in the Broads are based on traditional skills such as sailing. Also some of the attractions in the area (like mills) rely on traditional skills.	?	
	SOC4			
	SOC5	+ Tourism is an employer in the area.	?	
SOC6ab				
SOC7				
ECO1		?		
ECO2	+ Tourism is an employer in the area and tourists spend money thus	?		
ECO3	+ benefitting the local economy.	?		
ECO4		?		

Policy PODM26: Sustainable Tourism and Recreation Development

		Preferred Option	No Policy	No change to DP14
Sustainability Appraisal Objectives	ENV1	+ Policy refers to sustainable transport	?	<p>Not having a policy does not mean that these issues will not be addressed. With tourism such an important element of the economy as well as the special qualities of the Broads, it is prudent to have a local tourism policy.</p> <p>The general thrust of DP14 would score in a similar way to the Preferred Option. The Preferred Option however expands on DP14 emphasising more issues that proposals need to consider.</p>
	ENV2	+ Refers to unacceptable impacts on the natural environment.	?	
	ENV3	+ Policy emphasises protected sites.	?	
	ENV4	+ Development must contribute positively towards landscape character.	?	
	ENV5			
	ENV6			
	ENV7	+ Policy seeks to prevent use of greenfield land and allows farm diversification.	?	
	ENV8			
	ENV9	+ Policy emphasises the special qualities of the Broads.	?	
	ENV10	+ To respond to the requirements of the policy, design is important.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Active travel can benefit health and by protecting what is special about the Broads, there are benefits to wellbeing.	?	
	SOC2			
	SOC3	+ Some of the tourist industries in the Broads are based on traditional skills such as sailing. Also some of the attractions in the area (like mills) rely on traditional skills.	?	
	SOC4			
	SOC5	+ Tourism is an employer in the area.	?	
	SOC6ab	+ Policy refers to sustainable transport	?	
	SOC7			
ECO1	+ rowspan="4">Tourism is an employer in the area and tourists spend money thus benefitting the local economy.	?		
ECO2	?			
ECO3	?			
ECO4	?			

Policy PODM27: Holiday Accommodation – New Provision and Retention

		Preferred Option	No Policy	No change to DP15
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3			
	ENV4	+ Policy emphasises importance of landscape.	?	
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10	+ Policy emphasises importance of design.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab	+ Because holiday homes can often be in rural areas, away from facilities and services, the policy seeks to retain them in such a use rather than converting to permanent residential. If permanent residential then the issue of being remote from facilities and services is greater as different types of facilities will be needed such as school and GP.	?	
	SOC7			
ECO1	+ Tourism is an employer in the area and tourists spend money thus benefitting the local economy.	?	<p>Not having a policy does not mean that these issues will not be addressed. Because there is local pressure to convert some holiday accommodation to permanent as well as the Broads being an areas much visited by tourists who need somewhere to stay, such a policy is required.</p>	<p>The general thrust of DP15 would score in a similar way to the Preferred Option. The Preferred Option however expands on DP15 emphasising more issues that proposals need to consider.</p>
ECO2				
ECO3				
ECO4				

Policy POSP10: Navigable Water Space

		Preferred Option		No Policy	No change to CS13 and CS15
Sustainability Appraisal Objectives	ENV1	+ Policy refers to controlling sediment from roads.	?	Not having a policy does not mean that the Broads will not be navigable. This is a fundamental requirement of the Broads Authority. Such a policy is prudent however considering that navigation is such an important element of the Broads and indeed is a requirement for the Broads Authority.	These policies would score similarly to the Preferred Option but the Preferred Option combines these policies.
	ENV2	+ Policy refers to controlling sediment.	?		
	ENV3				
	ENV4	+ Navigation is something that is distinct to the Broads so maintaining navigable water space will enable navigation.	?		
	ENV5				
	ENV6				
	ENV7	+ Policy seeks effective use of dredged material.	?		
	ENV8	+ Policy seeks effective use of dredged material.	?		
	ENV9				
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1	+ By ensuring the Broads is navigable, there will be health benefits through activities associated with the Broads and navigation as well as wellbeing from people enjoying the Broads experience.	?		
	SOC2				
	SOC3	+ Sailing is a traditional skill. Using the water in various ways is traditional to the area.	?		
	SOC4				
	SOC5				
	SOC6ab	+ Using water could be one way of accessing services and facilities.	?		
	SOC7				
ECO1	+ Use of the water is an important industry in the area.	?			
ECO2					
ECO3					
ECO4	+ People come to the Broads to experience it from water.	?			

Policy PODM28: Access to the Water

		Preferred Option		No Policy	No change to DP12
Sustainability Appraisal Objectives	ENV1	+ Policy seeks to ensure access to the water is done in the right way.	?	Not having a policy does not mean that such issues will not be addressed but a policy is prudent considering how important access to the water is in the Broads.	Policy would rate the same as the Preferred Option. The Preferred Option is very similar to DP12 but adds a criterion relating to affecting navigation.
	ENV2	+ Refers to the requirements of the Water Framework Directive.	?		
	ENV3	+ Refers to the ecology of the Broads.	?		
	ENV4	+ Refers to the landscape of the Broads.	?		
	ENV5				
	ENV6	+ Refers to flood risk.			
	ENV7	+ Policy refers to not prejudicing future development or change.	?		
	ENV8				
	ENV9				
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1	+ There will be health benefits through activities associated with the Broads and navigation as well as wellbeing from people enjoying the Broads experience.	?		
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab	+ Using water could be one way of accessing services and facilities.	?		
	SOC7				
ECO1	+ Use of the water is an important industry in the area.	?			
ECO2					
ECO3					
ECO4	+ People come to the Broads to experience it from water.	?			

Policy PODM29: Riverbank stabilisation

		Preferred Option	No Policy	No change to DP13
Sustainability Appraisal Objectives	ENV1	+ One of the causes of erosion of riverbanks is wash from boats, so riverbank stabilisation can reduce the impact of boat traffic.	Not having a policy does not mean that these issues will not be addressed. With there being many stretches of riverbank in the Broads, of varying need of stabilisation and being located in areas of differing character, a policy is prudent.	DP13 is similar to the Preferred Option so would rate the same. However, the Preferred Option adds criterion relating to the existing uses in the area and reference to the Riverbank Stabilisation Guide.
	ENV2			
	ENV3	+ The policy refers to biodiversity.		
	ENV4	+ The policy refers to the character of the location being an important consideration.		
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10	+ The policy refers to the character of the location being an important consideration.		
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4				

Policy POSP11 Mooring Provision

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ The provision of well-designed and well located moorings can reduce the impact of moored boats on the navigable water space.	?
	ENV2		
	ENV3		
	ENV4	+ The policy refers to an attractive area.	?
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		?
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3	+ Using the water is a traditional skill and moorings enable this.	?
	SOC4		
	SOC5		
	SOC6ab	+ The policy refers to locating moorings in areas where there are good services and facilities.	?
	SOC7		
ECO1		?	
ECO2	+ Moorings are used by visitors to the area as well as local businesses.	?	
ECO3		?	
ECO4		?	

Not having a policy does not mean that these issues will not be addressed. With the Broads being a navigable waterway with many businesses reliant on the use of water as well as visitors enjoying being on the water, a policy on moorings seems prudent.

Please note that the Preferred Option is the same as the original CS14.

Policy PODM30: Moorings, mooring basins and marinas.

		Preferred Option	No Policy	No change to DP16
Sustainability Appraisal Objectives	ENV1	+ The provision of well-designed and well located moorings can reduce the impact of moored boats on the navigable water space.	?	<p>Not having a policy does not mean that these issues will not be considered. With the Broads being a navigable waterway with many businesses reliant on the use of water as well as visitors enjoying being on the water, a policy on moorings seems prudent.</p> <p>With regards to the 10%/2 requirement, if there was no policy on this then moorings would not come forward in this way. This could impact the availability of moorings although the scale is not known as it depends on schemes coming forward (effectively windfall). This element of the policy enables another mooring delivery method.</p> <p>Generally, DP16 would score in the same way as the Preferred Option. However there are many changes proposed to the current policy which clarify the policy. The reference to the moorings design guide could see the design element of new moorings improved. Also the inclusion of off-site contributions towards the delivery of the 2/10% moorings could enable more schemes to come forward that sticking to on-site provision.</p>
	ENV2	+ Policy refers to the Water Framework Directive. Also requires appropriate waste water disposal.	?	
	ENV3	+ Policy refers to ecology of the area.	?	
	ENV4	+ Policy refers to the character of the location.	?	
	ENV5			
	ENV6			
	ENV7	+ Policy refers to not prejudicing future development or change.	?	
	ENV8			
	ENV9			
	ENV10	+ Design is a key consideration as many of the criteria of the policy refer to elements of design such as to reflect the location etc.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ The amenity of neighbours is referred to in the policy.	?	
	SOC2			
	SOC3	+ The provision of well-designed and well located moorings can reduce the impact of moored boats on the navigable water space.	?	
	SOC4			
	SOC5			
	SOC6ab	+ The policy refers to locating moorings in areas where there are good services and facilities.	?	
	SOC7			
ECO1	? Moorings are used by visitors to the area as well as local businesses.	?		
ECO2	? The requirement for contributions (on site or off site) of 2 or 10% moorings is a consideration for new development.	?		
ECO3	? Moorings are used by visitors to the area. Policy also seeks new moorings through onsite or offsite contributions.	?		
ECO4	+ Moorings are used by visitors to the area. Policy also seeks new moorings through onsite or offsite contributions.	?		

Policy POSP12: Residential development

		Preferred Option	No Policy	No change to CS18 and CS24
Sustainability Appraisal Objectives	ENV1	+ By locating development in areas with good facilities and high levels of access, there could be fewer car journeys when compared to locating dwellings in other locations.	?	<p>Not having a policy does not mean that these issues will not be addressed. However with the Broads Authority having a housing need for the first time but being a nationally protected landscape as well as a majority rural area, it is prudent to have a policy relating to the location of residential development.</p> <p>These policies would score in a similar way to the Preferred Option. The Preferred Options combines these two policies.</p>
	ENV2			
	ENV3			
	ENV4	+ By locating housing in areas with services there is less impact on the landscape character from individual developments. The policy also directs towards brownfield land which is often in need of regeneration and this can benefit the character of the area.	?	
	ENV5			
	ENV6			
	ENV7	+ The policy directs to brownfield land which could be re-used for housing.	?	
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4	+ The policy fundamentally is about new housing development.	?	
	SOC5			
	SOC6ab	+ By locating development in areas with good facilities and high levels of access, there could be fewer car journeys when compared to locating dwellings in other locations.	?	
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4				

Policy PODM31: New housing in the Broads Authority Executive Area

		Preferred Option		No Policy	Meeting the entire OAN in the Broads Executive Area				
Sustainability Appraisal Objectives	ENV1	+	By locating development in areas with good facilities and high levels of access, there could be fewer car journeys when compared to locating dwellings in other locations.	?	Not having a policy does not mean that these issues will not be addressed. However with the Broads Authority having a housing need for the first time but being a nationally protected landscape as well as a majority rural area, it is prudent to have a policy relating to how the housing need in the area will be met.	?/-	Development boundaries and allocations direct housing to more sustainable locations. However, suitable land in sustainable locations in the Borough of Great Yarmouth is limited. This could lead to allowing housing in more rural parts of Great Yarmouth where there could be a need for more car journeys to access services and facilities (when compared to housing being located in an area with many services and facilities where there is a choice of transport modes).		
	ENV2								
	ENV3								
	ENV4	+	By locating housing in areas with services there is less impact on the landscape character from individual developments. The policy also directs towards brownfield land which is often in need of regeneration and this can benefit the character of the area.	?			?/-	Development boundaries and allocations direct housing to locations where development already exists. However developing land in other locations in the Borough of Great Yarmouth could have landscape impacts as the land could be prominent from the Broads and there could be isolated dwellings which also could impact landscape character.	
	ENV5								
	ENV6	+	The issue of flood risk is raised in the allocations and development boundary policies/supporting text. The approach taken regarding meeting the OAN is conducive to minimising flood risk.				?/-	The issue of flood risk is raised in the allocations and development boundary policies. However if the entire OAN were to be met, there could be pressure to allocate or develop areas that are at risk of flooding.	
	ENV7	+	The policy directs to brownfield land which could be re-used for housing.	?			?/-	The policy directs to brownfield land which could be re-used for housing. However in order to meet the OAN there could be pressure to develop gardens or greenfield land.	
	ENV8								
	ENV9								
	ENV10								
	ENV11								
	ENV12								
	ENV13								
	SOC1								
SOC2									

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		Preferred Option		No Policy	Meeting the entire OAN in the Broads Executive Area	
SOC3						
SOC4	+/?	The policy fundamentally is about new housing development. This could be rated as a ? as the residual need will be addressed in the wider Great Yarmouth Borough, but the Broads Authority Executive Area as a whole will deliver more than the OAN.	?		+	This approach would meet the entire OAN in the Broads.
SOC5						
SOC6ab	+	By locating development in areas with good facilities and high levels of access, there could be fewer car journeys when compared to locating dwellings in other locations.	?		?/-	Development boundaries and allocations direct housing to more sustainable locations. However, suitable land in sustainable locations in the Borough of Great Yarmouth is limited. This could lead to allowing housing in more rural parts of Great Yarmouth where there could be a need for more car journeys to access services and facilities (when compared to housing being located in an area with many services and facilities where there is a choice of transport modes).
SOC7						
ECO1						
ECO2						
ECO3						
ECO4						

Policy PODM32: Affordable Housing

		Preferred Option	No Policy	No change to DP23
Sustainability Appraisal Objectives	ENV1	+ By locating affordable housing in areas with good facilities and high levels of access, there could be fewer car journeys when compared to locating dwellings in other locations.	This is not a reasonable alternative. The NPPF says that Local Planning Authorities must ensure a wide range of homes and in particular meet the affordable housing need as set out in evidence.	<p>The general thrust of DP23 would score in a similar way to the Preferred Option. There could be some slight differences as the Preferred Option also includes:</p> <ul style="list-style-type: none"> • Starter Homes: This could be more positive against SOC4 as the dwellings delivered would be 'suitable' and enable more to buy a home. • Clarity regarding circumstances for reducing affordable housing: On one hand this could be negative when compared to DP23 as less affordable housing could be delivered but on the other hand more positive as more housing in general could be provided • Text relating to size and tenure: This could be more positive against SOC4 as the dwellings delivered would be 'suitable'. <p>Fundamentally, DP23 has been rated as not being in conformity with the NPPF. This is mainly because of the Rural Exception Site element of the policy. As such, this policy needs to be amended to ensure conformity with the NPPF.</p>
	ENV2			
	ENV3			
	ENV4	+ By locating housing in areas with services there is less impact on the landscape character from individual developments.		
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4	+ Affordable housing meets the needs of some in the community.		
	SOC5			
	SOC6ab	+ By locating affordable housing in areas with good facilities and high levels of access, there could be fewer car journeys when compared to locating dwellings in other locations.		
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4				

Policy PODM33: Residential Development within Defined Development Boundaries

	Preferred Option	No Policy	No change to DP22, HOR1, HOV1, OUL1, TSA5.	Additional development boundaries	Employment directed to development boundaries.
Sustainability Appraisal Objectives	ENV1	+ By locating affordable housing in development boundaries which area areas with good facilities and high levels of access, there could be fewer car journeys when compared to locating dwellings in other locations.	?		<p>The Settlement Study and Development Boundaries Topic Paper have assessed settlements and identified that there are some areas which are as sustainable as the four areas with development boundaries. There could be more areas available for residential development (so more positive against SCO4). However there are limited areas within the Broads part of the settlements for development (so by going with this policy the impact on landscape character could be negative).</p> <p>One area which was being considered as having a development boundary was Stalham Staithe. This area generally scored well in the Settlement Study. This scoring however relies on the ability to cross the A149 using the pedestrian refuge as many facilities and services are fairly close to the Staithe area once the A149 is crossed. Regarding the pedestrian refuge, the following organisations were contacted:</p> <ul style="list-style-type: none"> o Local businesses operating in the staithe: Consider the route important for visitors to the staithe area to visit the town. The refuge could be improved. The time taken to get to the town centre could be around 12 minutes or so. o Norfolk County Council Highways initial opinion: refuge appears to be well used and there have been no reports incidents at the refuge in the last five years (although the absence of such accidents does not necessarily indicate a route is safe). While Staithe Road is suitable for two way traffic in peak tourist season, the pressure for tourist parking could restrict its width. The other roads are all primarily single track lanes with little or no passing provision and not ideally suited to any material increase in traffic movements. o Parish Council – The pedestrian routes between the refuge and the staithe and to the town are both very well used particularly in the summer months with more visitors to the Broads. Consider that the routes need to be improved to make more obvious to drivers on the A149 and to pedestrians who could use it. <p>Another consideration is the impact of development in the area on the character of the staithe. The Conservation Area Re-Appraisal is to be adopted by the end of the summer. Reflecting the work undertaken in relation to the re-appraisal:</p> <ul style="list-style-type: none"> o It is not clear where new development would go as the staithe area has seen much infill development o The mixed land uses are part of the character. o Community consider the area is at capacity and there is likely to be opposition to a development boundary in the area. <p>On balance, while the services and facilities in Stalham can be accessed by pedestrians using the pedestrian refuge, further development in the area has the potential to negatively impact the character of the area and also the highway network. As such, a development boundary for the Stalham Staithe area is not proposed to be taken forward.</p> <p>It is important to note that there are other areas where residential development can take place outside of development boundaries – allocations, rural enterprise related dwellings.</p> <p>The residential moorings policy directs towards development boundaries. However, polices in the Site Specific section of the Local Plan state that there are some areas that should be deemed as next to a development boundary for residential mooring purposes to reflect the services and facilities nearby (namely Brundall, Stalham and Beccles).</p>
	ENV2				
	ENV3				
	ENV4	+ By locating housing in areas with services there is less impact on the landscape character from individual developments.	?		
	ENV5				
	ENV6	The issue of flood risk is raised in the supporting text of the policy and also on the related maps.	?		
	ENV7	+ There is less likelihood of greenfield land being developed by directing development to development boundaries. Development boundaries exclude larges parts of residential gardens.	?		
	ENV8				
	ENV9	+ Archaeology is referred to in the Oulton Broads part of the policy.	?		
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4	+ Development Boundaries enable the delivery of housing.	?		
	SOC5				
	SOC6ab	+ By locating affordable housing in development boundaries which area areas with good facilities and high levels of access, there could be fewer car journeys when compared to locating dwellings in other locations.	?		
	SOC7				
ECO1					
ECO2					
ECO3					
ECO4					

Not having a police does not mean that these issues will not be considered. There are some areas in the Broads suitable for windfall development because of the services and facilities that is nearby. A policy relating to development boundaries that reflects the Settlement Study is prudent.

These policies would score in a similar way to the Preferred Options. However the Preferred Option combines these five policies.

- There are some changes proposed to some of the development boundaries:
- The change to HOV1 removes car parks and thus protects them from development. This could be more positive in relation to tourism and the economy of the area as the car parking brings visitors to the area who spend money in the shops.
 - The change to OUL1 adds an area of garden. This could be a more positive approach to delivery of housing as more land is in the development boundary. There is no change to the landscape impact as this area is screened by another garden. This could be more negative in relation to efficient use of land as garden land is not previously developed land.
 - The change to HOR1 removes some areas of gardens that are prominent in the street and landscape. This could be more positive against efficient use of land as it removes some garden land from the development boundary.

An option considered during the Issues and Options consultation was to reinstate the 1997 Local Plan approach of development boundaries applying to residential and employment land uses. On reflection it was felt that this could stifle the economy (therefore scoring negative against the economy objectives). That being said, access to these employment sites by employees and visitors could be easier by a variety of modes in employment was directed to development boundaries (so positive against SCO6ab). There would likely be lots of exceptions e.g. boatyards and tourism development which could result in a complicated policy. The areas where the development boundaries are chosen are not necessarily appropriate for employment.

Policy PODM34: Gypsy, Traveller and Travelling Show People

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ Policy requires proposals to ensure there is no impact on safe and efficient operation of the highway network.	Without a policy, proposals will need to be assessed using existing policies which could address these issues. A criteria based policy however meets the requirements of the Government Policy and will set out what proposals will need to address clearly.
	ENV2	+ Policy requires proposals to be serviced thus addressing water quality.	
	ENV3	+ Reference to Natura 2000 sites.	
	ENV4	+ Policy requires proposals to respect the landscape and special qualities of the area.	
	ENV5		
	ENV6	+ Proposals need to have regard to all types of flood risk.	
	ENV7	+ Policy refers to previously developed land.	
	ENV8	+ Policy requires proposals to be serviced	
	ENV9	+ Policy requires proposals to respect the heritage and special qualities of the area.	
	ENV10	+ By meeting the various criteria requirements, proposals should be well designed.	
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2	? This policy could address social exclusion and inequality by being in place to assess applications for the needs of a particular group in society.	
	SOC3		
	SOC4	+ This policy will be able to assess applications for Gypsy and Traveller sites.	
	SOC5		
	SOC6ab	+ Policy requires sites or pitches to be well located to services and facilities.	
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Policy PODM35: New Residential Moorings

		Preferred Option		No Policy	No change to DP25
Sustainability Appraisal Objectives	ENV1	+ Policy seeks to ensure that residential moorings do not impede navigation.	?	<p>Residential moorings is not addressed in the NPPF and NPPG. That being said, criteria/guidance/policies relating to other development could be used in determining applications for residential moorings.</p> <p>Furthermore, there is a move in the Housing and Planning Act 2016 to understand the need for houseboats (the definition of which aligns with the Authority’s definition for residential moorings).</p> <p>Finally, with the Broads being navigable and with people on the Broads living in boats, residential moorings could be welcomed.</p> <p>On reflecting the above, it is not reasonable to have no policy relating to residential moorings.</p>	<p>The policy would rate the same as the Preferred Option as there have been minimal changes to DP25. The only change is to give examples of the types of ancillary services that would be useful for residential moorings.</p>
	ENV2	+ Policy refers to providing sewerage pump out etc.	?		
	ENV3	+ Policy refers to ecology and wildlife.	?		
	ENV4	+ Policy refers to local character.	?		
	ENV5				
	ENV6				
	ENV7	+ The policy directs residential moorings to marinas and boatyards.	?		
	ENV8				
	ENV9				
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1	+ The policy refers to safe access and egress.	?		
	SOC2				
	SOC3				
	SOC4	+ Whilst not part of the OAN calculation, residential moorings provide somewhere for those who live in their boat to stay.	?		
	SOC5				
	SOC6ab	+ The residential moorings are to be within or adjacent to development boundaries.	?		
	SOC7				
ECO1	+ Residential moorings bring natural surveillance to marinas as well as an income from renting the mooring.	?			
ECO2					
ECO3					
ECO4	+ Ensures that residential moorings are not at the expense of visitor or short stay moorings.	?			

