Policy PUBSP1: DCLG/PINS Model Policy Policy PUBDM1: Water Quality and Foul Drainage Policy PUBDM2: Boat wash down facilities Policy PUBDM3: Water Efficiency	Policy PUBSP2: Strategic Flood Risk Policy Policy PUBDM4: Development and Flood Risk Policy PUBDM5: Surface water run-off	Policy PUBDM6: Open Space	Policy PUBDMS: Climate Change Policy PUBDMS: Climate Change Policy PUBDMS: Climate Smart Checklist Policy PUBDMS: Climate Smart Checklist Policy PUBDM9: Peat soils Policy PUBDM10: Heritage Assets Policy PUBDM11: Re-use of Historic Buildings Policy PUBDM11: Re-use of Historic Buildings Policy PUBDM12: Natural Environment Policy PUBDM13: Energy demand and performance Policy PUBDM13: Energy demand and performance Policy PUBDM13: Energy demand and Landscape Policy PUBDM15: Development and Landscape Policy PUBDM16: Land Raising Policy PUBDM16: Land Raising Policy PUBDM18: Utilities Infrastructure Development Policy PUBDM18: Utilities Infrastructure Development Policy PUBDM18: Utilities Infrastructure Development Policy PUBDM19: Settlement fringe	Policy PUBDIVI.1: ugnt pollution and dark skies Policy PUBSP8: Getting and around to the Broads Policy PUBSP9: Recreational Access Around the Broads	Policy PUBDM22: Transport, highways and access Policy PUBDM23: Recreation Facilities Parking Areas	Policy PUBSP11: Waterside sites Policy PUBDM24: New Employment Development Policy PUBDM25: Protecting General Employment Policy PUBDM25: Protecting General Employment Policy PUBDM26: Business and Farm Diversification Policy PUBDM26: Business and Farm Diversification Policy PUBDM27: Development on Waterside Sites Policy PUBDM28: Sustainable Tourism Policy PUBDM28: Sustainable Tourism Policy PUBDM28: Sustainable Tourism Policy PUBDM329: Holiday Accommodation Policy PUBDM30: Access to the Water Space Policy PUBDM30: Access to the Water Policy PUBDM31: Riverbank stabilisation Policy PUBDM32: Moorings, mooring basins and marinas. Policy PUBDM33: Affordable Housing Policy PUBDM33: Affordable Housing Policy PUBDM33: Oypsy, Traveller and Travelling Show People Policy PUBDM36: New Residential Moorings Policy PUBDM37: Dwellings for Rural Enterprise Workers Policy PUBDM38: Residential Ancillary Accommodation	Policy PUBDM39: Replacement Dwellings Policy PUBDM40: Elderly and Specialist Needs Housing	Policy PUBDM41: Custom/self-build Policy PUBDM42: Design Policy PUBDM42: Design Policy PUBDM43: Visitor and Community Facilities and Services Policy PUBDM43: Visitor and Community Facilities and Services Policy PUBDM44: Designing Places for Healthy Lives Policy PUBDM45: Safety by the Water Policy PUBDM46: Planning Obligation Policy PUBDM48: Advertisements and Signs Policy PUBDM49: Leisure plots and mooring plots Policy PUBDM49: Leisure plots and mooring plots Policy PUBBACL1: Acle Cemetery Extension Policy PUBBEC1: Former Loaves and Fishes, Beccles Policy PUBBEC2: Beccles Residential Moorings Policy PUBBRU1: Riverside chalets and mooring plots Policy PUBBRU1: Riverside Estate Boatyards, etc Policy PUBBRU3: Mooring Plots	Policy PUBBRU5: Land east of the Yare public house Policy PUBBRU6: Brundall Gardens Policy PUBCAN1: Cantley Sugar Factory	Policy PUBCHET: Greenway Marine Residential Moorings Policy PUBCHET: Greenway Marine Residential Moorings) Policy PUBDIL: Dilham Marina (Tyler's Cut Moorings) Policy PUBDIL: Dilham Marina (Tyler's Cut Moorings) Policy PUBDIT: Maltings Meadow Sports Ground, Ditchingham Policy PUBDIT: Ditchingham Maltings Open Space Policy PUBDIC: Ditchingham Maltings Open Space Policy PUBHORI: Car Parking Policy PUBHORI: Waterside plots Policy PUBHORI: Waterside plots Policy PUBHORI: Waterside plots Policy PUBHORI: Waterside plots Policy PUBHORI: London Marina Residential Moorings. Policy PUBHORI: Unitiles Silen Policy PUBHORI: Lutilles Silen Policy PUBHORI: Land adjacent to Add Becrees Road Policy PUBHORI: Land adjacent to Add Becrees Road Policy PUBHORI: Land adjacent to Triadam, Stokesby Policy PUBHORI: Land adjacent to