Policy PODM36: Permanent and Temporary Dwellings for Rural Enterprise Workers

		Preferred Option	No Policy	Existing policy with no changes	
Sustainability Appraisal Objectives	ENV1	Depends on the design of the development and the actual location. Whilst there may not be specific criteria addressing each and every SA objective in the policy, proposals will be assessed using all relevant policies in the local plan.	?		
	ENV2				
	ENV3				
	ENV4				
	ENV5				
	ENV6				
	ENV7				
	ENV8				
	ENV9				
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3	+	Such businesses that may 'benefit' from this policy could improve the skills of the community.	?	Generally positive although rates negative in relation to access to services and facilities as the very nature of the enterprise dwelling is outside of a development boundary. The changes bring into the policy and reasoned justification some useful guidance and criteria for preparing and assessing such applications. With the special qualities of the Broads Executive Area, a policy that is more detailed than the NPPF and more detailed than the existing policy is deemed necessary by the Authority.
	SOC4	?	This does not necessarily meet the Objectively Assessed Housing need, but meets the functional needs of a particular business.	?	
SOC5					
SOC6ab	-	As such sites are outside of development boundaries, it is likely that they are not going to be sustainably located with good access to services and facilities. This is acknowledged and the policy seeks to ensure that such development is thoroughly justified.	?		
SOC7					
ECO1	+	The policy enables development that is aimed at ensuring a business continues to run and therefore benefit the local economy and continues to employ people.	-		
ECO2	+		-		
ECO3	+		-		
ECO4	+		-		

Policy PODM37: Residential Annexes

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2		
	ENV3		
	ENV4		
	ENV5		
	ENV6		
	ENV7	+ Policy seeks re-use of existing buildings.	?
	ENV8		
	ENV9		
	ENV10	+ Design is an important factor in the policy.	?
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4	+ Does enable annexes in appropriate location which could meet the need of some of society.	?
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. Officer experience indicates that the Authority does get some of these applications and a lack of policy is not helpful. Note that there was a policy on this issue in the 1997 Local Plan.

An alternative to allow annexes not integral to the dwelling is a potential but would be contrary to many other policies in the Local Plan and therefore is deemed not reasonable.

Policy PODM38: Replacement Dwellings

		Preferred Option	No Policy	No change to DP24
Sustainability Appraisal Objectives	ENV1		Not having a policy does not mean that these issues will not be addressed. This type of application is popular in the Broads and therefore a policy addressing this topic is prudent.	DP24 would score in a similar way to the Preferred Option. There are three main differences between the policies. The first is improving the wording to criterion B (same rating). The second is to criterion C which relates to positive contribution to the character and appearance of the area (more positive in relation to landscape and local distinctiveness). The third is the last sentence about ensuring demolition (no change to rating).
	ENV2			
	ENV3	+ Policy refers to culture.		
	ENV4	+ Policy refers to contribution of the existing building to the character of the area.		
	ENV5			
	ENV6	+ Flood risk is included within the policy.		
	ENV7	+ The policy addresses replacing existing dwellings on the same footprint so using the same land.		
	ENV8			
	ENV9	+ The policy refers to buildings of historic or cultural importance.		
	ENV10	+ Policy refers to the importance of design.		
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4	+ The replacement dwelling could more meet the needs of the occupier – for example in relation to money spent on heating the current dwelling.		
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4				

Policy PODM39: Custom/self-build

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	<p>Potentially rates positive against the SA Objectives as the policy states that applications will be assessed against other relevant policies of the Local Plan.</p> <p>These schemes are another way of delivering housing (SOC4).</p> <p>Such schemes can be of striking design (ENV10).</p>	<p>Not having a policy does not mean that proposals for self-build will not address these issues. With the Government seeking to raise the level of self-build it seems prudent to have a policy.</p>
	ENV2		
	ENV3		
	ENV4		
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Policy PODM40: Design

		Preferred Option	No Policy	No change to DP4
Sustainability Appraisal Objectives	ENV1	+ Policy refers to ease of movement as well as relating to cycle storage.	Whilst the NPPF and NPPG have policies and guidance relating to design, with the Broads being a protected landscape it is prudent to have a local policy.	DP4 would score in a similar way to the Preferred Option. There are some changes however that could improve the rating of the Preferred Options when compared to DP4. Landscaping – a new element could see a more positive score on local distinctiveness and landscape character. Wheelchair access and lifetime homes – could see a more positive score relating to suitable housing stock and exclusion.
	ENV2			
	ENV3	+ Policy refers to biodiversity.		
	ENV4	+ Policy refers to landscape, landscaping and local character.		
	ENV5			
	ENV6	+ Policy refers to flood risk.		
	ENV7	+ Policy refers to adaptability of homes as well as the design reflecting local features etc.		
	ENV8	+ Policy refers to waste management.		
	ENV9	+ Policy refers to local character.		
	ENV10	+ Policy fundamentally seeks excellent design.		
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab	+ Policy refers to ease of movement as well as relating to cycle storage.		
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4				

Policy POSP13: New Community Facilities

		Preferred Option	No Policy	
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3			
	ENV4			
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Such facilities can be used for exercise classes. Also meeting up with others from the community can benefit wellbeing.	?	Not having a policy does not mean that these facilities would not be delivered. The majority of the built up part of a settlement that has part of its boundary within the Broads is in a neighbouring Local Planning Authority Area. It may be more prudent to have the facility in that part of the settlement, where it is easily accessible by the majority. This is why a policy that seeks to justify the need for a venue is included in the Local Plan.
	SOC2	+ Such venues can be places to meet and hold events to involve the community.	?	
	SOC3	? Such facilities can be used for education purposes.		
	SOC4			
	SOC5			
	SOC6ab	+ Such venues tend to be located near to the community they serve.	?	
	SOC7	+ Such venues are important to a community.	?	
ECO1				
ECO2				
ECO3				
ECO4				

Please note that this policy is the same as the current CS25.

Policy PODM41: Visitor and Community Facilities and Services

		Preferred Option	No Policy	No change to DP27
Sustainability Appraisal Objectives	ENV1	+ Policy refers to access by choice of transport modes. Also refers to any change of use only if another facility is in an equally convenient location.	?	<p>Not having a policy does not mean that these facilities would not be delivered. The majority of the built up part of a settlement that has part of its boundary within the Broads is in a neighbouring Local Planning Authority Area. It may be more prudent to have the facility in that part of the settlement, where it is easily accessible by the majority. This is why a policy that seeks to justify the need for a venue is included in the Local Plan. The other elements of the policy reflect the local characteristics such as the Broads being a protected landscape.</p> <p>DP27 would score in a similar way to the Preferred Option. The Preferred Option however has a new element relating to running costs and maintenance and management. This would score more positive on water and energy efficiency (ENV2 and ENV10). This would also ensure the venue be available for use in perpetuity.</p>
	ENV2	+ Policy seeks to ensure such facilities have low running costs including water usage.	?	
	ENV3	+ Policy refers to impact on biodiversity.	?	
	ENV4	+ Policy refers to landscape character.	?	
	ENV5			
	ENV6			
	ENV7	+ Policy refers to a permanent use of the venue as well as referring to other facility in the area.	?	
	ENV8			
	ENV9			
	ENV10	+ Policy seeks to ensure such facilities have low running costs through the design.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Such facilities can be used for exercise classes. Also meeting up with others from the community can benefit wellbeing.	?	
	SOC2	+ Such venues can be places to meet and hold events to involve the community.	?	
	SOC3	+ Such facilities can be used for education purposes.	?	
	SOC4			
	SOC5			
SOC6ab	+ Policy refers to access by choice of transport modes. Also refers to any change of use only if another facility is in an equally convenient location.	?		
SOC7	+ Such venues are important to a community.			
ECO1				
ECO2	+ Policy welcomes a permanent use of the facility.	?		
ECO3				
ECO4				

Policy PODM42: Designing Places for Healthy Lives

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		<p>Whilst not having a policy does not mean that health will not be considered, a policy ensures it is an important consideration when working up proposals. Furthermore, in Norfolk, the Local Planning Authorities are working with Norfolk County Council Public Health to seek to incorporate health more into planning. The Broads is also of great benefit to health through physical activity as well as appreciating the landscape and experience of the Broads. It therefore seems prudent to have a policy relating to health and wellbeing.</p>
	ENV2		
	ENV3		
	ENV4		
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4	+ The policy fundamentally seeks to protect and improve the health and wellbeing of the community and visitors to the Broads.	
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Policy PODM43: Safety by the Water

		Preferred Option	No Policy	More prescriptive and detailed policy.
Sustainability Appraisal Objectives	ENV1		Not having a policy does not mean that safety by the water will not be addressed. It would rely on negotiations at the planning application stage. A policy provides more certainty.	This would rate positive in a similar way to the Preferred option. However the preferred policy gives flexibility to reflect local circumstances such as water depths and speed of flow of water as well as number and type of people likely to be at risk. Having a prescriptive policy could not reflect such local characteristics.
	ENV2			
	ENV3			
	ENV4	+ The policy states that safety provision needs to address landscape impacts.		
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9	+ The policy states that safety provision needs to address heritage assets.		
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ The policy seeks to help people in the water and prevent them from drowning.		
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4				

Policy POSP14: Developer Contributions and Policy PODM44: Planning Obligations and Developer Contributions

		Preferred Option	No Policy	No change to DP30 or CS21
Sustainability Appraisal Objectives	ENV1	?	?	
	ENV2	?	?	
	ENV3	?	?	
	ENV4	?	?	
	ENV5	?	?	
	ENV6	?	?	
	ENV7	?	?	
	ENV8	?	?	
	ENV9	?	?	
	ENV10	?	?	
	ENV11	?	?	
	ENV12	?	?	
	ENV13	?	?	
	SOC1	?	?	
	SOC2	?	?	
	SOC3	?	?	
	SOC4	?	?	
	SOC5	?	?	
	SOC6ab	?	?	
	SOC7	?	?	
ECO1	?	?		
ECO2	+	+		
ECO3	?	?		
ECO4	+	+		

This is a ? against the SA Objectives because it depends on the specific 'infrastructure' which the development is obliged to contribute towards or provide.

ECO2 and ECO4 are positive. Developer obligations are required to make a development acceptable to an area benefitting the environment and society (depending on the specific infrastructure).

No policy does not mean that these issues will not be addressed as planning obligations are traditional and accepted way for development to ensure its impacts are acceptable. A policy is prudent to set out and make clear some local priorities.

DP30 and CS21 scores in a similar way to the Preferred Option. However there are some changes such as the addition of moorings to the list of infrastructure and the removal of reference to CIL.

Policy PODM45: Conversion of Buildings

		Preferred Option	No Policy	No change to DP21
Sustainability Appraisal Objectives	ENV1	+ Policy refers to the capacity of highway network as well as if outside development boundary, being in a sustainable location.	?	<p>DP21 would score in a similar way to the Preferred Option. The Preferred Option clarifies the difference between conversion inside and outside of the development boundary. It also clarifies a criterion about making a positive contribution to the landscape to make it worthy of retention (which could be more positive in relation to landscape and local distinctiveness as well as potentially heritage objectives). Other changes relate to highway capacity (so more positive in relation to ENV1 and ENV6ab) and environmental performance (more positive against ENV2 and ENV7).</p>
	ENV2	+ Policy seeks improved environmental performance of the building.		
	ENV3	+ Policy refers to biodiversity.	?	
	ENV4	+ Policy refers to positive contribution to the appearance of the locality.	?	
	ENV5			
	ENV6			
	ENV7	+ Policy relates to conversion of buildings so using something that is already there. Policy seeks improved environmental performance of the building.	?	
	ENV8	+ By converting the building, there would be less waste from demolition.	?	
	ENV9	+ The policy refers to features that are worthy of retention.	?	
	ENV10	+ The policy seeks high quality design.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Policy requires a structural survey to ensure building is safe.	?	
	SOC2			
	SOC3	? The building may have features that rely on traditional skills such as thatching.	?	
	SOC4	? If other uses are not feasible or viable, potential for residential.	?	
	SOC5	? If used for tourism or employment, would provide job opportunities.	?	
	SOC6ab	+ If outside development boundary policy refers to being in a sustainable location.	?	
	SOC7	? The building could be run down and not used and therefore attract anti-social behaviour such as vandalism.	?	
ECO1	? If used for tourism or employment, would bring money into the area.	?		
ECO2				
ECO3	? If used for tourism or employment, would bring money into the area.	?		
ECO4	? Policy states that the building could be used for tourism.	?		

Policy PODM46: Advertisements and Signs

		Preferred Option	No Policy	No change to DP10
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that signage and adverts will have a negative impact on these issues. There is a need for signage in the Broads to reflect moorings, speed limits, business adverts and so with the special qualities of the Broads and the desire to avoid poorly designed or a proliferation of signs, a policy is prudent.</p>	<p>The general thrust of policy DP10 would score in a similar way to the Preferred Option. There are some changes that would score more positively against heritage, landscape and design however.</p>
	ENV2			
	ENV3			
	ENV4	+ The policy seeks to minimise signing and protect the special qualities of the Broads.		
	ENV5			
	ENV6			
	ENV7	+ Policy seeks amalgamation with other existing signage.		
	ENV8			
	ENV9	+ Policy states that particular regard will be had to impact on conservation areas and heritage.		
	ENV10	+ Policy seeks well designed signage.		
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2	? The policy seeks to ensure that signs are well designed and well located and avoids proliferation. So a business can still advertise but the design needs to be acceptable for the Broads.			
ECO3				
ECO4	? The policy seeks to ensure that signs are well designed and well located and avoids proliferation. So a business can still advertise but the design needs to be acceptable for the Broads.			

Policy PODM47: Leisure plots and mooring plots

		Preferred Option	No Policy	No change to DP17	As per Preferred Option, but allowing Leisure Plots			
Sustainability Appraisal Objectives	ENV1	+ Mooring plots provide an area for boats to moor and can reduce impact of boats on navigable waterways.	Not having a policy does not mean that these issues will not be addressed. A policy is prudent however as this kind of development is not specifically addressed in the NPPG or NPPF and is a common type of development/land use in the Broads. Furthermore the Broads is a protected landscape. As such, a policy seems prudent.	The general thrust of DP17 will score the same as the Preferred Options, however there are the following changes to DP17 which will rate more positive in relation to landscape character and local distinctiveness: <ul style="list-style-type: none"> • Additional text relating to mooring plots to be used for mooring of boats an uses incidental to that activity. • Wording around generally kept free of above ground structures. • Wording about provision of additional shrub planting and wind shadow. • Text around seasonal storage of equipment. 	This scores in a similar way to the Preferred Option, but is a negative against landscape impact as these plots change the character of the countryside.			
	ENV2							
	ENV3	+ Planting can be used by biodiversity.						
	ENV4	+ The fundamental aim of the policy is to reduce landscape character impact.						
	ENV5							
	ENV6							
	ENV7							
	ENV8							
	ENV9							
	ENV10							
	ENV11							
	ENV12	+ Policy refers to renewable energy generation equipment.				Of note, some specific mooring and leisure plots have their own site specific policy (see later in document).		
	ENV13							
	SOC1							
	SOC2							
	SOC3							
	SOC4							
	SOC5							
	SOC6ab							
	SOC7							
ECO1	+ Such plots are used by those boating on the Broads and there will be benefits to tourism and the economy in the area through money spent by these people.							
ECO2	+							
ECO3	+							
ECO4	+							

Policy POACL1: Acle Cemetery Extension

		Preferred Option		No Policy	No change to ACL1
Sustainability Appraisal Objectives	ENV1				
	ENV2	+	The policy emphasises the need to understand if groundwater pollution will be an issue.	?	
	ENV3	+	The policy emphasises good management to benefit biodiversity.	?	
	ENV4	+/?	There is a criterion in the policy that seeks good landscaping as part of the scheme. Currently the land use is agriculture and the proposed new land use is a cemetery. They are different in terms landscape impact as the cemetery is more organised.	?	
	ENV5				
	ENV6				
	ENV7	?	On one hand, this is greenfield land in agriculture use. According to East Region land classification ¹ the soil class in this area is good to moderate. On the other hand, cemeteries are green infrastructure so what will replace the agriculture land is not urban development per se.	?	<p>Not having a policy does not mean that proposals for a cemetery will not address these issues. There could also be scope for a cemetery to come forward elsewhere. That being said, the Parish Council have assessed other areas of land and this area is most suitable as it is a natural extension to the cemetery as well as being out of flood risk. The policy gives more certainty in terms of allocating a suitable location for a cemetery and highlighting criteria to address that reflect the special qualities of the Broads.</p> <p>The original ACL1 would rate in a similar way to the Preferred Option. The Preferred Option however includes criterion relating to light pollution as well as managing the site to benefit biodiversity and therefore scores more positively against ENV3 and ENV11.</p>
	ENV8				
	ENV9				
	ENV10	+	The policy seeks good design of boundary treatments.	?	
	ENV11	+	Policy seeks to avoid light pollution.	?	
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab	+	By locating the cemetery extension next to the existing one the cemetery will be in one place in an accessible location of the town.	?	
	SOC7				
ECO1					
ECO2					
ECO3					
ECO4					

¹ <file:///C:/Users/NatalieB/Downloads/10-111h%20East%20Region%20250k%20ALC.pdf>

Policy POACL2: Acle Playing Field Extension

		Preferred Option		No Policy	
Sustainability Appraisal Objectives	ENV1	+	This is an extension to the existing sports field and therefore provides a hub of such uses rather than spreading them around the town.	?	<p>Not having a policy does not mean that proposals for a sports field will not address these issues. There could also be scope for a sports field to come forward elsewhere. That being said this area is most suitable as it is a natural extension to the current sports field and is near other sports facilities. The policy gives more certainty in terms of allocating a suitable location for a sports field and highlighting criteria to address that reflect the special qualities of the Broads.</p>
	ENV2				
	ENV3				
	ENV4	+/?	There is a criterion in the policy that seeks good landscaping as part of the scheme. Currently the land use is agriculture and the proposed new land use is a sports field. They are different in terms landscape impact as a sports field is more organised.	?	
	ENV5				
	ENV6				
	ENV7				
	ENV8				
	ENV9				
	ENV10	+	The policy seeks good design of boundary treatments.	?	
	ENV11	+	Policy seeks to avoid light pollution.	?	
	ENV12				
	ENV13				
	SOC1	+	Sports fields enable physical activity.	?	
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab	+	By locating the sports field extension next to the existing one they will be in one place in an accessible location of the town.	?	
	SOC7	+	Such facilities are welcomed and used by the community.	?	
ECO1					
ECO2					
ECO3					
ECO4					

Policy POBEC1: Former Loaves and Fishes, Beccles

		Preferred Option	No Policy	Another land use is acceptable for the former pub
Sustainability Appraisal Objectives	ENV1		Not having a policy does not mean that this site will not come forward for use in an appropriate way. This is a fairly prominent site in Beccles and has been redundant for some time. As such the Authority is keen for it to be brought back into use.	<p>The Authority considers that this site is suitable to form part of the network of visitor facilities in the form of a pub or other tourist facility to reflect its location close to where boats are moored in Beccles.</p> <p>If employment were to be included in the policy, this alternative would rate more positively against ECO1. If residential was included in the policy this alternative would rate positively against SOC4.</p> <p>The Preferred Option does not rate negatively against these objectives as tourist use still benefits the economy and the need for housing has been met in Waveney district. The local need in Beccles is being delivered as part of the development plan for the rest of Beccles in Waveney District Council’s Local Planning Authority Area.</p>
	ENV2			
	ENV3			
	ENV4	+ Policy seeks improvement to the area including the public realm		
	ENV5			
	ENV6	+ Policy refers to flood risk.		
	ENV7	+ Policy seeks re use of the existing building.		
	ENV8			
	ENV9			
	ENV10	+ Policy emphasises that design is important.		
	ENV11			
	ENV12			
	ENV13			
	SOC1	? On one hand pubs could enable unhealthy lifestyles but on the other hand are a place to socialise.		
	SOC2			
	SOC3			
	SOC4			
	SOC5	+ Some new jobs will be created.		
	SOC6ab	+ This area is easily accessed by various modes of transport due to its location close to the Broads and town centre.		
SOC7	+ Pubs are appreciated by the community.			
ECO1	+ The business that brings this back into use will contribute and be part of the local economy.			
ECO2				
ECO3				
ECO4	+ There could be a tourist use of the building.			

Policy POBEC2: Beccles Residential Moorings (H. E. Hipperson’s Boatyard)

		Preferred Option	No Policy	
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed. Indeed an application could still come forward for residential moorings in this area. However, because of the site not being next to a development boundary as well as having some important local characteristics (SSSI impact zone) a policy is prudent that reflects the sustainable location of the site as well as important criteria to be considered. The Authority also undertook a call for residential moorings, highlighting the criteria to address and this site came forward and meets the criteria well.</p>	
	ENV2			
	ENV3	+ Policy refers to the site being within SSSI Impact Zone.		?
	ENV4			
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4	+ Whilst not part of the OAN calculation, residential moorings provide somewhere for those who live in their boat to stay.		?
	SOC5			
	SOC6ab	+ Whilst not adjacent to a development boundary, this is on the edge of Beccles and walking distance to many services and facilities.		
	SOC7			
ECO1	+ Seeks retention of boatyards thus not affecting businesses. Furthermore, residential moorings bring natural surveillance to marinas as well as an income from renting the mooring.	?		
ECO2				
ECO3				
ECO4				

Policy POBRU 1: Riverside chalets and mooring plots

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3			
	ENV4	+ The policy emphasises the importance of design but is stronger in its wording that the original.	?	
	ENV5			
	ENV6	+ The policy refers to the issue of flood risk but is stronger in its wording that the original.	?	
	ENV7	+ The policy enables replacement buildings.	?	
	ENV8			
	ENV9			
	ENV10	+ The policy emphasises the importance of design.	?	
	ENV11	+ Amenity issues are included within the policy.	?	
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Enables use of the water which is traditional in the Broads.		
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	+ Policy refers to enabling enjoyment of the Broads.			

Not having a policy does not mean that these objectives will be impacted negatively but a policy provides more certainty and sets out criteria which development needs to meet. With the specific location characteristics and constraints a policy is prudent for this area of the Broads.

Policy would rate in a similar way to the Preferred Option. However the wording relating to ENV4 and ENV6 is stronger in the Preferred Option.

Policy POBRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2	+ Policy refers to water quality	?	
	ENV3	+ Policy seeks additional tree or shrub planting.	?	
	ENV4	+ Policy refers to setting of the boatyards	?	
	ENV5			
	ENV6	+ Policy refers to flood risk	?	
	ENV7			
	ENV8			
	ENV9			
	ENV10	+ Policy refers to design elements.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Enables use of the water and boatyard industries which is traditional in the Broads.		
	SOC4	+ The policy states that the area is generally suitable for residential moorings. Whilst not part of the OAN calculation, residential moorings provide somewhere for those who live in their boat to stay.	?	
	SOC5			
	SOC6ab			
	SOC7			
ECO1	+ Seeks retention of boatyards.	?		
ECO2				
ECO3				
ECO4	+ Seeks to address the issue of wind shadow but is stronger in its wording than the original.	?		

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty for development proposals in this area.

This policy would rate in a similar way to the Preferred Option. The differences are:

- Stronger wording relating to wind shadow (more positive against ECO4).
- Permanent occupation of buildings is not allowed to clarify this part of the policy (no change to scoring).

Policy POBRU3: Mooring Plots

		Preferred Option		No Policy	No change to Sites Specifics 2014 version.	
Sustainability Appraisal Objectives	ENV1			<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty for development proposals in this area.</p>	<p>This policy would rate in a similar way to the Preferred Option. The difference is:</p> <ul style="list-style-type: none"> • Stronger wording relating to wind shadow (more positive against ECO4). • Quay heading replaced with moorings. This would rate more positively on design (ECO10) as according to the Authority’s Mooring Guide there are other ways to moor than quay heading. 	
	ENV2					
	ENV3	+	Policy seeks additional tree or shrub planting.			?
	ENV4	+	Policy refers to the open character.			?
	ENV5					
	ENV6					
	ENV7					
	ENV8					
	ENV9					
	ENV10	+	Design elements referred to.			?
	ENV11					
	ENV12					
	ENV13					
	SOC1					
	SOC2					
	SOC3	+	Enables use of the water which is traditional in the Broads.			
	SOC4					
	SOC5					
	SOC6ab					
	SOC7					
ECO1						
ECO2						
ECO3						
ECO4	+	Seeks to address the issue of wind shadow.	?			

Policy POBRU4: Brundall Marina

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2	+ Policy refers to water quality		
	ENV3	+ Policy seeks additional tree or shrub planting.		
	ENV4	+ Policy refers to setting of the boatyards		
	ENV5			
	ENV6	+ Policy refers to flood risk		
	ENV7			
	ENV8			
	ENV9			
	ENV10	+ Policy refers to design elements.		
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Enables use of the water which is traditional in the Broads.		
	SOC4	+ The policy states that the area is generally suitable for residential moorings.		
	SOC5			
	SOC6ab			
	SOC7			
ECO1	+ Seeks retention of boatyards.			
ECO2				
ECO3				
ECO4				

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty for development proposals in this area.

This policy would rate in a similar way to the Preferred Option. The difference is:

- Stronger wording relating to wind shadow (more positive against ECO4).
- Stronger wording relating to permeable surfaces and drainage (more positive against ENV6).

Policy POBRU5: Land east of the Yare public house

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3	+ Protection would benefit biodiversity.	?	
	ENV4	+ Adds to the visual amenity of the area.	?	
	ENV5			
	ENV6	+ Enables flood capacity. Stronger wording than the original is this regard.	?	
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4				

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty for development proposals in this area.

This policy would rate in a similar way to the Preferred Option. The difference is:

- Stronger wording relating to retaining flood capacity (more positive against ENV6).

Policy POBRU6: Brundall Gardens

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2		
	ENV3	+ Positive impact on biodiversity.	?
	ENV4		
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3	+ Enables use of the water which is traditional in the Broads.	
	SOC4	+ The policy states that the area is generally suitable for residential moorings. Whilst not part of the OAN calculation, residential moorings provide somewhere for those who live in their boat to stay.	?
	SOC5		
	SOC6ab		
	SOC7		
ECO1	+ Seeks retention of boatyards thus not affecting businesses.	?	
ECO2			
ECO3			
ECO4			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty for development proposals in this area.

Please note that the only changes to the original policy reflect updating policy numbers.

Policy POCAN1: Cantley Sugar Factory

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ Policy encourages use of water for freight.	?
	ENV2	+ Policy seeks to protect water quality.	?
	ENV3	+ Policy emphasises biodiversity.	?
	ENV4	+ Policy seeks to improve impact on landscape although it is acknowledged that it is a large industrial complex.	?
	ENV5		
	ENV6	+ Policy emphasise issue of flood risk.	?
	ENV7	+ Policy seeks to not extend beyond the build up area.	?
	ENV8		
	ENV9		
	ENV10	+ Policy seeks to improve impact on landscape although it is acknowledged that it is a large industrial complex.	?
	ENV11	+ Policy raises issue of light pollution.	?
	ENV12		
	ENV13		
	SOC1	+ Policy highlights amenity on nearby residents.	?
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1	+ Cantley is important to the local economy and the policy acknowledges this.	?	
ECO2	+ Cantley is important to the local economy and the policy acknowledges this.	?	
ECO3	+ Cantley is important to the local economy and the policy acknowledges this.	?	
ECO4			

Not having a policy does not mean that development at Cantley would not address these issues. With the sugar beet factory being such an important contributor to the local economy as well as being located in a protected landscape, a policy for the area is prudent.

Please note that the only changes to the original policy reflect updating policy numbers.

Policy PODIL 1: Dilham Marina (Tyler’s Cut Moorings)

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty for development proposals in this area.</p>	<p>This policy would rate in a similar way to the Preferred Option. The difference is:</p> <ul style="list-style-type: none"> • Stronger wording relating to wind shadow (more positive against ECO4). • Quay heading replaced with moorings. This would rate more positively on design (ECO10) as according to the Authority’s Mooring Guide there are other ways to moor than quay heading.
	ENV2			
	ENV3			
	ENV4	+ Policy refers to the open character.		
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10	+ Design elements referred to.		
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Enables use of the water which is traditional in the Broads.		
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	+ Seeks to address the issue of wind shadow.			

Policy PODIT2: Maltings Meadow Sports Ground, Ditchingham

		Preferred Option		No Policy	As per current policy with no amendments.
Sustainability Appraisal Objectives	ENV1	+ The policy requires new car parking to be justified as well as requires a travel plan.	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. Such a facility is not that common in the Broads and so a policy is prudent.	This policy would rate in a similar way to the Preferred Option. The difference is: <ul style="list-style-type: none"> • Reference to design (more positive ENV10) • Reference to light pollution (more positive ENV11) • Flood risk is included (more positive ENV6)
	ENV2				
	ENV3				
	ENV4	+ The policy seeks to maintain the open character of the area.	?		
	ENV5				
	ENV6	+ Flood risk is emphasised in the policy.	?		
	ENV7	+ The reference to the sand and gravel will enable sustainable management of resources.	?		
	ENV8				
	ENV9				
	ENV10	+ Design is emphasised in the policy.	?		
	ENV11	+ Light pollution is mentioned in the policy.	?		
	ENV12				
	ENV13				
	SOC1	+ Not only does the policy relate to a venue that offers sport facilities which have related health benefits, amenity of neighbours is important.	?		
	SOC2				
	SOC3				
	SOC4				
SOC5					
SOC6ab	+ The venue is a sports centre and is an important facility for the community.	?			
SOC7	+ The venue has facilities that can be used by various groups in the community.	?			
ECO1					
ECO2					
ECO3					
ECO4					

Policy PODIT3: Ditchingham Maltings Open Space, Habitat Area and Alma Beck

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2	+ By protecting the Beck, the ecological value is also protected.	?
	ENV3	+	?
	ENV4	+ The open space and habitat area adds to the local distinctiveness of the development.	?
	ENV5	+ Open space helps mitigate impacts from climate change. For example as a permeable area when it rains.	?
	ENV6	+ As above regarding the open space. Regarding the Beck, this is important for drainage.	?
	ENV7		
	ENV8		
	ENV9	+ The open space enhances the setting of the scheme as a whole which includes the silk mill which is of historic interest.	?
	ENV10	+ Open space is an important element of the design of the scheme.	?
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ The open space and play area enable active lifestyles.	?
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab	+ There is a pedestrian path through the open space. The play area is close to the residents.	?
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Not having a policy does not necessarily mean the Beck, open space and habitat area will change. The policy does add a level of protection however.

Policy POFLE1: Broadland Sports Club

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ The policy requires new car parking to be justified as well as requires a travel plan.	?
	ENV2		
	ENV3	+ Policy emphasises that the site is near a designated site.	?
	ENV4		
	ENV5		
	ENV6	+ Flood risk is emphasised in the policy.	?
	ENV7		
	ENV8		
	ENV9		
	ENV10	+ Design is emphasised in the policy.	?
	ENV11	+ Light pollution is mentioned in the policy.	?
	ENV12		
	ENV13		
	SOC1	+ Policy relates to a venue that offers sport facilities which have related health benefits.	?
	SOC2		
	SOC3		
	SOC4		
	SOC5		
SOC6ab	+ The venue is a sports centre and is an important facility for the community.	?	
SOC7	+ The venue has facilities that can be used by various groups in the community.	?	
ECO1			
ECO2			
ECO3			
ECO4			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. Such a facility is not that common in the Broads and so a policy is prudent.

Policy POGTY 1: Marina Quays (Port of Yarmouth Marina)

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2	+ Water quality is included in the policy.	?
	ENV3	+ Its role as a landscape buffer could benefit wildlife.	?
	ENV4	+ Landscaping and the neighbouring Bure Park is addressed in the policy.	?
	ENV5		
	ENV6	+ Flood risk is emphasised in the policy.	?
	ENV7	+ This is previously developed land.	?
	ENV8		
	ENV9		
	ENV10	+ Design is emphasised in the policy with some criteria to address.	?
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5	? The future use of this site could result in jobs.	?
	SOC6ab		
	SOC7	+ By enabling change to this area, there could be a reduction in graffiti.	?
ECO1	? The future use could benefit the economy and/or tourism.	?	
ECO2	? The future use could benefit the economy and/or tourism.	?	
ECO3	? The future use could benefit the economy and/or tourism.	?	
ECO4	? The future use could benefit the economy and/or tourism.	?	

Not having a policy does not mean that change will not happen in this area or that the proposals will not address these issues. This is a previously developed site that has not been used for a number of years and so the Authority considers a policy prudent.

Please note that there are no changes to the original policy.

Policy POHOR2: Car Parking

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	+ Supports cycle parking and seeks retention of the car park in such a use.	<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. The car park is an important asset to the area and a policy is therefore prudent.</p>	<p>This policy would rate in a similar way to the Preferred Option. The difference is:</p> <ul style="list-style-type: none"> • Original policy referred to what to address in order to change the land use. Preferred option seeks protection of the car park and therefore could be more positive against ENV1 (traffic) and ECO4 (visitors). • Preferred Option also refers to cycle parking and therefore could be more positive in relation to SOC1 (health) and ENV1 (traffic) and SOC6ab (access)
	ENV2			
	ENV3			
	ENV4	+ Relates to changes to improve impact on local area and conservation area.		
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9	+ Relates to changes to improve impact on local area and conservation area.		
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Refers to cycle parking which enables active travel.		
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1	+ Seeks retention of car park. There is the opportunity for those who travel by car to park and either go to work in the town or spend money in the town.			
ECO2				
ECO3				
ECO4				

Policy POHOR3: Horning Open Space (public and private)

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3			
	ENV4	+ The open space adds to the attractiveness and character of the village.	?	
	ENV5	+ Open space helps mitigate impacts from climate change. For example as a permeable area when it rains.		
	ENV6	+ As above regarding the open space.		
	ENV7			
	ENV8			
	ENV9	+ Enhances the setting of the conservation area.	?	
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Open space can enable active lifestyles as well as be an area to enjoy with benefits to mental health and wellbeing.	?	
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	+ The open space adds to the appeal of the area to visitors. For the pub in particular, it is an asset which could attract customers.	?		

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. The open space in this area is very prominent and enhances the area so a policy is prudent.

This policy would rate in a similar way to the Preferred Option. The difference is:

- Improving the mapping to identify areas of roads and car park.
- Amending policy to address the private open space of the pub garden (could be more positive against ECO4 (visitors)).

Policy POHOR4: Waterside plots

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2	+ Policy refers to upgrading private sewerage systems.	?	
	ENV3			
	ENV4	+ Policy generally relates to impact of change on the character of the area.	?	
	ENV5			
	ENV6	+ Policy refers to flood risk.	?	
	ENV7			
	ENV8			
	ENV9	+ Policy generally relates to impact of change on the character of the area.	?	
	ENV10	+ Design elements referred to. The wording change to moorings from quay headings is more positive when compared to the original as there are other less obtrusive ways to moor a vessel.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Enables use of the water which is traditional in the Broads.		
	SOC4	+ Policy allows appropriate upgrades to the existing buildings.		
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	+ Refers to windshadow.			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.

This policy would rate in a similar way to the Preferred Option. The difference is:

- Quay heading replaced with moorings. This would rate more positively on design (ECO10) as according to the Authority's Mooring Guide there are other ways to moor than quay heading.
- The area to which this policy applies has increased when compared to the 2014 adopted policy. The development boundary is proposed to be removed from this area.

Policy POHOR5: Horning Sailing Club

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3	+ Policy refers to the Natura 2000 sites. Similar to the original policy, but stronger wording.	?	This policy would rate in a similar way to the Preferred Option. The difference is: <ul style="list-style-type: none"> • Providing impermeable surfaces rather than seeking (more positive on ENV6). • Avoid impact on navigation rather than consider (more positive on ECO4 and SOC3). • Other wording to aid clarity and readability of the policy.
	ENV4	+ Policy generally relates to impact of change on the character of the area.	?	
	ENV5	+ Policy seeks impermeable surfaces. Similar to the original policy, but stronger wording.	?	
	ENV6	+ Policy seeks impermeable surfaces and refers to flood risk.	?	
	ENV7			
	ENV8			
	ENV9	+ Policy generally relates to impact of change on the character of the area.	?	
	ENV10	+ Policy generally relates to impact of change on the character of the area.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Sailing in general is an activity which benefits health and wellbeing.	?	
	SOC2			
	SOC3	+ Sailing is a locally important skill.	?	
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	+ Seeks retention/improvements to the car park. Also seeks to avoid impacting navigation. Similar to the original policy, but stronger wording.	?		

Policy POHOR6: Crabbett’s Marsh

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3	+ Nature conservation is referred to in the policy.	?	
	ENV4	+ Policy generally relates to impact of change on the character of the area.	?	
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9	+ Policy generally relates to impact of change on the character of the area.	?	
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4				

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.

This policy would rate in the same way to the Preferred Option. Change puts some detail into the reasoned justification rather than leaving it in the policy. No change to the thrust of the policy as a result.

Policy POHOR7: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2	+ Policy refers to water pollution.		
	ENV3	+ Policy refers to biodiversity.		
	ENV4	+ Policy generally relates to impact of change on the character of the area.		
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4	+ Area is deemed suitable for residential moorings.		
	SOC5			
	SOC6ab			
	SOC7			
ECO1	+ Area is treated as a general employment area			
ECO2				
ECO3	+ Area is treated as a general employment area			
ECO4	+ Seeks to address the issue of wind shadow.			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With the varied land uses in this area, a policy is prudent.

This policy would rate in a similar way to the Preferred Option. The difference is:

- Stronger wording relating to wind shadow (more positive against ECO4).
- Ferry Corner removed from this policy as it will have its own policy.
- Other amendments aid clarity and readability of policy.

Policy POHOR8: Woodbastwick Fen moorings

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3	+ Policy emphasises importance of protecting biodiversity	?	
	ENV4	+ Policy generally relates to impact of change on the character of the area.	?	
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9	+ Policy generally relates to impact of change on the character of the area.	?	
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4	- Policy states that the area is not deemed suitable for houseboats or residential moorings and seeks removal of these. Whilst not part of the OAN calculation, residential moorings provide somewhere for those who live in their boat to stay.	?	
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	? On one hand seeks to prevent moorings but on the other hand seeks to avoid impacting navigation.	?		

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. The area is an important boating resource, but very sensitive in terms of landscape, wildlife and habitats, and also with potential to impinge on navigation. A policy is therefore prudent.

This policy would rate in a similar way to the Preferred Option. The difference is quay heading replaced with moorings. This would rate more positively on design (ECO10) as according to the Authority's Mooring Guide there are other ways to moor than quay heading.

Policy POHOR9: Land on the Corner of Ferry Road, Horning

		Preferred Option	No Policy	Do not separate out from HOR8	Allow other land uses in this area	
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.</p> <p>If left part of HOR8 this would score in a similar way to POHOR7. However there would be some differences in the scoring in relation to housing (SOC4) which would be more negative when compared to the POHOR9 preferred option. These Live/Work units are a unique offer in the Broads – parking, mooring, business and residential combined. As such, it is prudent to have a policy for this area.</p>		<p>If housing were allowed on all levels or not just restricted to the manager or employee of the business then this would score more positive on SOC4 (housing) but more negative in relation to ENV6 (flood risk).</p> <p>If all the building was to be employment uses only this would be negative when compared to the preferred option in relation to SOC4 (housing) but more positive in relation to the Employment objectives as more space for employment. There could also be amenity issues, but that would depend on the type of employment located there.</p>	
	ENV2					
	ENV3					
	ENV4					
	ENV5					
	ENV6					
	ENV7					
	ENV8					
	ENV9					
	ENV10					
	ENV11					
	ENV12					
	ENV13					
		SOC1	+ Amenity of nearby uses highlighted in the policy.			
		SOC2				
		SOC3				
	SOC4	+ Enables residential units, albeit occupied by someone employed by the business.				
	SOC5					
	SOC6ab					
	SOC7					
	ECO1	+ Lower part of the units to be used for employment which can also benefit			?	
	ECO2	+ visitors (for example, a fishing business is in place at the time of writing)			?	
	ECO3				?	
	ECO4				?	

Policy POHOV2: Green Infrastructure

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2		
	ENV3	+ Green Infrastructure is used by biodiversity	?
	ENV4	+ Green Infrastructure adds to the landscape/townscape of an area.	?
	ENV5	+ Green Infrastructure can provide shade, flood storage, haven for biodiversity – some of the issues which climate change could cause.	?
	ENV6	+ This Green Infrastructure can provide flood storage capacity.	?
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ Part of the area has public access and therefore can be used by the public, perhaps for exercise.	?
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With the contribution the GI makes to the area, it is prudent to have a policy.

Please note that there are no changes proposed to the existing adopted policy.

Policy POHOV3: Station Road car park

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	+ Seeks retention of the car park in such a use.	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. The car park is an important asset to the area and a policy is therefore prudent.	This policy would rate in a similar way to the Preferred Option. The difference is that the original policy referred to what to address in order to change the land use. Preferred option seeks protection of the car park and therefore could be more positive against ENV1 (traffic) and ECO4 (visitors).
	ENV2			
	ENV3			
	ENV4	+ Relates to changes to improve impact on local area.		
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9	+ Relates to changes to improve impact on local area.		
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1	+ Seeks retention of car park. There is the opportunity for those who travel by car to park and either go to work in the town or spend money in the town.	?		
ECO2				
ECO3				
ECO4				

Policy POHOV5: Brownfield land off Station Road, Hoveton

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	? Policy refers to justifying a need for additional car parking.	?
	ENV2	+ Policy refers to water pollution.	?
	ENV3		
	ENV4	+ Design is emphasised as an important factor.	?
	ENV5		
	ENV6	+ Flood risk is emphasised in the policy.	?
	ENV7	+ Policy refers to previously developed land.	?
	ENV8		
	ENV9	+ The building next to the King’s Head potentially has heritage value.	?
	ENV10	+ Design is emphasised as an important factor.	?
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4	? The policy allows for a range of uses for the land ranging from housing to pubs. So effect against each objective would depend on the final land-use.	?
	SOC5	? The policy allows for a range of uses for the land ranging from housing to pubs. So effect against each objective would depend on the final land-use.	?
	SOC6ab	? The policy allows for a range of uses for the land ranging from housing to pubs. So effect against each objective would depend on the final land-use.	?
	SOC7	+ Such sites could attract anti-social behaviour such as graffiti.	?
ECO1		?	
ECO2	? The policy allows for a range of uses for the land ranging from housing to pubs. So effect against each objective would depend on the final land-use.	?	
ECO3		?	
ECO4		?	
		?	

Not having a policy does not mean that there will not be positive change to these areas and that these issues will not be addressed. Indeed applications can come in any time for change to these areas of brownfield land. However, a policy gives a positive indication that the Broads Authority would like to see change in this area. It also sets out criteria schemes need to address. Being brownfield land and run-down buildings (apart from the building next to the King’s Head) a policy is prudent.

Policy PONOR1: Utilities Site

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.	
Sustainability Appraisal Objectives	ENV1				
	ENV2	+ Policy seeks water efficient dwellings.	?		
	ENV3	+ Brownfield land can have biodiversity value, but this will be understood more as part of the planning application. There is scope for mitigation or compensation which can provide biodiversity gains. Policy seeks protection and enhancement of natural assets.	?		
	ENV4	+ Policy seeks a high quality environment.	?		
	ENV5	+ Has various elements that address this objective such as walking, cycling, flood risk. Note there will be emissions from developing the site, but the policy seeks the development itself to consider climate change.	?		
	ENV6	+ Area is at risk of flooding but policy emphasises this.	?		
	ENV7	+ Site is brownfield land. Refers to the potential for minerals that can be used as part of the development.	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With this area of Norwich being brownfield land and underused, a positive policy that seeks change can benefit the Broads and Norwich. A policy is therefore prudent.	This policy would rate in a similar way to the Preferred Option. The difference is that the original policy refers to ways of benefiting recreational saying 'where this can be satisfactorily achieved as part of the overall scheme' which is not as strong as the revised policy
	ENV8				
	ENV9		?		
	ENV10	+ Policy includes design elements.	?		
	ENV11	+ Policy seeks walking and cycling links			
	ENV12				
	ENV13				
	SOC1	+ Policy seeks walking and cycling links	?		
	SOC2				
	SOC3				
	SOC4	+ As part of mixed use scheme, residential dwellings are expected and the scale could trigger affordable housing.	?		
	SOC5	+ Employment land could come forward as part of a mixed use scheme.	?		
	SOC6ab	+ Located centrally to Norwich with many facilities nearby like sports centres, supermarket and shops.	?		
	SOC7				
ECO1	+ Employment land could come forward as part of a mixed use scheme.	?			
ECO2					
ECO3					
ECO4	+ .Stronger wording than the original policy in relation to offering benefits for recreation and tourism.	?			

Policy PONOR2: Riverside walk and cycle path

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	+ Provides for walking and cycling.	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. This route would benefit visitors and residents of Norwich in many ways so safeguarding the land through this policy is prudent.	This policy would rate in a similar way to the Preferred Option. The difference is that the original policy only refers to walking.
	ENV2			
	ENV3			
	ENV4			
	ENV5	+ Cycling and walking are more sustainable modes of transport.		
	ENV6			
	ENV7			
	ENV8			
	ENV9	+ Policy refers to archaeology potential.		
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Walking and cycling are healthy forms of transport.		
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab	+ Will provide links for walking and cycling to get to services and facilities.		
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	+ Will add to the walking and cycling network thus adding to recreation opportunities.			

Policy ORM 1: Ormesby waterworks

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.	
Sustainability Appraisal Objectives	ENV1				
	ENV2	+ Policy relates to a waterworks site and any changes to the site.	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With the waterworks being so important to the local area, but located in a designated landscape, a policy is prudent.	This policy would rate in a similar way to the Preferred Option. The difference is that the original policy does not mention light pollution specifically as an important factor in this area.	
	ENV3	+ Policy seeks biodiversity enhancements and protecting designated sites.			
	ENV4	+ Policy seeks landscape enhancements.			
	ENV5				
	ENV6				
	ENV7				
	ENV8				
	ENV9				
	ENV10				
	ENV11	+ Policy refers to light pollution.			
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4	+ Potentially positive as new development in areas served by Essex and Suffolk Water will need adequate water to be extracted from the area.			?
	SOC5	+ Potentially positive as new development in areas served by Essex and Suffolk Water will need adequate water to be extracted from the area.			?
	SOC6ab				
	SOC7				
ECO1					
ECO2					
ECO3					
ECO4					

Policy POOUL2: Boathouse Lane Leisure Plots

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. The area forms an important part of the setting of Oulton Broad and the trees and shrubbery contribute to a semi-natural appearance so it is prudent to have a policy.</p>	<p>This policy would rate in a similar way to the Preferred Option. The difference is that the preferred option is worded in a stronger way in relation to the number of buildings allowed which could be more positive against ENV4.</p>
	ENV2			
	ENV3			
	ENV4	+ Policy seeks general openness of the area to reflect the local character.		
	ENV5	+ Policy emphasises flood risk.		
	ENV6	+		
	ENV7			
	ENV8			
	ENV9	+ Policy refers to archaeology.		
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	+ The policy provisions in general assist in recreation use of the area and the Broads.			

Policy POOUL3: Oulton Broad - Former Pegasus/Hamptons Site

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3	? Brownfield land can have biodiversity value, but this will be understood more as part of the planning application. There is scope for mitigation or compensation which can provide biodiversity gains.	?	
	ENV4	+ Policy seeks a high quality landscaping	?	
	ENV5	Note there will be emissions from developing the site.	?	
	ENV6	+ Area is at risk of flooding but policy emphasises tis.	?	
	ENV7	+ Site is brownfield land	?	
	ENV8			
	ENV9			
	ENV10	+ Policy includes design elements.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Policy seeks slipways etc. to access the water.	?	
	SOC2			
	SOC3			
	SOC4	+ As part of mixed use scheme, residential dwellings are expected and the scale could trigger affordable housing.	?	
	SOC5	+ Employment land could come forward as part of a mixed use scheme.	?	
	SOC6ab	+ Located in a town with many facilities nearby.	?	
	SOC7			
ECO1		?		
ECO2	+ Employment land could come forward as part of a mixed use scheme.			
ECO3				
ECO4	+ Policy seeks slipways etc. to access the water.	?		

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With this area of Norwich being brownfield land and underused, a positive policy that seeks change can benefit the Broads and Oulton Broad. A policy is therefore prudent.

This policy would rate in a similar way to the Preferred Option. The difference is:

- High quality landscaping is required (more positive on ENV4).
- Appropriate and safe access to the water is also required (more positive on ECO4).

Policy POPOT2: Waterside plots

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty	This policy would rate in a similar way to the Preferred Option. The difference is: <ul style="list-style-type: none"> • Light pollution is specifically mentioned (ENV11) • Quay heading replaced with moorings. This would rate more positively on design (ECO10) as according to the Authority’s Mooring Guide there are other ways to moor than quay heading.
	ENV2			
	ENV3			
	ENV4	+ Policy seeks to prevent over development and suburbanisation and to reflect local character.		
	ENV5			
	ENV6	+ Flood risk is a key consideration.		
	ENV7			
	ENV8			
	ENV9	+ Many properties in the area are locally listed.		
	ENV10	+ General design principles reflect the local character		
	ENV11	+ Reference made to light pollution.		
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	+ Properties tend to be holiday homes which enable recreation use of the area and contribute to tourism.			

Policy POPOT3: Green Bank Zones

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2		
	ENV3		
	ENV4	+ Policy seeks to retain open nature of the area.	?
	ENV5		
	ENV6	+ The plots could act as flood storage.	?
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Not having a policy does not mean that these areas will be developed on. A policy does however provide more certainty.

Please note that there are no changes to the original policy.

Policy POSOL1: Riverside area moorings

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3			
	ENV4	+ Policy seeks general openness of the area and reflects local character. Any changes will need to be sensitively designed and landscaped.	?	
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	+ The policy provisions in general assist in recreation use of the area and the Broads.	?		

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. Management of a potential proliferation of development in this area has been an issue going back some years so a policy is prudent.

This policy would rate in a similar way to the Preferred Option. The difference is:

- Quay heading replaced with moorings. This would rate more positively on design (ECO10) as according to the Authority’s Mooring Guide there are other ways to moor than quay heading.

Policy POSOL2: Land adjacent to A143 Beccles Road and the New Cut (Former Queen’s Head Public House)

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed if proposals were to come forward. However the public house premises and adjacent land have been unused for a considerable time. A positive policy could promote change and is therefore prudent.</p>
	ENV2		
	ENV3		
	ENV4	+ Seeks improvement to the visual amenity of the area.	
	ENV5		
	ENV6	+ Emphasises that final use need to be compatible with flood risk in the area.	
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1	? Potential benefit depending on final use.		
ECO2			
ECO3			
ECO4	? Potential benefit depending on final use.		

Please note that the original Sites Specifics Local Plan policy from 2014 has not been changed.

Policy POSTA1: Land at Stalham Staithe (Richardson’s Boatyard)

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that these issues will not be considered. Richardson’s Boatyard is one of the largest in the Broads. With the area being important for general employment as well as having potential for residential moorings (albeit not adjacent to a development boundary) a policy is prudent.</p>	<p>This policy would rate in a similar way to the Preferred Option. The difference is:</p> <ul style="list-style-type: none"> Stronger wording relating to wind shadow (more positive against ECO4).
	ENV2	+ Policy refers to water pollution.		
	ENV3	+ Planting referred to in the policy could benefit biodiversity.		
	ENV4	+ Planting referred to in the policy can benefit the landscape.		
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9	+ Policy refers to archaeology assessment.		
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4	+ Whilst not part of the OAN calculation, residential moorings provide somewhere for those who live in their boat to stay.		
	SOC5			
	SOC6ab	+ The area is recognised for facilities and services being fairly accessible using the pedestrian refuge over the A149		
	SOC7			
ECO1	+ The area is recognised as a boatyard and employment area.			
ECO2				
ECO3				
ECO4				

Policy POTSA1: Carey’s Meadow

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. Carey’s Meadow is a valuable site for wildlife and popular open space for the local community. The policy signals the Authority’s continuing commitment to its protection and improvement.
	ENV2		
	ENV3	+ The meadow is protected in its current use which benefits biodiversity.	
	ENV4	+ The rural nature of the meadow is important to the city and the cityscape in this area.	
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ The open space enables use to benefit health and wellbeing.	
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4	+ The area is used for recreation.		

Please note that the slight change to the Sites Specifics Local Plan 2014 version is simply to aid understanding and provide clarification. The preferred option is therefore treated as being the same as the original policy.

Policy POTSA3: Griffin Lane – boatyards and industrial area

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ Policy reflects the highway constraints in the area.	?
	ENV2		
	ENV3		
	ENV4		
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9	+ Policy highlights the listed building and the need for an archaeological assessment.	?
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1	+ The area is a general employment area and a boatyard thus benefitting the local economy and also visitors.	?	
ECO2			
ECO3			
ECO4			

Not having a policy for this area does not mean that change will not consider these issues. The policy seeks to support the value of the boatyards and dockyard, while ensuring that full regard is given to the desirability of achieving environmental improvements, and to the constrained road access to the area.

Please note that the original Sites Specifics Local Plan policy from 2014 has not been changed.

Policy POTSA4: Bungalow Lane – mooring plots and boatyards

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	+ Refers to poor road access.		
	ENV2			
	ENV3	+ Seeks retention of trees and enhancements to the landscaping which can benefit biodiversity.	?	
	ENV4	+ Policy refers to design and landscaping	?	
	ENV5			
	ENV6	+ The issue of flood risk is emphasised in the policy.	?	
	ENV7			
	ENV8			
	ENV9			
	ENV10	+ Policy refers to design and landscaping	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	+ The mooring plots and boatyard are generally protected and enable the use of the Broads for recreation and tourism purposes.	?		

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. This is a small riverside area of mooring plots, chalets and boatyards important to the Broads and therefore a policy is prudent.

This policy would rate in a similar way to the Preferred Option. The difference is:

- Permanent occupation of buildings is not allowed to clarify this part of the policy (no change to scoring).
- Stronger wording relating to semi-rural character (more positive in relation to ENV4)

Policy POTSA 6: River Green Open Space

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty
	ENV2		
	ENV3	+ Such open spaces are used by biodiversity.	
	ENV4	+ This open space is an asset to the urban area.	
	ENV5	+ Policy emphasises flood risk.	
	ENV6		
	ENV7		
	ENV8		
	ENV9	+ The open space is an asset to the Conservation Area.	
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ Whilst small in area, has the potential to benefit the health and wellbeing of the population as a usable space but also a place to sit and enjoy the river.	
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Please note that the only change to the original Sites Specifics Local Plan policy from 2014 relates to clarifying the policy.

Policy POTHU1: Tourism development at Hedera House, Thurne

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2	+ Policy specifically refers to issue relating to water.	?
	ENV3	+ Landscaping can benefit biodiversity.	?
	ENV4	+ The policy emphasises the importance of reinforcing local distinctiveness.	?
	ENV5		
	ENV6		
	ENV7	+ The land is brownfield land.	?
	ENV8		
	ENV9		
	ENV10	+ Design is important as emphasised in the policy.	?
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4	+ The policy enables the provision of some market housing.	?
	SOC5		
	SOC6ab	- According to the Settlement Study ² , the facilities in Thurne are limited. This policy has been rolled forward from the Sites Specifics Local Plan where this allocation was put forward at publication stage and assessed as part of the examination. The Inspector recommended the inclusion of this allocation ³ .	?
SOC7			
ECO1			
ECO2			
ECO3			
ECO4	+ The policy requires the provision of improved holiday accommodation.	?	

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. Proposals to regenerate this area could still come forward but this policy sets out important criteria to be addressed.

Please note that the original Sites Specifics Local Plan policy from 2014 has not been changed.

² http://www.broads-authority.gov.uk/_data/assets/pdf_file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf

³ See section 82 of the Inspector's Report: http://www.broads-authority.gov.uk/_data/assets/pdf_file/0011/508268/Inspector-Report-for-Sites-Specifics-Local-Plan-June-2014-inc-Main-Modifications.pdf

Policy POWHI1: Whitlingham Country Park

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	? Policy refers to justifying car parking.	Not having a policy does not mean that these issues will not be considered or addressed. The Country Park provides an area for quiet recreation despite being so close to Norwich. This Policy reflects the importance of the Whitlingham Country Park to the Broads and the community and encourages further future enhancement of its facilities, but sets out the constraints and considerations that this would need to address.	This policy would rate in a similar way to the Preferred Option. The difference is: <ul style="list-style-type: none"> • High quality design and materials (more positive against ENV10) • Impact on other uses and quiet enjoyment (more positive against ECO4 as well as SOC1) • Biodiversity enhancements and biosecurity measures (more positive against ENV3) • Health and wellbeing (more positive against SOC1) • Visitor experience (more positive against ECO4) • Justifying car parking (relates to ENV1 but this is not saying that car parking is not allowed, just that it needs to be justified)
	ENV2			
	ENV3	+ Seeks biodiversity enhancements and biosecurity measures.		
	ENV4	+ Refers to design and high quality materials. Refers to riverside landscape setting.		
	ENV5			
	ENV6			
	ENV7	+ Refers to shared use of buildings.		
	ENV8			
	ENV9	+ Refers to the registered park and gardens		
	ENV10	+ Refers to design and high quality materials.		
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Refers to benefitting health and wellbeing of the users.		
	SOC2			
	SOC3	+ Many uses in the area relate to traditional skills such as sailing.		
	SOC4			
	SOC5	? The policy enables future uses that provide jobs.		
	SOC6ab			
	SOC7			
ECO1	? The policy enables future uses that benefit the economy.			
ECO2	? The policy enables future uses that benefit the economy.			
ECO3				
ECO4	+ The provisions of the policy in general benefit visitors.			

Policy XNS 1: Trinity Broads

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	+ By limiting boat traffic, the impact on the water can be reduced.	<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With this area being so important for tranquillity, it is prudent to have a policy.</p>	<p>This policy would rate in a similar way to the Preferred Option. The difference is:</p> <ul style="list-style-type: none"> Removes trial period wording (no effect on scoring) Refers to light pollution (more positive against ENV11) Includes the built up part rather than just the more rural part of the area (no effect on scoring, just that the policy refers to a wider area).
		+ The policy could result in improved water quality when compared to a policy which does not control boat activity.		
	ENV2	+ The policy could result in improved water quality when compared to a policy which does not control boat activity.		
	ENV3	+ By controlling boating activity, the biodiversity in the area could flourish.		
	ENV4			
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Tranquillity benefits mental wellbeing.		
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
SOC7				
ECO1				
ECO2				
ECO3				
ECO4	? 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.			

Policy POXNS2: Upper Thurne

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	+ By limiting boat traffic, the impact on the water can be reduced.	?	<p>This policy would rate in a similar way to the Preferred Option. The difference is:</p> <ul style="list-style-type: none"> • Removes trial period wording (no effect on scoring) • Refers to light pollution (more positive against ENV11) • Includes the built up part rather than just the more rural part of the area (no effect on scoring, just that the policy refers to a wider area).
	ENV2	+ The policy could result in improved water quality when compared to a policy which does not control boat activity.	?	
	ENV3	+ By controlling boating activity, the biodiversity in the area could flourish.	?	
	ENV4			
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Tranquillity benefits mental wellbeing.	?	
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	? 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.	?		

Policy POXNS3: The Coast

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2		
	ENV3	+ Policy seeks to ensure the area remains an area for low key quiet recreation and as a wild bird and seal refuge.	?
	ENV4	+ The policy seeks minimal changes which will ensure the character is generally not affected.	?
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13	+ Policy is in line with the Shoreline Management Plan for the area.	?
	SOC1	+ Many people enjoy the coast in this area for the beach itself but also to see the seals and their pups.	?
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4	+ The coast is a key area for recreation and tourism.	?	

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With the coast being so important for people and wildlife it is prudent to have a policy.

The only change proposed to the adopted Sites Specifics Local plan 2014 version clarifies the policy.

Policy POXNS4: Main road network

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ Policy relates to the impact of development and change on the road network.	?
	ENV2		
	ENV3		
	ENV4		
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ Safety is an important part of the policy.	?
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1	+ A well-functioning transport network can benefit the economy.	?	
ECO2			
ECO3			
ECO4			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.

The only change proposed to the adopted Sites Specifics Local plan 2014 version clarifies the policy.

Policy POXNS5: Drainage Mills

		Preferred Option	No Policy	No change to original XNS5
Sustainability Appraisal Objectives	ENV1	? The mills tend to be isolated and need boats or cars to access them. However proposals to mills will need to consider access as set out in other policies of the Local Plan. The effect will depend on the detailed proposal for the site.		
	ENV2	+ Any works to the mills needs to consider water quality.	?	
	ENV3	+ Any works to the mills needs to consider biodiversity.	?	
	ENV4	+ Mills are distinctive in the landscape.	?	
	ENV5			
	ENV6	? Mills tend to be in areas of flood risk. However proposals to mills will need to consider flood risk as set out in other policies of the Local Plan. The effect will depend on the detailed proposal for the site.		
	ENV7			
	ENV8			
	ENV9	+ Many mills are listed or locally listed assets.	?	
	ENV10	+ Mills are locally distinctive and therefore any change needs to be well designed.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Changes to the mills will require particular traditional skills.	?	
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	+ The Mills are an attraction in the Broads.	?		

Not having a policy does not mean that these issues will not be addressed. Mills are a prominent feature in the landscape of the Broads and of varying state of repair. It is prudent to have a policy on such locally important and appreciated structures.

The general thrust of the original policy would score in a similar way to the Preferred Option. However the Preferred Option policy does clarify some elements of the existing policy.

Policy POXNS6: Waterside Pubs Network

		Preferred Option	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	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 pubs an essential element to the tourist network in the Broads it seems prudent to have a policy.	This policy would rate in a similar way to the Preferred Option. The difference is: <ul style="list-style-type: none"> • provide benefits to river/water users (such as canoe slipways and electric charging points) • provide well designed cycle parking facilities • address light pollution
	ENV2	+ Policy includes a criteria on foul drainage		
	ENV3			
	ENV4			
	ENV5			
	ENV6	+ Policy included a criteria on flood risk.		
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11	+ Policy includes a criteria on light pollution.		
	ENV12			
	ENV13			
	SOC1	? On one hand pubs could enable unhealthy lifestyles but on the other hand are a place to socialise.		
	SOC2			
	SOC3			
	SOC4			
	SOC5			
SOC6ab	+ Pubs are an important facility to the community.			
SOC7	+			
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.			
ECO2				
ECO3				
ECO4	+ Pubs are an important asset used by visitors to the area as well as locals.			

Policy POXNS10: Railway stations/halts

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1	+ The halts are fundamental to the use of trains.	?
	ENV2		
	ENV3		
	ENV4	+ The policy emphasises the importance of the visual quality of the halts/stations.	?
	ENV5	+ The halts are fundamental to the use of trains which are a sustainable form of transport.	?
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11	+ The policy emphasises the importance of addressing light pollution.	?
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4	+ The halts are fundamental to the use of trains which can help tourists travel.	?	

Whilst not having a policy does not mean that the halts/stations will change, the policy gives some protection as well as states improvements the Authority would like to see.

Policy POXNS11: Former rail trackways

		Preferred Option	No Policy	No changes to XNS7
Sustainability Appraisal Objectives	ENV1	+ If the trackways become Public Rights of Way, they will offer routes for walking and cycling.	?	<p>Whilst not having a policy does not mean that the potential for using these trackways in the future will be lost because of development and change, a policy that identifies these local trackways is prudent. The Integrated Access Strategy in particular emphasises the important of these former rail trackways.</p> <p>XNS7 would score the same as the Preferred Option, but is only applicable to one trackway. The Preferred Option applies to three trackways and the benefits that safeguarding can bring can be spread to other areas of the Broads.</p>
	ENV2			
	ENV3	+ As they are now, these trackways will provide benefits for biodiversity. If they become a Public Right of Way, that benefit will still remain.	?	
	ENV4	+ Public Rights of Way can add an element of local distinctiveness to an area as well as enabling people to enjoy the landscape.	?	
	ENV5			
	ENV6			
	ENV7	+ This land is not used at the moment and the policy seeks to safeguard it for use in the future.	?	
	ENV8			
	ENV9	+ Trackways are historic in nature and therefore seeking to safeguard them will enable a link to the past railways.	?	
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ If the trackways become Public Rights of Way, they can be used for active travel.	?	
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab	+ Such trackways could link people to some services and facilities which can then be accessed by walking and cycling.	?	
	SOC7			
ECO1				
ECO2				
ECO3				
ECO4	+ Such trackways, if delivered as Public Rights of Way, become another attraction in the area.	?		

Policy POXNS12: Local Green Space

		Preferred Option	No Policy
Sustainability Appraisal Objectives	ENV1		No policy does not mean these areas will not be protected and will be lost. But these sites have been nominated by the community as areas important to them and therefore it is prudent to have this policy.
	ENV2		
	ENV3	+ These green spaces benefit wildlife.	
	ENV4	+ These green spaces are important to local communities and benefit the landscape/townscape.	
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ Local Green Spaces can be used by people to enable active lifestyles as well as benefitting wellbeing.	
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
ECO1			
ECO2			
ECO3			
ECO4			

Further areas could be allocated. Two calls for Local Green Space sites has been undertaken. A number of allocations have been received and assessed. It is not intended to complete a third call for sites. Furthermore, some important spaces are protected as Open Space.

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	ENV13	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6ab	SOC7	ECO1	ECO2	ECO3	ECO4
Policy PODIL 1: Dilham Marina (Tyler's Cut Moorings)				+						+						+								+
Policy PODIT2: Maltings Meadow Sports Ground, Ditchingham	+			+		+	+			+	+			+						+	+			
Policy PODIT3: Ditchingham Maltings Open Space, Habitat Area and Alma Beck		+	+	+	+	+			+	+				+						+				
Policy POFLE1: Broadland Sports Club	+		+			+				+	+			+						+	+			
Policy POGTY 1: Marina Quays (Port of Yarmouth Marina)		+	+	+		+	+			+									+		+	?	?	?
Policy POHOR2: Car Parking	+			+					+					+								+	+	+
Policy POHOR3: Horning Open Space (public and private)				+	+	+			+					+										+
Policy POHOR4: Waterside plots		+		+		+			+	+						+	+							+
Policy POHOR5: Horning Sailing Club			+	+	+	+			+	+				+		+								+
Policy POHOR6: Crabbett's Marsh			+	+					+															
Policy POHOR7: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.		+	+	+													+				+		+	+
Policy POHOR8: Woodbastwick Fen moorings			+	+					+								-							?
Policy POHOR9: Land on the Corner of Ferry Road, Horning														+			+				+	+	+	+
Policy POHOV2: Green Infrastructure			+	+	+	+								+										
Policy POHOV3: Station Road car park	+			+					+													+	+	+
Policy POHOV5: Brownfield land off Station Road, Hoveton	?	+		+		+	+		+	+							?	?	?	+	?	?	?	?
Policy PONOR1: Utilities Site		+	+	+	+	+	+			+	+			+			+	+	+	+	+			+
Policy PONOR2: Riverside walk and cycle path	+				+				+					+						+				+
Policy ORM 1: Ormesby waterworks		+	+	+							+						+	+						
Policy POOUL2: Boathouse Lane Leisure Plots				+	+	+			+															+
Policy POOUL3: Oulton Broad - Former Pegasus/Hamptons Site			?	+	+	+			+					+			+	+	+	+	+	+	+	+
Policy POPOT2: Waterside plots				+	+				+	+	+													+
Policy POPOT3: Green Bank Zones				+	+																			
Policy POSOL1: Riverside area moorings				+																				+
Policy POSOL2: Land adjacent to A143 Beccles Road and the New Cut				+	+																	?		?
Policy POSTA1: Land at Stalham Staithe (Richardson's Boatyard)		+	+	+					+								+		+		+	+	+	+
Policy POTSA1: Carey's Meadow		+	+											+										+
Policy POTSA3: Griffin Lane – boatyards and industrial area	+								+													+	+	+
Policy POTSA4: Bungalow Lane – mooring plots and boatyards	+		+	+		+			+															+
Policy POTSA 6: River Green Open Space			+	+	+	+			+					+										
Policy POTHU1: Tourism development at Hedera House, Thurne		+	+	+			+		+								+							+
Policy POWHI1: Whitlingham Country Park	?		+	+			+		+	+				+		+			?			?	?	+
Policy XNS 1: Trinity Broads	+	+	+											+										?
Policy POXNS2: Upper Thurne	+	+	+											+										?
Policy POXNS3: The Coast			+	+									+	+										+
Policy POXNS4: Main road network	+													+								+		
Policy POXNS5: Drainage Mills	?	+	+	+		?			+	+						+								+
Policy POXNS6: Waterside Pubs Network		+				+					+			?						+	+	+		+
Policy POXNS10: Railway stations/halts	+			+	+						+													+
Policy POXNS11: Former rail trackways	+		+	+			+		+					+						+				+
Policy POXNS12: Local Green Space			+	+										+										

The following table summarises the cumulative effect for each SA objective. The numbers relate to the number of policies that are either +/?/-. The table shows that the overwhelming impact of the policies in combination is positive.

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	ENV13	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6ab	SOC7	ECO1	ECO2	ECO3	ECO4
+	42	37	63	81	20	39	38	9	40	46	17	5	2	46	3	22	21	9	33	11	26	19	15	47
?	5	2	3	3	2	3	3	2	2	2	2	2	2	4	2	2	13	5	3	2	12	10	9	15
-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	0	0
?/+	1	1	1	3	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1

The objectives with the most positives (more than 40) relate to:

- Landscape
- Water quality and efficiency
- Biodiversity and geodiversity
- Design
- Health
- Heritage
- Traffic

The objectives with negatives are access to services and facilities and housing delivery.

The objectives with the least positives (less than 10) relate to:

- Coastal change
- Renewable energy
- Poverty and inequality
- New/additional employment
- Waste

9. Other effects of the Preferred Options

Within the individual tables themselves, there are other effects identified and discussed.

Short, medium and long term effects

S - Short term – 0-5 years

M - Medium term – 5-15 years

L - Long term – beyond 2036

Permanent and Temporary

P – permanent

T - temporary

Secondary Effects

These effects arise not as a direct result of the policy, but occur away from the original effect or as a result of a complex pathway.

Synergistic Effects

These are effects that interact to produce a total effect greater than the sum of the individual effects.

Maximise positives and mitigate negatives

Note that some policies have been rolled forward from existing adopted planning policy documents and some have been amended in order to maximise the benefits in particular.

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy POSP1: DCLG/PINS Model Policy	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Not topic specific so has many potential effects, secondary effects and synergistic effects but depends on the scheme being determined using this policy. See relevant linked DM policy for detail. See relevant linked DM policy for detail		None identified.	No specific monitoring indicator for this policy. See relevant Development Management policy for detail.
Policy POSP2: Sustainable Development in the Broads						
Policy POSP3: Air, water and waste						
Policy PODM1: Water Quality	Water quality can improve within a few years of the source of pollution being removed.	Intended to be permanent.	Good water quality not only benefits biodiversity but also continues to attract visitors.		Refer specifically to types of waste water infrastructure.	Applications involving sewage treatment works and what type of system used.
Policy PODM2: Boat wash down facilities	This policy does not rectify what has happened in the past, but seeks to reduce the impact in the future. So Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Boats could be moved to other waterways than the Broads. Boats coming out of the Broads and then into other waterways could protect those from any issues as well and vice versa.		None identified.	Boat wash down areas and filtration devices delivered as a result of relevant planning applications.
Policy PODM3: Water Efficiency	Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Whilst housing development numbers in the Broads is small when compared to other Authorities, by being water efficient there is less need for extraction with associated energy savings and potentially less impact on habitats from where water is extracted.		Specify water efficiency levels.	Dwellings permitted at 110 l/h/d. Non-residential buildings achieving 50% on the BREEAM water calculator.
Policy POSP4: Flood Risk	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Policy emphasises that It is important to not make flood risk worse elsewhere.		None identified.	Permissions granted contrary to Environment Agency Flood Risk advice.
Policy PODM4: Flood Risk						
Policy PODM5: Surface water run-off	Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	SuDS contributes to a network of Green Infrastructure which benefits people and wildlife. They are a response to seeking to not make flood risk worse elsewhere. By addressing surface water run-off, also addresses water quality as pollutants could be carried in the water.		None identified.	SuDS delivered in line with the hierarchy.
Policy PODM6: Open Space on land, play, sports fields and allotments	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Contributes to a network of Green Infrastructure which benefits people and wildlife. Enables healthy lifestyles. Permeable so allows water to infiltrate rather than run off thus not contributing to flood risk.		None identified.	Open space lost. Open space delivered in line with the policy.
Policy PODM7: Staithe	Note that the policy seeks to protect what is in place	Intended to be permanent.	Benefit economy through enabling the loading and unloading of goods.		None identified.	Staithe lost

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
	now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.					
Policy PODM8: Green Infrastructure (GI)	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified.	Green Infrastructure lost. Green Infrastructure delivered in line with this policy.
Policy POSP5: Climate Change	Reducing emissions (mitigating) – an individual's reduction on their own will not have a major impact on climate change, but collectively, there can be impacts beyond thirty years or so as we are 'locked in' to the scenario that will arise over the coming few decades.	Intended to be permanent.	By walking rather than going by car or by using less energy, not only will emissions be reduced and resources saved but user would save money.		None identified.	Development proposals that have completed the checklist
Policy PODM9: Climate Smart Checklist	Adapting - Effects can be felt from the short term after policy used to inform/determine relevant applications. But the policy emphasises the need to look long term to see what the effects could be.					
Policy PODM10: Peat	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Policy has many effects: Climate change through the continued sequestration of carbon. Preserving archaeology and the palaeoenvironment Benefitting water quality Benefitting biodiversity		None identified.	Development in areas of peat.
Policy POSP6: Heritage assets and Policy PODM11: Historic Environment	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Maintains a link, knowledge and appreciation to the past.	Such assets are an attraction in the area (on their own and in combination)	None identified.	Applications with an interpretation element. Heritage at risk. 'Unknown' assets identified. Archaeological field evaluations
Policy PODM12: Re-use of Historic Buildings	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Bringing an asset into use maintains the link to the past. Can also save energy from using materials and building already in place as well as realising the embodied energy of the building. Provides space for use by businesses for example with wider benefits to the economy through the supply chain.		None identified.	Heritage assets re-used.
Policy PODM13: Natural Environment	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Such assets are an attraction in the area. Biodiversity provides many varied benefits. For example, a larger number of plant species means a greater variety of crops Greater species diversity ensures natural sustainability for all life forms. Healthy ecosystems can better withstand and recover from a variety of disasters.		None identified.	Brownfield sites with high environmental value and how incorporated in schemes. Biodiversity and geodiversity features incorporated into schemes. Planning Application Habitat Regulation Assessments completed. Applications permitted against the advice of Natural England.
Policy PODM14: Energy demand and performance	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Not only reduces carbon emissions but also running costs of the home.		With many historic buildings, refer to energy performance and historic buildings.	Relevant schemes meeting 10% of predicted energy requirements as per the hierarchy. Non-housing schemes meeting BREEAM very good standard.
Policy PODM15:	Effects felt from the short	Policy allows change that	Permitted schemes will contribute to the e		Developer to remove	Renewable energy

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Renewable Energy	term after policy used to inform/determine relevant applications.	meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	energy needs of the population. Reduced carbon emissions.		equipment when redundant to limit landscape impact.	development type and scale
Policy PODM16: Landscape	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	A graphic showing what landscape character means is at the end of this document.		None identified.	Applications permitted contrary to Landscape Architect advice. Applications permitted contrary to Tree Officer advice.
Policy PODM17: Land Raising	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	See graphic above re landscape. Flood risk can be made worse elsewhere by raising land.		None identified.	Planning applications in accordance with the disposal hierarchy.
Policy PODM18: Excavated material	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Ensures waste disposed of in appropriate way and seeks to ensure this is planned at the start of the scheme rather than afterwards.	None identified.	None identified.	
Policy PODM19: Utilities Infrastructure Development	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Still enables utilities infrastructure with associated benefits such as mobile phone coverage, gas and electricity supply.	Such infrastructure is part of a network.	Policy is relevant to all utilities infrastructure.	Applications permitted contrary to Landscape Architect advice. Planning Applications permitted in accordance with this policy.
Policy PODM20: Protection and enhancement of settlement fringe landscape character	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	See graphic above re landscape.		None identified.	
Policy PODM21: Amenity	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Amenity policy benefits wellbeing and health of people. Can also contribute to tranquillity of an area. Considering amenity issues early on can prevent expensive retrofit measures.		Refer to other amenity issues such as vermin.	Applications refused on amenity grounds.
Policy PODM22: Light pollution and dark skies	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Reduces energy costs, does not harm wildlife and benefits wellbeing through tranquillity. Can be an attraction to tourists.		None identified.	Lighting schemes in accordance with zone the application is located in.
Policy POSP 7: Getting to the Broads	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Will enable visitors to arrive to enjoy the Broads and contribute to the economy. More sustainable modes of transport can have health benefits as well as emit less air pollution and carbon.		None identified.	Schemes permitted contrary to Highways England advice. Parking areas provided as part of relevant applications/schemes.
Policy POSP8: Getting around the Broads	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Will enable visitors to enjoy the Broads once here. Part of the attractions to the area as well. Paths etc. are part of a Green Infrastructure network.		None identified.	Schemes permitted contrary to Highways Authority advice. Changes to Acle Straight in accordance with policy.
Policy PODM23: Transport, highways and access	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	More sustainable modes of transport can have health benefits as well as emit less air pollution and carbon. Safety is an important consideration in relation to highways.		Ensure potential future routes are not compromised by development.	Changes to the PROW network. Launch facilities for small craft gained or lost. Travel Plans produced.
Policy PODM24: Changes to the	Some changes could occur in the short and medium	Policy allows change that meets certain criteria. It is	Generally the policy seeks to minimise the impacts felt on the special qualities of the Broads		Potential for cycle way along Acle Straight.	

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Acle Straight (A47T)	term, but larger scale changes are likely to be felt (as the scheme is delivered) beyond 2036. Effects felt from the short term after policy used to inform/determine relevant applications.	intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	as a result of any schemes. So there would be many varied secondary and synergistic effects related to the special qualities of the Broads. Many of which have been discussed elsewhere in relation to the specific DM policy relating to that quality (for example landscape, biodiversity, surface water run off)			
Policy PODM25: Recreation Facilities Parking Areas	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Could help to ensure the facility is well used bringing more visitors to the area to benefit the economy.		Address light pollution as could be in isolated areas.	
Policy POSP9: Sustainable Tourism	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Generally the policy seeks to minimise the impacts felt on the special qualities of the Broads as a result of any schemes. So there would be many varied secondary and synergistic effects related to the special qualities of the Broads. Many of which have been discussed elsewhere in relation to the specific DM policy relating to that quality (for example landscape, biodiversity, surface water run off)		None identified.	Tourism development located as set out in policy Tourism land use Provision of new holiday accommodation. Holiday accommodation changed to permanent residential use.
Policy PODM26: Sustainable Tourism and Recreation Development	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.			None identified.	
Policy PODM27: Holiday Accommodation – New Provision and Retention	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Provides accommodation for visitors. Benefits local economy and supply chain.	Network of holiday accommodation around the Broads.	None identified.	
Policy POSP10: Navigable Water Space	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Would benefit users of the water, both individuals and businesses. Ensures the Broads continues to be a top attraction for fun on the water which benefits health and wellbeing of users as well as the local economy.		None identified.	
Policy PODM28: Access to the Water	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.			Ensure do not impact navigation.	
Policy PODM29: Riverbank stabilisation	Effects felt from the short term after policy used to inform/determine relevant applications.	The effect would depend on the type of stabilisation used and if it were maintained well. Different methods have different lifetimes and need different maintenance regimes.	Other than stabilising riverbanks, the method chosen can benefit biodiversity or landscape character.	The policy applies all around the Broads and therefore the benefits could materialise around the entire system.	Refer to guidance. Mention maintenance.	2/10% moorings delivered on site/off site contributions. 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
Policy POSP11 Mooring Provision	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Enables people to enjoy the Broads from the water. Can provide an income to some organisations.	Moorings are part of a network around the Broads so boats can travel around knowing there is somewhere to moor.	None identified.	
Policy PODM30: Moorings, mooring basins and marinas.	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.			Refer to guidance. Clarify what type of moorings the 2/10% element of the policy relates to.	
Policy POSP12: Residential development	Housing is intended to be delivered within the Local Plan period (2036). Effects	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years.	Enabling market housing can bring affordable housing in certain schemes. Contributes to the housing need of the wider housing market area.		None identified.	Housing permitted and delivered. Affordable housing

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy PODM31: New housing in the Broads Authority Executive Area	felt from the short term after policy used to inform/determine relevant applications.		Meets the Government's targets for home delivery.		None identified.	delivered. Development within development boundaries.
Policy PODM32: Affordable Housing	Housing is intended to be delivered within the Local Plan period (2036). Effects felt from the short term after policy used to inform/determine relevant applications.	Affordable housing will provide benefits for as long as it is affordable housing. There is however the right to buy scheme. That being said, a particular house that changes from affordable to market is still providing for a need. The lifetime of homes, in relation to flood risk in the NPPG, is 100 years.	Such homes provide some of the community with suitable accommodation at an acceptable cost to them. There will be benefits to their wellbeing at the very least, but other benefits to their lives.		Refer to size and tenure.	
Policy PODM33: Residential Development within Defined Development Boundaries	Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	By ensuring residential development is located near to services and facilities, there could be reduced trips by motor vehicles for the school run or to see the GP for example. A scheme could be more financially viable by being located in these areas in relation to, for example, the opening costs (linking to the highway or sewerage network) as facilities and services could already be in place.		None identified.	
Policy PODM34: Gypsy, Traveller and Travelling Show People	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	The various criteria address the special qualities of the Broads as well as the likely needs of the user of the site. There will be many varied secondary effects depending on the final scheme.	Sites are part of a network around the country enabling Gypsy and Travellers to move around and have somewhere to stay.	None identified.	Gypsy and Traveller and Travelling Show People sites.
Policy PODM35: New Residential Moorings	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Whilst living on boats is a lifestyle choice, it can still help to meet people's accommodation needs. It can be a more affordable way to live. By ensuring these are located near to services and facilities, there could be reduced trips by motor vehicles for the school run or to see the GP for example.		None identified.	Provision of residential moorings.
Policy PODM36: Permanent and Temporary Dwellings for Rural Enterprise Workers	Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Enables rural businesses to run effectively.	Benefits the local economy and supply chain.	Access to services and facilities cannot be mitigated as the point of the policy is to allow dwellings in less accessible or less well serviced areas if there is a demonstrable need.	Rural enterprise dwellings permitted in accordance (or otherwise) with this policy.
Policy PODM37: Residential Annexes	Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Allows for family members to live nearby and to have support provided if needed. Could reduce demand on other type of accommodation.		None identified.	Residential annexes permitted – integral or not integral
Policy PODM38: Replacement Dwellings	Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Allows the dwelling to be built to modern standards regarding space and energy efficiency.		Refer to demolition of existing dwelling.	Replacement dwellings permitted in line with this policy
Policy PODM39: Custom/self-build	Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Allows owner to have control of the design and function of their future house to ensure it meets their needs.	None identified.	None identified.	Permissions for self-build
Policy PODM40: Design	Effects felt from the short term after policy used to inform/determine relevant applications. That being said, some landscaping could take until the medium or long term to be fully in place as intended.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Generally the policy seeks to minimise the impacts felt on the special qualities of the Broads as a result of new or replacement schemes. So there would be many varied secondary and synergistic effects related to the special qualities of the Broads. Making homes adaptable can help ensure people remain in their homes longer.		Refer to adaptation and lifetime homes	Schemes permitted contrary to design expert advice.
Policy POSP13: New Community Facilities	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Such venues can be at the heart of communities and benefit community pride and inclusion.	None identified.	None identified.	Visitor and community services and facilities delivered in accordance with this policy.
Policy PODM41: Visitor and Community Facilities and Services					Refer to minimising running costs and management and maintenance.	

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy PODM42: Designing Places for Healthy Lives	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Enabling walking and cycling for example can reduce air pollution and emissions from motor vehicles.	Active lifestyles can prevent some serious health conditions.	None identified.	Minor development health statements completed.
Policy PODM43: Safety by the Water	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	None identified.	These features will be located around the Broads for use in an emergency.	None identified.	Relevant schemes providing adequate safety features on site.
Policy POSP14: Developer Contributions and Policy PODM44: Planning Obligations and Developer Contributions	Effects felt from the short term after policy used to inform/determine relevant applications. Also depends on the particular infrastructure which development contributes and if it has a delivery timeline or not.	Depends on the actual infrastructure the contributions are towards. Could be temporary or permanent.	Can make development more acceptable.	Can provide needed infrastructure.	None identified.	Developer Contributions monitoring statement – by the Broads Authority as well as Norfolk County Council
Policy PODM45: Conversion of Buildings	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Bringing a building into use maintains the link to the past. Can also save energy from using materials and building already in place as well as realising the embodied energy of the building. Provides space for use by businesses for example with wider benefits to the economy through the supply chain.		Refer to building making a positive contribution to the area.	Buildings converted and final use.
Policy PODM46: Advertisements and Signs	Effects felt from the short term after policy used to inform/determine relevant applications. Note that what the policy seeks to protect are in place now.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Policy still enables signs and adverts to benefit users of the Broads and businesses.	None identified.	Seek to keep to a minimum and combine with other signposts.	Adverts and signs permitted in accordance with policy
Policy PODM47: Leisure plots and mooring plots	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Environmental improvements can be Contributes to a network of Green Infrastructure which benefits people and wildlife. The owners of the moorings will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.	None identified.	Encourage appropriate landscaping.	Mooring and leisure plots provided.
Policy POACL1: Acle Cemetery Extension	Short term	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified.	Cemetery delivered as per policy.
Policy POACL2: Acle Playing Field Extension	Short term	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife. Benefit health of users.		None identified.	Sports field delivered as per policy
Policy POBEC1: Former Loaves and Fishes, Beccles	Short to medium term.	Depends on the type of change or development. Intended to be permanent.	Businesses will provide wider benefits to the economy through supply chains.	If becomes a pub, the pubs together are a network of pubs around the Broads benefitting the community and visitors alike.	None identified.	Loaves and Fishes brought back into use in line with this policy.
Policy POBEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard)	Short term.	Intended to be permanent.	Whilst not contributing directly to meeting the housing target, residential moorings do meet the housing needs of some.		None identified.	Residential moorings provided.
Policy POBRU 1: Riverside chalets and mooring plots	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent. The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Environmental improvements can be Contributes to a network of Green Infrastructure which benefits people and wildlife.	None identified.	None identified.	Planning Applications permitted in accordance with (or otherwise) this policy
Policy POBRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent.	Environmental improvements can be Contributes to a network of Green Infrastructure which benefits people and	This boatyard is part of the network of boatyards around the Broads.	None identified.	Planning Applications permitted in accordance with (or otherwise) this policy

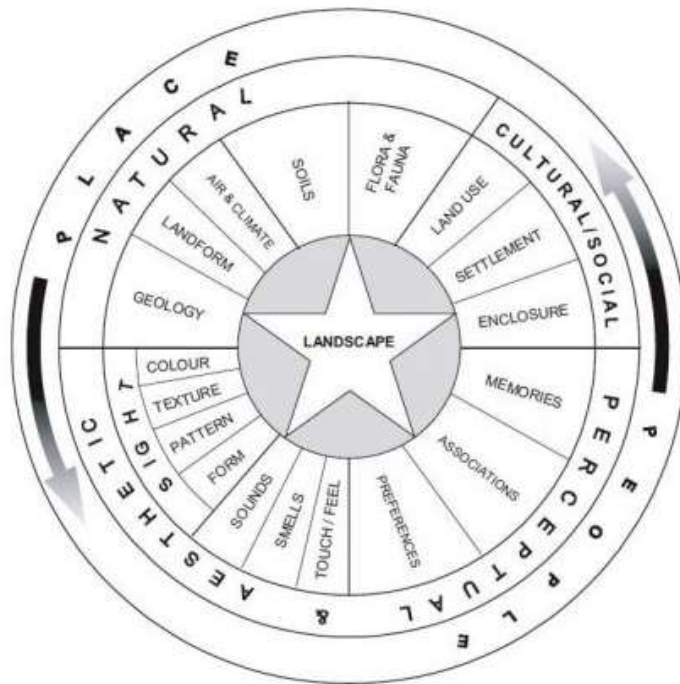
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
			wildlife. Those hiring boats from this area can benefit the local and wider economy			
Policy POBRU3: Mooring Plots	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent.	Environmental improvements can be Contributes to a network of Green Infrastructure which benefits people and wildlife. The owners of the moorings will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.	None identified.	Refer to moorings rather than quay heading as there are different types of moorings.	Planning Applications permitted in accordance with (or otherwise) this policy
Policy POBRU4: Brundall Marina	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent.	Businesses will provide wider benefits to the economy through supply chains. Those hiring boats from this area can benefit the local and wider economy.	This boatyard is part of the network of boatyards around the Broads.	None identified	Planning Applications permitted in accordance with (or otherwise) this policy
Policy POBRU5: Land east of the Yare public house	Seeks to protect the current land use for the long term. Effects will be felt from the short term	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified	Planning Applications permitted in accordance with (or otherwise) this policy
Policy POBRU6: Brundall Gardens	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Intended to be permanent.	Whilst not contributing directly to meeting the housing target, residential moorings do meet the housing needs of some.		None identified.	Residential moorings provided.
Policy POCAN1: Cantley Sugar Factory	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	The lifetime of new buildings will depend on the type and their use.	Environmental improvements can be Contributes to a network of Green Infrastructure which benefits people and wildlife. Wider benefits to economy through supply chain.	None identified.	None identified.	Planning Applications permitted in accordance with (or otherwise) this policy
Policy PODIL 1: Dilham Marina (Tyler's Cut Moorings)	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent.	Environmental improvements can be Contributes to a network of Green Infrastructure which benefits people and wildlife. The owners of the moorings will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.	None identified.	Refer to moorings rather than quay heading as there are different types of moorings.	Planning Applications permitted in accordance with (or otherwise) this policy
Policy PODIT2: Maltings Meadow Sports Ground, Ditchingham	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	The lifetime of new buildings will depend on the type and their use.	Benefit health of users.	None identified.	Dark skies study shows the area as particularly dark. Criteria added re light pollution.	Planning Applications permitted in accordance with (or otherwise) this policy
Policy PODIT3: Ditchingham Maltings Open Space, Habitat Area and Alma Beck	Seeks to protect the current land use for the long term. Effects will be felt from the short term	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified	Applications which change the habitat area and open space.
Policy POFLE1: Broadland Sports Club	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	The lifetime of new buildings will depend on the type and their use.	Benefit health of users.	None identified.	None identified.	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POGTY 1: Marina Quays (Port of Yarmouth Marina)	Change is envisaged in the short term.	The lifetime of new buildings will depend on the type and their use.	Depending on use, economy could benefit and jobs could be provided.	The site is quite prominent from the water so regeneration will benefit views from the river.	None identified	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POHOR2: Car Parking	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Intended to be permanent.	Environmental improvements can be part of a network of green infrastructure	The car park will enable people to visit the village for work, recreation, tourism or to use the shops.	Refer to cycle parking.	Car parking spaces lost.
Policy POHOR3:	Seeks to protect the	Intended to be	Retaining flood capacity continues to benefit the		None identified	Applications which

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Horning Open Space (public and private)	current land use for the long term. Effects will be felt from the short term.	permanent.	wider catchment. Contributes to a network of Green Infrastructure which benefits people and wildlife.			change the open space.
Policy POHOR4: Waterside plots	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Allows the maintenance and upgrading or appropriate replacement of existing buildings subject to other criteria.	Environmental improvements can be part of a network of green infrastructure		Refer to moorings rather than quay heading as there are different types of moorings.	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POHOR5: Horning Sailing Club	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent.	Enables people to enjoy the Broads through sailing benefitting health and wellbeing.	Sailing club is part of a network of sailing clubs around the Broads.	None identified.	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POHOR6: Crabbett's Marsh	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified.	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POHOR7: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent.	Environmental improvements can be Contributes to a network of Green Infrastructure which benefits people and wildlife. Those hiring boats from this area can benefit the local and wider economy	This boatyard is part of the network of boatyards around the Broads.	Corner of Ferry Road to have own policy.	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POHOR8: Woodbastwick Fen moorings	Effects will be felt from the short term.	Intended to be permanent.	General appearance of the area could be improved.	Reducing the impact on navigation will enable smooth use of the waterway.	Whilst seeking the removal of residential moorings may be negative, other elements of the policy bring benefits to there SA criteria. Mitigation is not possible.	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POHOR9: Land on the Corner of Ferry Road, Horning	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years. Other land uses could have a similar lifetime, but that depends on the actual use.	Live work units can enhance security of the property and business. Businesses will provide wider benefits to the economy through supply chains.	None identified	None identified	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POHOV2: Green Infrastructure	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Intended to be permanent.	Retaining flood capacity continues to benefit the wider catchment. Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified	Green Infrastructure lost.
Policy POHOV3: Station Road car park	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Intended to be permanent.	Environmental improvements can be part of a network of green infrastructure	The car park will enable people to visit the village for work, recreation, tourism or to use the shops.	None identified	Car parking spaces lost.
Policy POHOV5: Brownfield land off Station Road, Hoveton	Change is likely to happen short term to medium term.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years. Other land uses could have a similar lifetime, but that depends on the actual use.	It could also provide some employment opportunities.		Some of the sites could be combined to give a comprehensive scheme. Also, potential to relate to the riverside walk.	Planning Applications permitted in accordance with (or otherwise) this policy. Development encroaches on the riverside walk.
Policy PONOR1: Utilities Site	Likely to be delivered in the short to medium term.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years. Other land uses could have a similar lifetime, but that depends on the actual use.	This would provide market houses thus contributing to the OAN. It could also provide some employment opportunities.		None identified	Planning Applications permitted in accordance with (or otherwise) this policy. Number of dwellings delivered.
Policy PONOR2: Riverside walk and cycle path	The effects will materialise if and when routes are developed. There is no set time frame for delivering the sites. Once in place, the effects are likely to be long term/permanent.		These trackways, if delivered, can bring more people to the area which could benefit the local economy.		None identified	Development encroaches on the tracks. Path delivered.
Policy ORM 1: Ormesby waterworks	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Intended to be permanent.	Such a policy will enable the waterworks to continue to provide water for the local population and improve or amend operations in an appropriate way.		Dark skies study shows the area as particularly dark. Criteria added re light pollution.	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POOUL2: Boathouse Lane Leisure Plots	It intended that the effects from the policy will be felt from the short term and last for the long term. Does allow certain changes but there is no time line.	Intended to be permanent	Retaining flood capacity continues to benefit the wider catchment.	None identified	None identified	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POOUL3: Oulton Broad -	Likely to be delivered in the short term.	The lifetime of homes, in relation to flood risk in the	This would provide market houses thus contributing to the OAN. It could also provide		The waterside location offers potential for	Planning Applications permitted in

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Former Pegasus/Hamptons Site		NPPG, is 100 years. Other land uses could have a similar lifetime, but that depends on the actual use.	some employment opportunities.		moorings and appreciation of the water which could be added to the policy.	accordance with (or otherwise) this policy. Number of dwellings delivered.
Policy POPOT2: Waterside plots	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Allows the maintenance and upgrading or appropriate replacement of existing buildings subject to other criteria. According to the NPPF, in flood risk terms, such buildings have a life time of 100 years.	Undeveloped plots are Contributes to a network of Green Infrastructure which benefits people and wildlife. The owners of the plots will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.	The areas together, if meeting the policy, will provide interesting and appreciated landscape and views for people to enjoy.	Dark skies study shows the area as particularly dark. Criteria added re light pollution.	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POPOT3: Green Bank Zones	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.	The areas combined gives open areas to enable the enjoyment of the landscape.	None identified	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POSOL1: Riverside area moorings	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Intended to be permanent	The owners of the plots will be able to moor their boats and enjoy the Broads benefitting health and wellbeing..	None identified	None identified	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POSOL2: Land adjacent to A143 Beccles Road and the New Cut (Former Queen's Head Public House)	There is no set time line for when this property will be brought back into use.	This depends on final use, but it is intended to be permanent.	Depends on final use. If a business would benefit the economy.	Being brought back into use would benefit the landscape in this area as the building is currently vacant.	None identified	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POSTA1: Land at Stalham Staithe (Richardson's Boatyard)	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Intended to be permanent	Those hiring boats from this area can benefit the local and wider economy. Environmental improvements can be Contributes to a network of Green Infrastructure which benefits people and wildlife.	This boatyard is part of the network of boatyards around the Broads.	None identified	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POTSA1: Carey's Meadow	It is intended that the open space remains in such a land use for the long term and permanently. Does allow certain changes but there is no time line.	Intended to be permanent	Being maintained as open space allows these areas to be Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POTSA3: Griffin Lane – boatyards and industrial area	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Intended to be permanent	Those hiring boats from this area can benefit the local and wider economy. Environmental improvements can be part of a network of green infrastructure	This boatyard is part of the network of boatyards around the Broads.	None identified	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POTSA4: Bungalow Lane – mooring plots and boatyards	It intended that the effects from the policy will be felt from the short term and last for the long term. Does allow certain changes but there is no time line.	Intended to be permanent	Those hiring boats from this area can benefit the local and wider economy. Environmental improvements can be Contributes to a network of Green Infrastructure which benefits people and wildlife. The owners of the plots will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.	This boatyard is part of the network of boatyards around the Broads.	None identified	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POTSA 6: River Green Open Space	It intended that the effects from the policy will be felt from the short term and last for the long term.	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POTHU1: Tourism development at Hedera House,	Likely to be delivered in the short term.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	This would provide market houses thus contributing to the OAN. This would also provide holiday accommodation contributing to the network of holiday accommodation in the		The site that is being improved cannot be relocated and it is not of a scale to attract	Planning Applications permitted in accordance with (or otherwise) this policy.

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Thurne			Broads.		services and facilities. The negative effect of lack of access to services and facilities cannot be mitigated.	
Policy POWH1: Whitlingham Country Park	It intended that the effects from the policy will be felt from the short term and last for the long term. Does allow certain changes but there is no time line	It is intended that the Country Park and changes are permanent.	Whitlingham gives a taster of what the Broads can offer, including using the water and could enable people to be more active and see more of the Broads benefitting health and wellbeing and the local economy.		The health benefits which can arise from the use of Whitlingham can be emphasised more.	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy XNS 1: Trinity Broads	Effects will be felt in the short term and intended to last for the long term.	The area could change but proposals are required to meet the aims of the policy.	By maintaining the tranquillity of the area, there could be benefits for the wildlife in the area.	These two policies are similar in their approach and when combined provide a large area of the Broads which is tranquil in nature for people and wildlife to get away from it all.	Maximise the positive effects of the current policy by extending the thrust of the policy to the build up areas.	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POXNS2: Upper Thurne		Towards permanent. One of the main reasons this area is tranquil is Potter Heigham Bridge which is a Scheduled monument. This prevents larger boats heading towards the Upper Thurne because of the low air draught.				Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POXNS3: The Coast	The policy is in conformity with the Shoreline Management Plan. According to the Shoreline Management Plan, in the short and medium, term the present defences are to be maintained while a retired line option is fully investigated in terms of its social, economic and environmental consequences.		The policy is in conformity with the Shoreline Management Plan for the entire area which relates to the approach to coastal erosion.		None identified	Planning Applications permitted in accordance with (or otherwise) this policy.
Policy POXNS4: Main road network	This depends on if and when applications that can impact highways come forward. The effects can be from short to long term.	Roads can change to reflect how they are used and any safety issues. Whilst the route maybe permanent, perhaps the actual road provided can be temporary.	The economy of the area could benefit from a smooth running highway network.		None identified	Planning Applications permitted in accordance with (or otherwise) this policy. Planning Applications permitted contrary to highways authority advice.
Policy POXNS5: Drainage Mills	This depends on if and when applications for changes to mills come forward. The effects can be from short to long term.	If mills are restored, it is envisaged this will be permanent.	The mills could become more of an attraction for the area.	The landscape could change if mills are restored. This would be a positive change.	None identified	Mills restored.
Policy POXNS6: Waterside Pubs Network	Effects will be felt in the short term. Policy seeks to retain in long term use. Further benefits could arise from changes that the policy permits but there is no set time line or guarantee of improvements. Whilst the policy may protect the pubs, change could still occur.		Waterside pubs can benefit the wider economy through supply chains.	The pubs together are a network of pubs around the Broads benefiting the community and visitors alike.	Rather than just allocating the pubs for protection, the policy promotes appropriate change.	Waterside pubs lost.
Policy POXNS10: Railway stations/halts	It intended that the effects from the policy will be felt from the short term and last for the long term. Does allow certain changes but there is no time line.	It is intended that the halts and improvements will be permanent.	Visitors and workers (those using the trains that stop at these halts) originate elsewhere. They can spend money etc. at that origin as well as the destination.	The stations are part of a network of rail halts.	Rather than just allocating the halts for protection, the policy promotes appropriate change.	Stations/halts changed in line or not in line with this policy.
Policy POXNS11: Former rail trackways	The effects will materialise if and when routes are developed. There is no set time frame for delivering the sites. Once in place, the effects are likely to be long term/permanent.		These trackways, if delivered, can bring more people to the area which could benefit the local economy.		The positives of the original (relating to (No Suggestions)) policy are maximised by including three areas (the original include one area only)	Development encroaches on the tracks.
Policy POXNS12: Local Green Space	Effects will be felt in the short term. Allocation intended to be permanent (and long term), but the NPPF states that change can happen if under very special circumstances.		Being maintained as open space allows these areas to be Contributed to a network of Green Infrastructure which benefits people and wildlife.		None identified	Local Green Space allocations affected by development.

Graphic showing what landscape character means and the benefits it provides



Appendix A: Sustainability Appraisal Objectives – Focussed consultation

The consultation ran from 29 April to 27 May 2016. Extracts from the consultation letter and comments received follow. The following organisations were invited to comment: Environment Agency, Historic England, Natural England, our district and county councils, RSPB, New Anglia LEP, Wild Anglia and Marine Management Organisation.

Which SA Objectives would we like to change?

SOC6: To improve the quality, range and accessibility of community services and facilities.

ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and reflects local distinctiveness.

Why do we want to change the SA Objectives?

After using the SA Objectives at the first stage of producing the Local Plan and also using them in relation to assessing flood risk, it has become apparent that two of the SA Objectives could be improved to be clearer in their wording as well as more consistent with the NPPF. In particular SOC6 as worded could only be applied to the provision of new services rather than assessing the location of a site and its accessibility to existing services.

What are the changes?

ENV10: To achieve the highest quality of design that is innovative, *imaginative*, and sustainable and reflects local distinctiveness.

SOC6a: To improve the quality, range and accessibility of community services and facilities

SOC6b: *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.*

Comments received:

The comments received are on the following page.

Organisation	Comment	Broads Authority Response
Natural England	No comments	Noted.
Norfolk County Council	Support changes.	Support noted.
North Norfolk District Council	It is the decision making criteria that are important in the applying the objective and it is felt that there is no need to split Objective SOC6 into two separate objectives. In doing so you are making the SA objectives very specific and perhaps limit. Overall from the appendix 5 in the scoping report it can be seen that the decision making criteria / prompting questions adequacy cover accessibility and cover this specific point.	The decision making criteria do allow for the accessibility objective to be interpreted both ways – i.e. is it a new service that is located in a sustainable location or is the allocation for, say, dwellings in a location well related to services? But the SA Objective itself when read literally only relates to improving the accessibility of a service or improving the range. We do not think this is limiting as whilst there are two SA objectives number 6, the decision making criteria are the same and indeed they will be assessed together but one will apply to new service provision and another will apply to new dwellings. The Authority considers this change makes the objectives clearer and as such intend to make these changes to the SA objectives (on considering other comments

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Organisation	Comment	Broads Authority Response
	<p>In relation to changes to ENV10 – this is a correction to grammar, although if given a preference there is a case for just delating any reference to using ones “imagination” and leaving the objective as ... <i>‘innovative, sustainable and reflects local distinctiveness’</i> as innovation implies imagination.</p>	<p>received).</p> <p>We consider that ‘imaginative’ is a relevant aim for development in the Broads. The synonyms for innovation and imagination tend to be different. Whilst technical innovation is important; so too is creativity. As such, we intend to keep this as the SA Objective (on considering other comments received).</p>
Broadland District Council	<p>No comments other than bringing your attention to a typo on SOC6b – “sustainably” not “sustainability”</p>	<p>Error noted and final changes will be checked thoroughly.</p>
Historic England	<p>Historic England supports the amendment to SA objectives ENV 10 which is of relevance to Historic England’s primary duty to consider the impact of proposals on the historic environment. ENV 10 is directly related to cultural heritage, aesthetic values and sense of place. This is acknowledged in the related ecosystems services as reported in appendix 3 of the issues and options sustainability appraisal.</p> <p>The deletion of <i>‘imaginable’</i> and its replacement by <i>‘imaginative’</i> allows for a more focused assessment of the likely significant effects that may arise from decisions made on the emerging Local Plan. As the ultimate policies that result will require a precision of language, then this new wording is deemed an improvement and will assist in the delivery of the sustainability appraisal that will inform the pre-submission Local Plan.</p>	<p>Support noted.</p>

Appendix B: Literature Review

The Scoping report (2014) reviewed these documents:

International

- Ramsar Convention on Wetlands of international importance, especially waterfowl habitat (1971) (amended 1982)
- The Convention on Biological Diversity, Rio de Janeiro, 1992
- Kyoto Protocol (1997)
- The Rio Earth Summit 1992
- The Johannesburg Declaration on Sustainable Development, 2002
- UN Convention on Human Rights

European

- European Climate Change Programme
- Air Quality Framework Directives 1996/62/EC, 1999/30/EC, and 2008/50/EC
- Directive 2002/49/EC on the Assessment and Management of Environmental Noise
- Birds Directive 1979 79/409/EEC.
- The Conservation of Natural Habitats and of Wild Flora and Fauna Directive (92/43/EC)
- Water Framework Directive 2000 2000/60/EC
- Sustainable Development Strategy (2006 and 2009)
- European Strategic Environmental Assessment Directive (2001/42/EC)
- Valetta Convention (the European Convention on the protection of Archaeological heritage) (2001)
- European Landscape Convention (Florence Convention (2000))
- EC Council Directive 99/31/EC, on landfill of waste (1999)
- Bonn Convention on Conservation of Migratory Species (1979)
- Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
- European Renewable Energy Directive (2001/77/EC)
- European Spatial Development Perspective (1999)

National

- English National Parks and the Broads UK Government Vision and Circular (2010)
- National Planning Policy Framework (2012)
- The UK Government Sustainable Development Strategy 2005
- Sustainable Communities: People, Places and Prosperity (2005)
- Energy Security Strategy. DECC (2012).
- Wildlife and Countryside Act 1981 (as amended)
- The Conservation Regulations, 1994 ('Habitats Regulations')
- Countryside and Rights of Way Act 2000
- UK Biodiversity Action Plan
- Localism Act (2011)
- Growth and Infrastructure Act (2013)
- Community Energy Strategy: People Powering Change. DECC 27 January 2014.
- Code for Sustainable Homes Technical Guide Code Addendum (2014) England. DCLG.
- Scheduled Monuments & nationally important but non-scheduled monuments. DCMS 2013.
- Progress report by the ministerial working group on tackling inequalities experienced by Gypsies and Travellers. DCLG 2012.
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services. DEFRA 2011.
- East Inshore and East Offshore Marine Plans. MMO. 2014.
- UK Marine Policy Statement. MMO. 2011.
- Laying the Foundations: A Housing Strategy for England. HM Government. 2011.
- Planning policy for traveller sites. CLG (2012)
- Natural Environment and Rural Communities Act 2006
- The Natural Choice: securing the value of nature. HM Government. 2011.
- You've got the power. A quick and simple guide to community rights. CLG. (2013).
- Water For Life White Paper. DEFRA (2011).
- The case for change – current and future water availability. Environment Agency. (2011).
- Air Pollution: Action in a Changing Climate. DEFRA. (2010).

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- Noise Policy Statement for England. DEFRA. 2010.
- Climate Change Act 2008, HM Government, 26 November 2008.
- The Carbon Plan: Delivering our low carbon future, HM Government, December 2011 and The Carbon Budget Order 2011.
- Door to Door. A strategy for improving sustainable transport integration. DfT. (2013).
- Water for life and livelihoods. Managing water for people, business, agriculture and the environment – summary. Environment Agency. (2013).
- Summary of the Key Findings from the UK Climate Change Risk Assessment 2012 (DEFRA 2012)
- England's peatlands Carbon storage and greenhouse gases. Natural England. (2011).
- Making space for wildlife in a changing climate. Supplement. Natural England. (2014).
- Spatial planning for biodiversity in our changing climate. Natural England (2011).
- Understanding the risks, empowering communities, building resilience
- The national flood and coastal erosion risk management strategy for England. Environment Agency and DEFRA. (2011).
- A Coastal Concordat for England. DEFRA. (2013).
- The Archaeology of Norfolk's Broads Zone Results of the National Mapping Programme - English Heritage Project No: 2913. English Heritage. (2007).
- HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING Note 1: The Historic Environment in Local Plans. CONSULTATION DRAFT (11 July 2014). English Heritage.
- HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING Note 3: The Setting of Heritage Assets. CONSULTATION DRAFT (11 July 2014). English Heritage.
- Lifetime Neighbourhoods (CLG, 2011)
- Active by Design Designing places for healthy lives. Design Council. 2014.
- UK National Ecosystem Assessment Understanding nature's value to society. Synthesis of the Key Findings.
- This way to better residential streets. CABE/Design Council. 2009.
- Planning for places. Delivering good design through core strategies. CABE/Design Council. 2009.
- The Value of Public Space How high quality parks and public spaces create economic, social and environmental value. CABE/Design Council.
- Inclusion by design. Equality, diversity and the built environment. CABE/Design Council.
- Second Progress Report on the Promotion and Use of Energy from Renewable Sources for the United Kingdom. Article 22 of the Renewable Energy Directive 2009/28/EC. 2013.
- Public space lessons Adapting public space to climate change. CABE/Design Council. 2008.
- Anglian Water Services, Water Resource Management Plan, 2014 (draft).
- Water for life and livelihoods. River Basin Management Plan, Anglian River Basin District (Defra and EA 2009)
- Benefits of green infrastructure Report by Forest Research 2010
- UK Post-2010 Biodiversity Framework. Published by JNCC and Defra (2012).
- The Marmot Review: Fair Society, Healthy Lives.
- Air Quality Strategy for England, Scotland, Wales and Northern Ireland (DEFRA 2011)
- Creating Growth, Cutting Carbon Making Sustainable Local Transport Happen (DfT 2011)
- Healthy lives, healthy people: our strategy for public health in England. (HM Government, 2010)
- Planning for climate change – guidance for local Authorities. (Planning and Climate Change Coalition, 2012)
- Future Water – The Government's water strategy for England (DEFRA. 2008)
- Manual for Streets (DfT, 2007)
- Creating the conditions for integration (CLG 2012)
- 2013 British Social Attitudes survey: attitudes to transport ((DfT, 2014)
- Housing in later life: planning ahead for specialist housing for older people (2012)
- Reuniting Health with Planning – Healthier Homes, Healthier Communities. July 2012.
- Healthy people, healthy places briefing. Obesity and the environment: regulating the growth of fast food outlets. March 2014.
- Healthy people, healthy places briefing. Obesity and the environment: increasing physical activity and active travel. November 2013.

County

- Sustainable Community Strategies.
- Biodiversity Action Plans
- Local Transport Plans
- Climate Change Strategies.
- Norfolk and Suffolk Gypsy and Traveller Strategy.
- Central Norfolk SHMA
- 'Delivering Economic Growth in Norfolk' The strategic role for Norfolk County Council 2012 – 2017

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- Minerals and Waste Core Strategy and Site Allocations documents.
- Norfolk Rural Development Strategy 2013-2020.
- New Anglia Strategic Economic Plan.
- Norfolk Infrastructure Plan, NCC, 2014.
- Norfolk's Earth Heritage - valuing our geodiversity
- Suffolk Structure Plan Saved Policies. 2013.
- Education documents
- A47 - Gateway to Growth (New Anglia)
- Once in a generation – A rail prospectus for East Anglia
- Essex and Suffolk Water Draft WRMP.

Local

- North Norfolk AONB Management Plan 2009-2014. Norfolk Coast Partnership.
- Broadland Rivers Catchment Flood Management Plan. Environment Agency 2009.
- Neighbouring Local Planning Authorities Core strategy, Development Management and Site Allocations documents.
- Broadland Growth Triangle Area Action Plan.
- Constituent District/Council/Borough economic strategy, environment strategy, housing strategy, business plan, sustainable communities strategy.

Broads-Specific

- Broads Sites Specifics DPD 2014.
- Broads (strategic management) Plan 2011
- Broads Integrated Access Strategy (2013)
- Broads Core Strategy (2007)
- Broads Flood Risk SPD (2008)
- Broads Development Management Policies (2011)
- Strategic Flood Risk Assessment (2007)
- Landscape Character Assessment (2006 and 2012)
- Drainage Mills Strategy
- Broads Authority Biodiversity Action Plan and Framework (2009)
- Building at the Waterside (2004)
- Keeping the Broads Special (2007)
- Riverbank Protection Works (2004)
- A Mooring Strategy for the Broads Authority (2009)
- The Economic and Social Impact of the Broads Marine Industry (2008)
- The Trinity Broads Management Plan (2012)
- Synthesis of the Upper Thurne Research and Recommendations for Management (2008)
- Oulton Broad Study (1991)
- Former Pegasus and Hamptons Boatyards Site at Oulton Broad, Suffolk Development Brief (2007)
- East Norwich pre- application advice note
- Sustainable Tourism in the Broads (2011)
- The Broads LAG Local Development Strategy 2014 – 2020.
- Broadland Catchment Plan. Broadland Catchment Partnership, 2014.
- Broads Climate Change Adaptation Plan
- Visitor Surveys (2010).
- Steam Report (2014).
- Climate Change Audit (2010)

The Interim SA (2016) reviewed these documents:

National

- The Economics of Ecosystems and Biodiversity for water and wetlands, Institute for European Environmental Policy (IEEP) & Ramsar Secretariat, 2013.

- National
- Climate Change Act, 2008.
- Planning Healthy-Weight Environments, TCPA, 2014.
- Street Design for All, An update of national advice and good practice, Civic Voice and DfT, 2014.
- What nature can do for you. A practical introduction to making the most of natural services, assets and resources in policy and decision making. Latest update: January 2015, DEFRA.
- A review of the effectiveness of different on-site wastewater treatment systems and their management to reduce phosphorus pollution (NECR179), Natural England, 2015.
- Development of a risk assessment tool to assess the significance of septic tanks around freshwater SSSIs: Phase 1 – Understanding better the retention of phosphorus in the drainage field (NECR171), Natural England, 2015.
- NCA Profile: 80 The Broads (NE449), Natural England, 2015.
- Road Investment Strategy: for the 2015/16 – 2019/20 Road Period, DfT, 2015.
- Heritage Counts 2014: 1 THE VALUE AND IMPACT OF HERITAGE, Historic England.
- Planning Advice for Integrated Water Management, University of Cambridge,
- Geodiversity Charter for England, English Geodiversity Forum.
- Towards a one nation economy: A 10-point plan for boosting productivity in rural areas August 2015, DEFRA.
- A Summary of Climate Change, to coincide with the publication of the UK Climate Change Risk Assessment (CCRA) 2012, Climate UK.

East

- East of England Route Strategy, Highways England, 2015

Local

- Norfolk Rural Development Strategy, 2013-2020, Developed by the Norfolk Rural Development Strategy Steering Group, September 2013
- Kelling to Lowestoft Ness Shoreline Management Plan, AECOM, 2012.
- Site Improvement Plan: Great Yarmouth Winterton Horsey (SIP093), Natural England, 2014
- Site Improvement Plan: Broadland (SIP030), Natural England, 2014.
- Central Norfolk SHMA, ORS, 2015
- Riverbank Stabilisation Guide, Broads Authority, 2015
- Moorings Guide, Broads Authority, 2015.
- GYBC Core Strategy Local Plan, Adopted 2015.
- Waveney District Council, Lowestoft Lake Lothing and Outer Harbour Area Action Plan, 2012.
- Boat Census, Broads Authority, 2014.
- Stakeholder Questionnaires, Broads Authority, 2015.
- Acle Neighbourhood Plan adopted 2015.
- Strumpshaw Neighbourhood Plan, adopted 2014.
- Waveney District Council Supplementary Planning documents
- Broadland District Council Development Management Local Plan adopted 2015
- Norwich site allocations and site specific policies local plan adopted 2014.
- Norwich development management policies local plan adopted 2014
- South Norfolk Site Specific Allocations and Policies Document 2015
- South Norfolk Development Management Policies Document adopted 2015

The Preferred Options SA (2016) has reviewed these documents:

Suffolk Local Transport Plan 2011-2031

The Suffolk Local Transport Plan has been prepared by Suffolk County Council, the local highway authority. The Authority is responsible for road adoption, road maintenance, parking, traffic management, public travel, rights of way and cycle infrastructure.

The Local Transport Plan sets out the County's transport strategy. The strategy aims to reduce the demand for car travel in urban and rural areas, create more efficient and better use of the transport network, deliver infrastructure improvements particularly for sustainable transport such as walking, cycling and public transport, and reduce the impact of transport on communities.

The transport plan clarifies the need to work with developers to produce travel plans to minimise car use and encourage alternative forms of transport. This includes connecting into existing cycle and pedestrian routes. Taking a holistic approach to enhancing the transport network through the creation of pedestrian and cycle-friendly environments will support movement within towns. The rights of way network will contribute positively towards improving health and raising the perception of Waveney as a great place to live, work and visit.

Implementing the concepts and schemes set out in the strategy will contribute towards the 'Creating the Greenest County' initiative by reducing the amount of CO2 emissions generated by road transport. Transport issues in Waveney highlighted in the Local Transport Plan are:

Beccles: Travel to work patterns highlight that a significant proportion of residents work in the town. This means that walking and cycling can be made attractive for local journeys. There are issues with HGVs in the town centre. The future Beccles Southern Relief Road will have cycleways that improve connections between the town and employment areas located at Ellough and Weston.

Bungay: Impact of HGVs on the historical town centre which is likely to discourage people on cycles using the routes into town for safety reasons.

Lowestoft: There is a high dependency on cars for shorter journeys which highlights the opportunity to promote and improve cycling and walking on many trips within the built up areas. Long standing aspirations in Lowestoft being promoted by Suffolk County Council to benefit cycling include improvements to Denmark Road and an additional pedestrian/cycle crossing between North and South Lowestoft (further discussion with stakeholders will be required).

Suffolk Cycle Strategy (2014)

The Suffolk Cycle Strategy (2014) was prepared by Suffolk County Council and sets out the overarching objectives to encourage cycling in the County and the District. It discusses the benefits of cycling and how the County will help facilitate greater participation in cycling as a recreational and utility activity. The aims of the Suffolk Cycle Strategy are:

- Be inclusive: Encourage cycling across all sectors of the community, supporting Suffolk's 'Most Active County' ambitions.
- Increase participation: Promote a transfer to cycling (and walking) for short distance trips, supporting Suffolk's 'Creating the Greenest County' ambitions.
- Raise awareness: Promote the benefits of cycling for health and for the subsequent savings in the health budget.
- Increase enthusiasm: Foster enthusiasm for cycling in young people.
- Improve the built up area: Create a safe and cycle friendly environment.
- Future proof development: Plan and design for the future with cycling in mind.

Suffolk Walking Strategy (2015)

This highlights the health benefits of physical activity. To encourage a modal shift in the way people move between destinations, walking and cycling should not be considered in isolation. Visually attractive and direct routes are associated with a quality public realm. In many instances these routes, alongside walking and cycling paths, will help promote greater physical activity.

Suffolk County Council Health and Well-Being Strategy (2013).

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This outlines the need to improve access to leisure, culture and community facilities and encourage people to participate in activities such as walking and cycling. The Strategy recognises the importance exercise can have towards improving the health and well-being of individuals and the community. Further strategies with the potential to contribute towards cycle provision are set out in Appendix 2.

Waveney GI Strategy 2015

The Green Infrastructure Strategy sets out a strategic approach to improve the green spaces and the connections between them that will create a well-connected green infrastructure network to benefit communities, wildlife and the wider environment.

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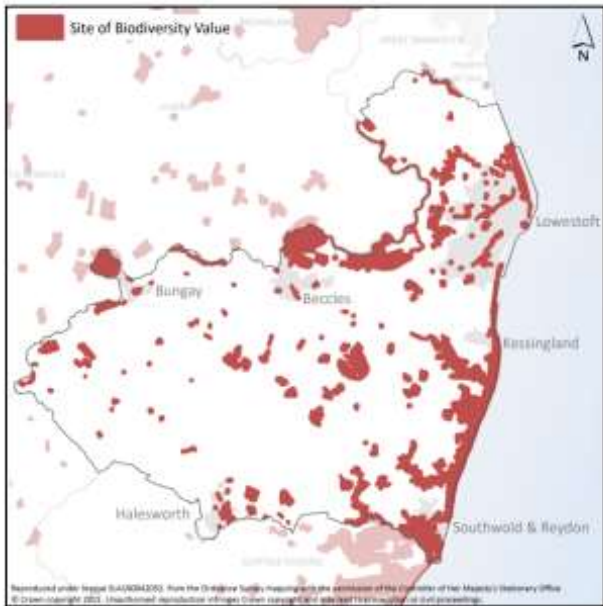


Figure 4. Sites of biodiversity value in Waveney District



Figure 5. Natural and Semi-Natural Green Space in Waveney District

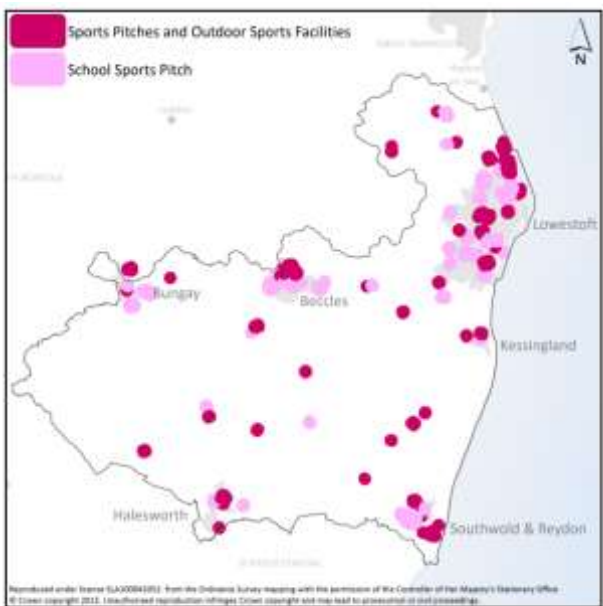


Figure 6. Sports pitches in Waveney District



Figure 7. Parks and gardens in Waveney District

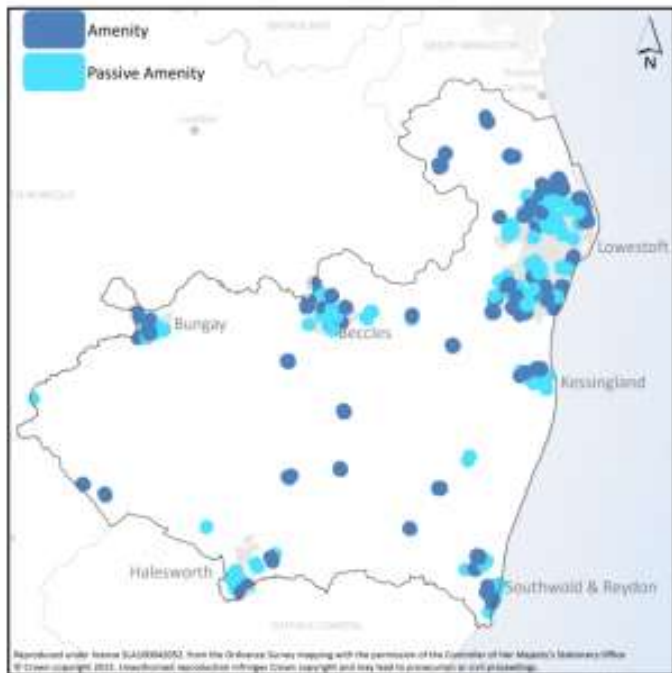


Figure 8. Amenity green space in Waveney District

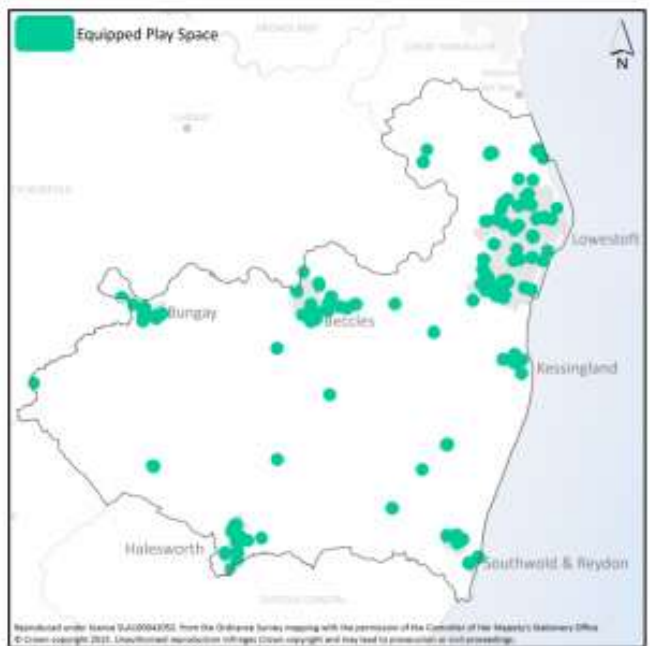


Figure 9. Equipped play space in Waveney District

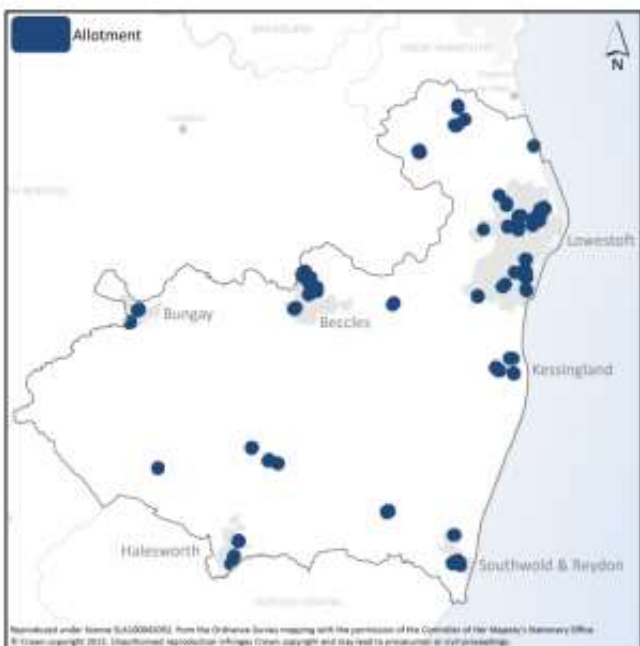


Figure 10. Allotments in Waveney District

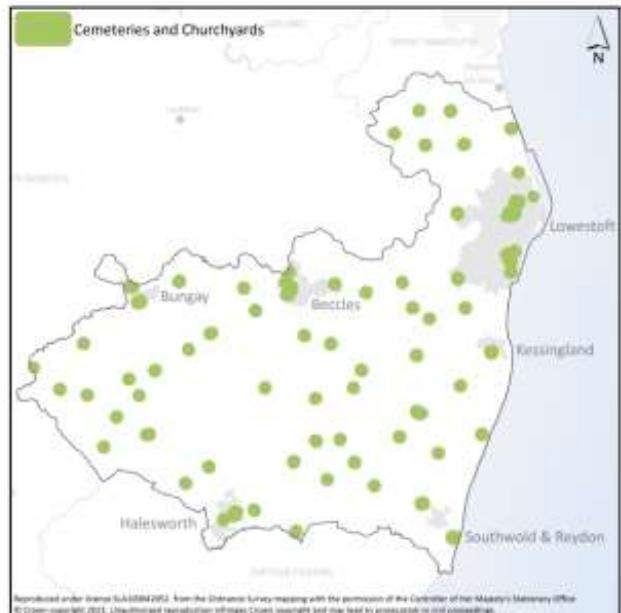


Figure 11. Cemeteries and churchyards in Waveney District



Figure 12. Greenways and ecological corridors in Waveney District

id

Suffolk Guidance for Parking 2015

The purpose of this document is to support the aspirations expressed in the National Planning Policy Framework and provide the highest quality advice to planners, members of the public, developers and architects. It is intended to:

1. Assist the local planning authorities in determining appropriate guidance for their areas;
2. Advise members of the public in a readily comprehensible manner;
3. Assist developers in preparing plans for the development of land; and
4. Assist the determination of planning applications by ensuring that applications submitted include an appropriate level and location of car parking and cycle parking provision, and pedestrian footpaths and cycle routes that also contribute visually and functionally to the public realm.

Housing and Planning Act 2016

An Act to make provision about housing, estate agents, rentcharges, planning and compulsory purchase. The Housing and Planning Act 2016 has now completed its passage through parliament and received Royal Assent. It provides the necessary legislation for government to implement the sale of higher value local authority homes, starter homes, pay to stay and a number of other measures, mainly intended to promote homeownership and boost levels of housebuilding in England.

Neighbourhood Planning Bill 2016

The Neighbourhood Planning Bill 2016-17 (Bill 61) makes reform to the neighbourhood planning system, the use of pre-commencement planning conditions and the compulsory purchase process. The aim is to speed up the delivery of new homes.

Accommodation for older people – current supply, current need and future need DRAFT 2016

This report uses statistical analysis to produce accommodation needs for older people in Norfolk to 2036. The report is intended to be read in association with the Strategic Housing Market Assessments (SHMAs). The year 2036 was chosen because it is the basis of the Central Norfolk SHMA, which covers six administrative areas: Breckland, Broadland, North Norfolk, Norwich, South Norfolk and The Broads Authority. Great Yarmouth and King's Lynn & West Norfolk have separate SHMAs. This has not been finalised (at the time of writing).

Broads Sustainable Tourism Strategy (2016)

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The Broads Authority adopted a Tourism Strategy and Destination Management Plan⁴ for the Broads in 2016. The Strategy includes a comprehensive assessment of tourism in the Broads including the tourist offers, the economic impact of tourism and areas where it can be improved. The Strategy is also supported by primary evidence in the form of an attitudes survey of Broads tourism businesses. The vision for sustainable tourism in the Broads in 2020 as set out in the Strategy is *'working together effectively to provide a brilliant visitor experience of a unique National Park, delivering year round benefits to the local economy – through engaging and supporting local businesses and protecting, enhancing and celebrating the special natural and cultural heritage of the Broads'*.

The Strategy identifies the following key principles:

- Pursuing sustainable growth
- Achieving more year-round visitor spending
- Focussing on conservation and environmental management
- Promoting and living up to the National Park status
- Spreading benefits to all parts of the Broads
- Providing a National Park for all
- Working in partnership

The three key objectives that are the drivers of the Strategy are:

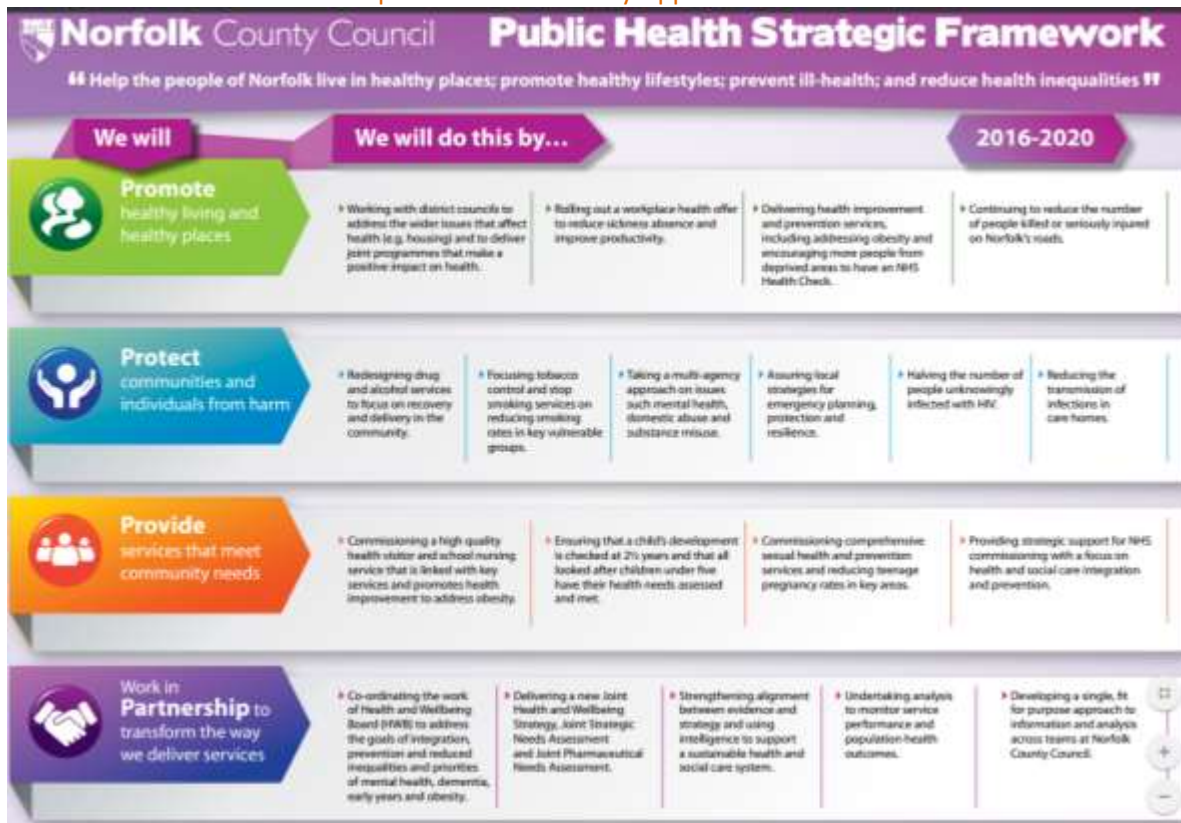
- Objective 1: Creative promotion. To raise awareness of the Broads as a unique wetland National Park based on its waterways, heritage, landscapes and wildlife
- Objective 2: Captivating products. To strengthen the variety, distinctiveness and quality of the Broads tourism offer, capable of generating visits throughout the year
- Objective 3: Supportive management. To stimulate and manage the flow of visitors around the Broads with consequent benefits for communities and the environment

Central Norfolk SHMA (2016)

The Strategic Housing Market Assessment (SHMA) for Central Norfolk was published in January 2016. Its purpose is to set out the Objectively Assessed Need (OAN) for housing in the local planning authority areas of Broadland, Breckland, North Norfolk, Norwich and South Norfolk together with the Broads Authority. The SHMA was prepared by Opinion Research Services (ORS) and will be used by the commissioning authorities as a shared evidence base to inform the Local Plan process. The OAN for the Broads is 320 between 2012 and 2036.

Norfolk County Council Public Health Strategic Framework (2016)

⁴ http://www.broads-authority.gov.uk/data/assets/pdf_file/0012/769773/Sustainable-Tourism-in-the-Broads-2016-20-May-2016.pdf



Broads Biodiversity and Water Strategy 2013

The Biodiversity and Water Strategy seeks to deliver this aim and meet the following key priority areas, echoing the key priorities in the Government’s Biodiversity 2020 report:

- (1) To deliver a more integrated landscape-scale approach to habitats and species conservation
- (2) To reduce environmental pressures on Broads habitats and species within a catchment approach
- (3) To improve our knowledge to enable a stronger evidence-based approach to habitats and species management
- (4) To put people at the heart of biodiversity policy

Priority area 1: Deliver a more integrated landscape-scale approach to habitats and species conservation

Priority area 2: Reduce environmental pressures on Broads habitats and species within a catchment approach

Priority area 3: Improve our knowledge to enable a stronger evidence based approach to habitats and species management

Priority area 4: Put people at the heart of biodiversity policy

Marine Strategy Framework Directive 2008

The aim of the European Union's ambitious Marine Strategy Framework Directive is to protect more effectively the marine environment across Europe. The Marine Directive aims to achieve Good Environmental Status (GES) of the EU's marine waters by 2020 and to protect the resource base upon which marine-related economic and social activities depend. The Directive enshrines in a legislative framework the ecosystem approach to the management of human activities having an impact on the marine environment, integrating the concepts of environmental protection and sustainable use.

Appendix C: Comments received on the Interim Sustainability Appraisal

Natural England

Broads Authority Officer Summary of Representation:

General support to the methodology and baseline of the SA.

Broads Authority comment:

Support noted.

Historic England

Broads Authority Officer Summary of Representation:

1: We now note that PPS5 Practice Guide has been superseded by National Planning Policy Guidance, Good Practice Guidance Notes (as produced by Historic England on behalf of the sector) and Advice Notes (as produced by Historic England).

2: We now note SA objective ENV4 and ENV9. These are in response to our previous comments at scoping stage. Historic England welcomes this additional detail.

3: As the document is taken forward we would welcome additional commentary in explanatory script at the bottom of each option.

4: Where a question mark is denoted (unknown impact on SA objective), additional commentary in explanation of this uncertain outcome would be welcomed as the evaluation of options progresses.

Broads Authority comment:

1: Noted.

2: Support noted

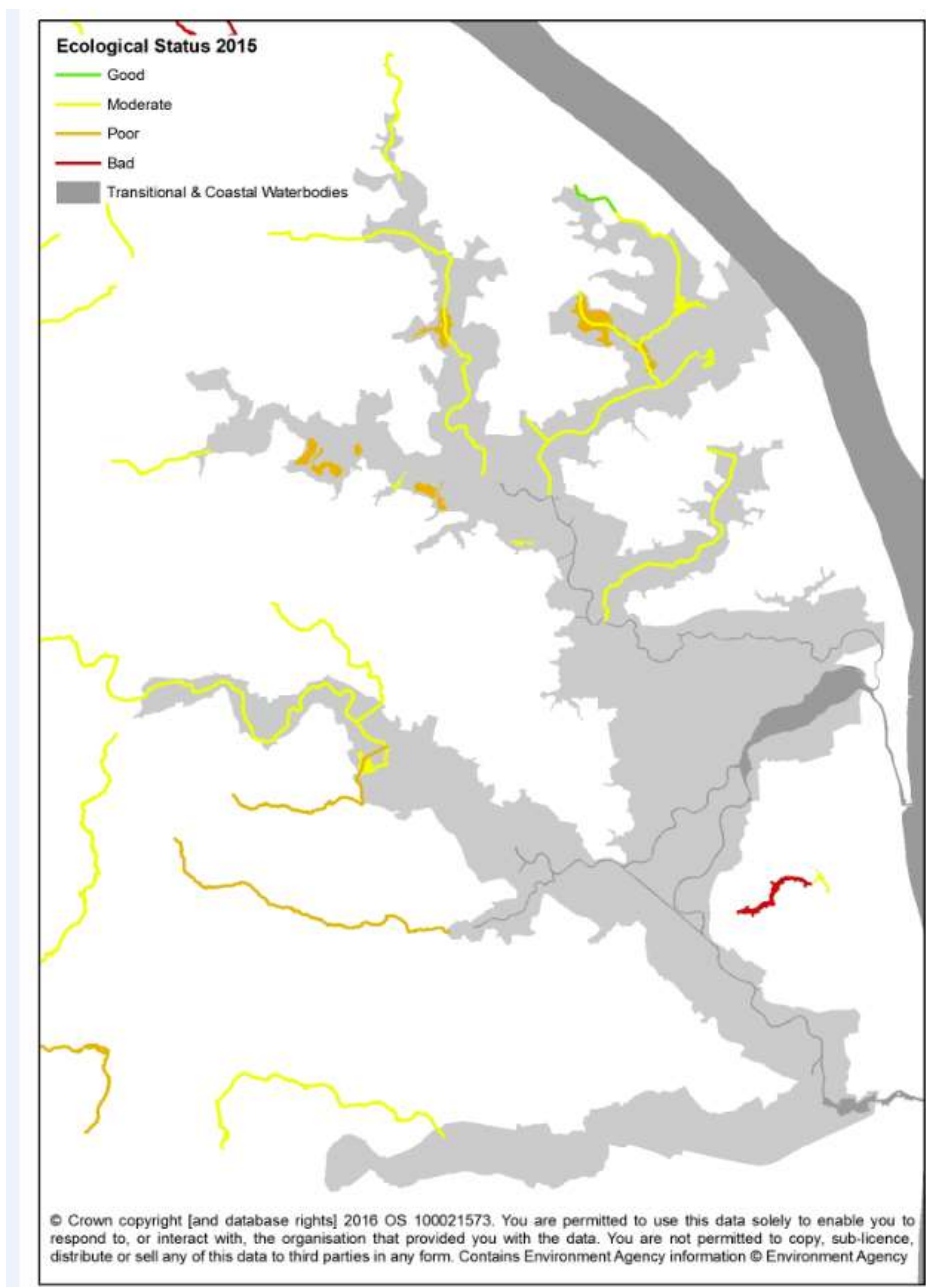
3: This will of course be done as there will be policy wording to assess.

4: We do this in the interim SA under each table if required.

Appendix D: The Broads - baseline

In addition to the baseline data included in the SA Scoping Report⁵, the following have been updated to reflect 2015.16 data.

a. Water Quality – Ecological Status



b. SSSI Condition

(Source: Natural England, October 2016 <https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>)

⁵ http://www.broads-authority.gov.uk/data/assets/pdf_file/0010/524269/Appendix-3b-Baseline-Data-Map-Bundle-combined.pdf and http://www.broads-authority.gov.uk/data/assets/pdf_file/0003/524262/Appendix-3a-Baseline-Data.pdf

SSSI Name	% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining
Alderfen Broad	100.00%	8.65%	91.35%	0.00%	0.00%
Ant Broads And Marshes	93.28%	49.89%	43.38%	0.00%	6.72%
Barnby Broad & Marshes	100.00%	59.93%	40.07%	0.00%	0.00%
Breydon Water	100.00%	100.00%	0.00%	0.00%	0.00%
Broad Fen, Dilham	100.00%	0.00%	100.00%	0.00%	0.00%
Bure Broads And Marshes	89.93%	43.08%	46.85%	10.07%	0.00%
Burgh Common And Muckfleet Marshes	96.57%	27.00%	69.57%	3.43%	0.00%
Crostwick Marsh	0.00%	0.00%	0.00%	100.00%	0.00%
Damgate Marshes, Acle	100.00%	74.73%	25.27%	0.00%	0.00%
Decoy Carr, Acle	100.00%	70.21%	29.79%	0.00%	0.00%
East Ruston Common	100.00%	38.11%	61.89%	0.00%	0.00%
Geldeston Meadows	0.00%	0.00%	0.00%	97.18%	2.82%
Hall Farm Fen, Hemsby	100.00%	100.00%	0.00%	0.00%	0.00%
Halvergate Marshes	96.46%	72.75%	23.71%	3.54%	0.00%
Hardley Flood	100.00%	100.00%	0.00%	0.00%	0.00%
Leet Hill, Kirby Cane (near to BA boundary)	0.00%	0.00%	0.00%	0.00%	100.00%
Limpenhoe Meadows	100.00%	0.00%	100.00%	0.00%	0.00%
Ludham - Potter Heigham Marshes	100.00%	100.00%	0.00%	0.00%	0.00%
Poplar Farm Meadows, Langley	100.00%	100.00%	0.00%	0.00%	0.00%
Priory Meadows, Hickling	100.00%	29.79%	70.21%	0.00%	0.00%
Sprat's Water And Marshes, Carlton Colville	99.67%	80.48%	19.19%	0.33%	0.00%
Stanley And Alder Carrs, Aldeby	100.00%	0.00%	100.00%	0.00%	0.00%
Trinity Broads	87.46%	45.48%	41.98%	12.54%	0.00%
Upper Thurne Broads And Marshes	81.33%	64.69%	16.65%	4.82%	13.85%
Upton Broad & Marshes	99.28%	7.43%	91.84%	0.72%	0.00%
Winterton - Horsey Dunes	77.80%	67.92%	9.88%	22.20%	0.00%
Yare Broads And Marshes	83.98%	69.31%	14.67%	14.33%	1.69%

- PSA: The Government's Public Service Agreement (PSA) target to have 95% of the SSSI area in favourable or recovering condition by 2010.
- Favourable condition: means that the SSSI land is being adequately conserved and is meeting its 'conservation objectives', however, there is scope for the enhancement of these sites.
- Unfavourable Declining: This means that the special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to site management or external pressures. The site condition is becoming progressively worse.
- Unfavourable no change: This means the special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to the site management or external pressures. The longer the SSSI unit remains in this poor condition, the more difficult it will be, in general, to achieve recovery.
- Unfavourable Recovering: Unfavourable recovering condition is often known simply as 'recovering'. SSSI units are not yet fully conserved but all the necessary management measures are in place. Provided that the recovery work is sustained, the SSSI will reach favourable condition in time. In many cases, restoration takes time. Woodland that has

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been neglected for 50 years will take several years to bring back into a working coppice cycle. A drained peat bog might need 15-20 years to restore a reasonable coverage of sphagnum.

c. Boat Usage

Source: Broads Authority Tolls Team.

PRIVATE BOATS	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Motor Cruisers	4,660	4,685	4,556	4,746	4,852	4,893	4,945	4,967	5,059	5,091
Auxiliary Yachts	1,357	1,324	1,271	1,172	1,215	1,212	1,188	1,166	1,156	1,152
Day Launches	716	665	661	575	562	549	542	521	514	504
Outboard Dinghies	1,425	1,364	1,309	1,270	1,083	1,112	1,058	1,043	1,062	1,016
Workboats	161	133	121	159	170	175	179	188	180	172
TOTAL MOTOR BOATS:	8,318	8,171	7,918	7,922	7,862	7,941	7,912	7,865	7,983	7,935
Sailing Craft	1,491	1,415	1,315	1,339	1,298	1,275	1,262	1,214	1,230	1,191
Rowing Craft	1,500	1,526	1,506	1,553	1,622	1,704	1,701	1,636	1,578	1,532
Houseboats	20	21	16	21	26	21	23	33	27	33
Total	11,329	11,133	10,757	10,835	10,820	10,941	10,896	10,768	10,816	10,891

HIRE BOATS	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Motor Cruisers	822	829	813	855	889	920	908	887	862	842
Auxiliary Yachts	54	46	48	49	47	47	45	46	47	43
ALL CABIN HIRE BOATS:	876	875	861	904	936	967	954	933	909	885
Day Launches	288	265	279	270	279	284	274	267	274	265
Outboard Dinghies	25	22	21	20	14	12	10	11	13	14
Passenger Vessels	14	13	13	11	12	11	13	11	10	10
TOTAL MOTOR BOATS:	1,203	1,195	1,174	1,205	1,241	1,274	1,251	1,222	1,206	1,174
Sailing Craft	143	130	118	123	120	117	110	109	110	108
Rowing Craft	150	163	163	152	170	179	184	185	175	164
Houseboats	16	16	16	16	16	15	16	16	16	16
Total	1,512	1,504	1,471	1,496	1,547	1,585	1,561	1,535	1,507	1,462

Grand Total	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
	12,841	12,637	12,228	12,331	12,375	12,526	12,459	12,303	12,325	12,173

d. Job Seekers Allowance (Parishes) (Source: <http://www.nomisweb.co.uk>)

The Parishes that are in the Broads Executive Area are in the following Wards. The percentage figures show the number of JSA claimants as a proportion of resident population aged 16-64. The average for Great Britain is 1.8% Red highlights the highest level and green highlights the lowest level. Please note that in most cases only part of the Parish is in the Broads Executive Area; this is the best data available for monitoring unemployment levels in the Broads.

Ward	Total JSA claimants Sept 2013	Total JSA claimants August 2014	Total JSA claimants February 2015	Out of work benefits September 2016
33UCGN : Acle	1.10%	0.9%	1.1%	0.5%
33UCGQ : Blofield with South Walsham	1.30%	0.6%	0.8%	0.4%
33UCGR : Brundall	1.50%	0.6%	0.8%	0.8%
33UCGT : Buxton	1.40%	0.7%	0.3%	0.4%
33UCGU : Coltishall	1.20%	0.7%	0.6%	0.4%
33UCHE : Marshes	1.80%	0.6%	1.0%	0.2%
33UCHQ : Thorpe St Andrew South East	1.70%	0.9%	1.0%	0.6%
33UCHR : Wroxham	1.30%	0.9%	0.7%	0.7%
33UDFY : Bradwell North	1.40%	0.8%	1.0%	0.4%
33UDGB : Caister South	2.20%	1.3%	1.8%	0.6%
33UDGE : East Flegg	2.80%	1.5%	2.0%	0.6%
33UDGF : Fleggburgh	1.70%	0.7%	0.8%	0.4%
33UDGL : Ormesby	1.80%	1.0%	1.5%	0.6%
33UDGP : West Flegg	2.20%	1.2%	1.8%	0.7%
33UFGY : Happisburgh	1.20%	1.0%	1.1%	0.6%
33UFHB : Hoveton	2.90%	1.5%	1.8%	1.4%
33UFHM : Scottow	0.80%	0.5%	0.5%	0.6%

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Ward	Total JSA claimants Sept 2013	Total JSA claimants August 2014	Total JSA claimants February 2015	Out of work benefits September 2016
33UFHR : Stalham and Sutton	2.50%	2.1%	1.7%	1.7%
33UFHX : Waterside	1.60%	1.0%	0.8%	0.1%
33UFHY : Waxham	1.40%	1.4%	1.2%	0.8%
33UHHA : Chedgrave and Thurton	2.30%	1.2%	1.3%	1.5%
33UHHF : Ditchingham and Broome	1.70%	0.9%	0.9%	0.4%
33UHGG : Earsham	1.30%	0.6%	0.5%	0.4%
33UHKK : Gillingham	2.10%	1.3%	0.8%	1.0%
33UHHQ : Loddon	2.20%	1.7%	1.8%	1.3%
33UHYY : Rockland	1.20%	0.7%	0.5%	0.8%
33UHJC : Stoke Holy Cross	1.20%	0.5%	0.7%	0.5%
33UHJF : Thurlton	1.10%	0.9%	1.3%	0.6%
42UHFY : Beccles North	2.90%	1.3%	1.3%	1.3%
42UHGB : Bungay	2.10%	1.1%	1.1%	0.9%
42UHGD : Carlton Colville	1.60%	1.0%	0.9%	0.7%
42UHGE : Gunton and Corton	2.00%	0.8%	1.1%	0.7%
42UHGG : Lothingland (GYBC)	1.60%	1.4%	1.7%	0.4%
42UHGN : Oulton Broad (Whitton)	2.30%	1.9%	2.0%	1.0%
42UHGT : Wainford	2.00%	0.6%	0.9%	0.9%
42UHGW : Worlingham	1.20%	0.9%	0.6%	0.7%

e. Visitor statistics 2015

Visitor numbers	7.4 Million
Direct spend	£431 Million
Economic impact	£584 Million
Jobs dependent	7,245

These figures show a small decrease on 2014

Visitor numbers are down 4%, but 2014 was 3% up on the previous year and a drop of just 1% over two years is statistically insignificant.

(Source: STEAM)

f. Length of Public Moorings

(Source: Broads Authority Asset Management figures)

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Total Length	7778.6m	7824.6m	7847.6m	7814.5	7568.50	7568.50
BVI Target	-	7530.1m	7680.1m	7730.1	-	-

g. Conservation Area Appraisals Reviewed.

(Source: Broads Authority Historic Environment Officer)

- 2015 – 2016: Oulton Broad
- 2014-2015: Beccles and Halvergate Marshes Conservation Area re-appraisals were adopted

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- 2013- 2014: 1 adopted Langley Abbey / consultations – 3 reviewed Halvergate Marshes and Oulon Broad and Beccles.
- 2012-2013: 3 adopted at Ellingham Ditchingham Dam and Geldeston
- 2011-2102: 2 adopted at Neatishead and Somerleyton
- 2010-2011: 2 adopted at Belaugh and Wroxham

h. Number of Listed Buildings at Risk

(Source: Broads Authority Historic Environment Officer)

- 2015 – 2016: 28
- 2014-2015: 28
- 2013-2014: 29
- 2012-13: 26
- 2011-2012: 37
- 2010-2011: 49

i. Indices of Multiple Deprivation

This Topic Paper discusses the issue of Deprivation as it relates to the Broads Authority Executive Area.

http://www.broads-authority.gov.uk/_data/assets/pdf_file/0005/764474/The-Index-of-Multiple-Deprivation-Topic-Paper.pdf

j. Crime Map

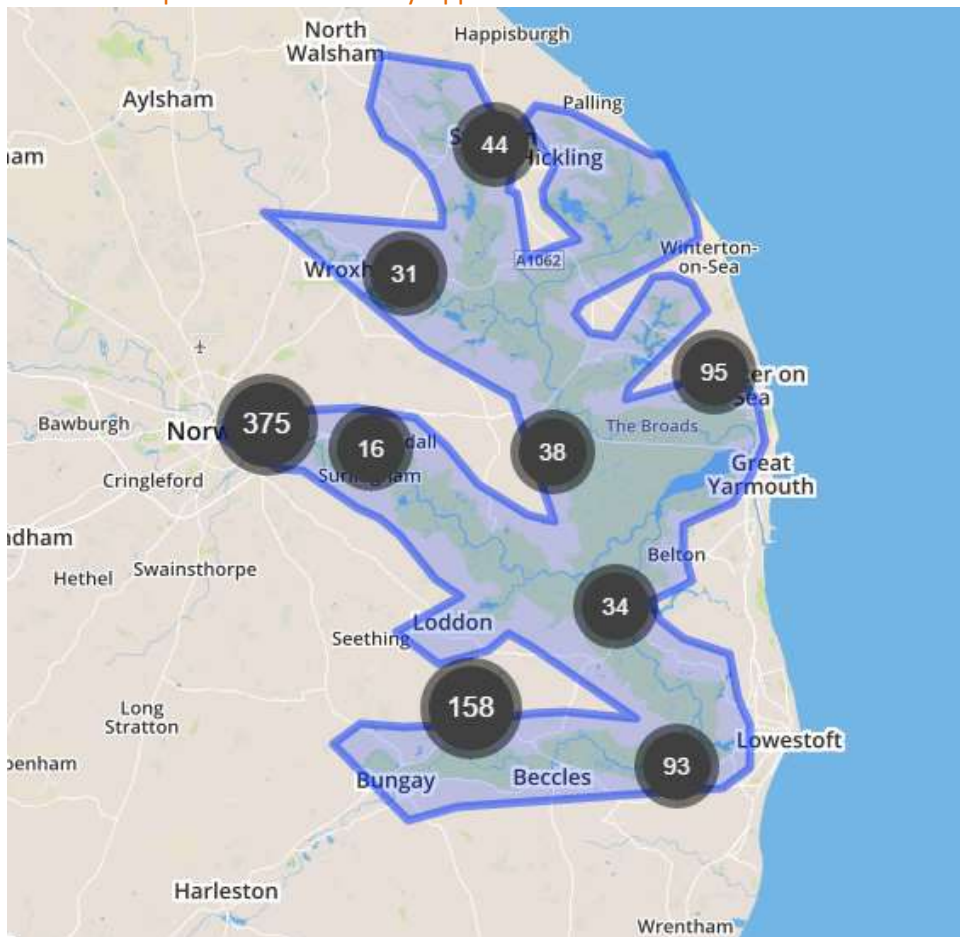
August 2016. Source: <https://www.police.uk/>

General overview of the Broads. All Crime.

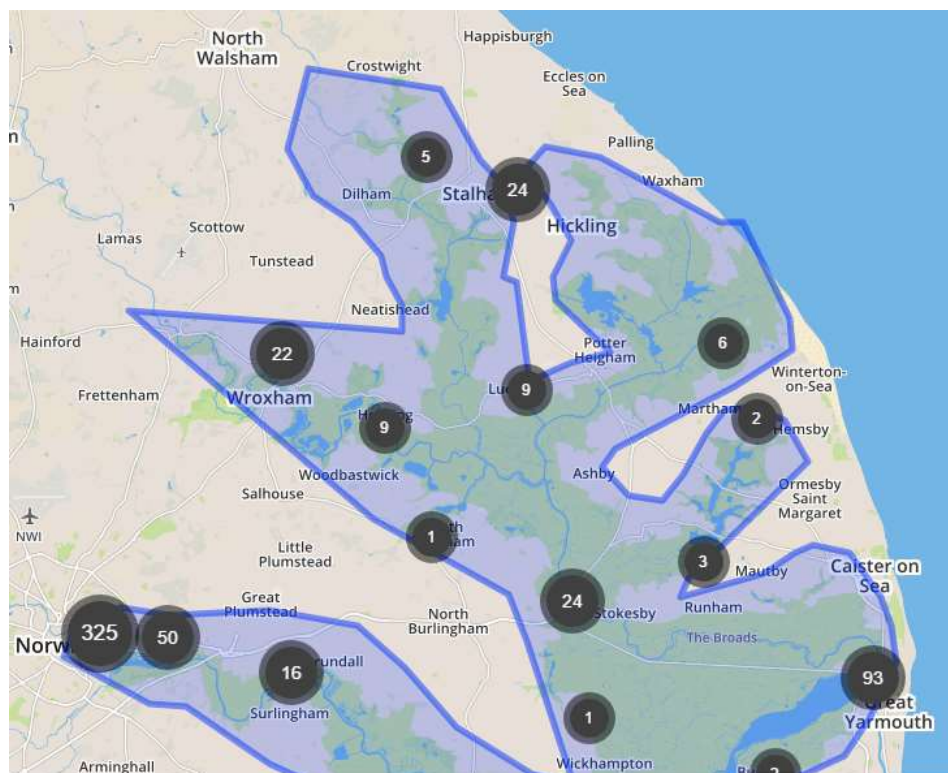
All crime (884)

Crime types

- Anti-social behaviour (290)
- Bicycle theft (13)
- Burglary (32)
- Criminal damage and arson (98)
- Drugs (11)
- Other crime (14)
- Other theft (67)
- Possession of weapons (3)
- Public order (41)
- Robbery (2)
- Shoplifting (43)
- Theft from the person (5)
- Vehicle crime (38)
- Violence and sexual offences (227)

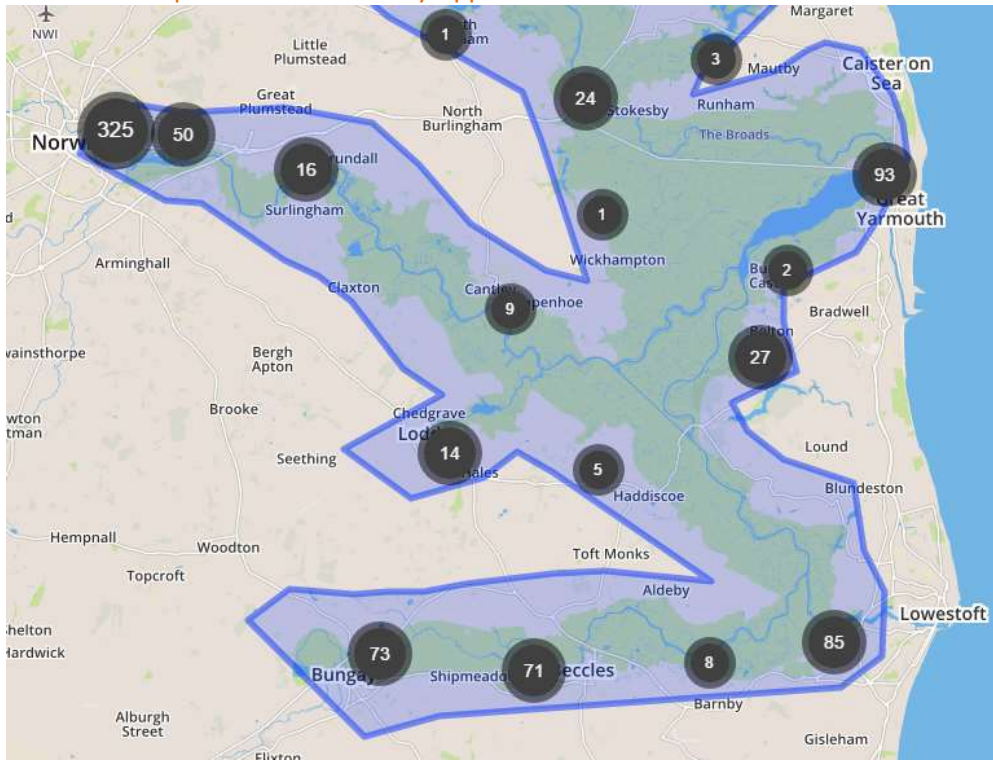


Northern area

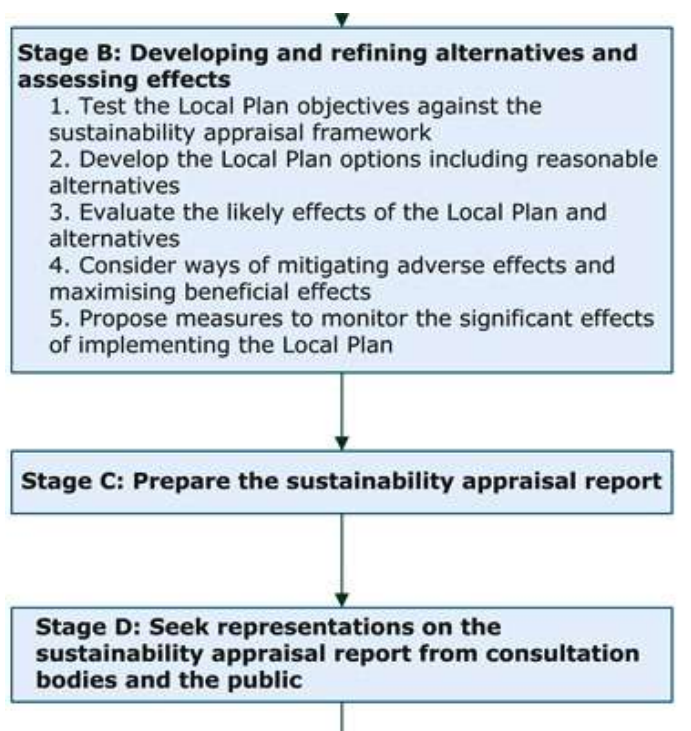


Southern area

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Appendix E: Compliance with SA Directive



Content requirements for Strategic Environmental Assessment	Where covered in this Sustainability Appraisal Scoping Report
Test the local plan objectives against the SA framework	See chapter 6 Compatibility of the SA Objectives and Local Plan Objectives
Develop the local plan options inc. reasonable alternatives	See the tables relating to each policy in this SA: Section 7 Assessing the Draft Policies against the Sustainability Appraisal Objectives
Evaluate the likely effects of the local plan and alternatives	
Consider ways of mitigating adverse effects and maximising beneficial effects.	See Section 8 Other effects of the Preferred Options
Propose measures to monitor the significant effects of implementing the local plan.	Each policy in the Local Plan has a monitoring indicator.
Prepare the Sustainability Appraisal Report	This document.
Seek Representations	This document is available for consultation at the same time as the Preferred Options Local Plan.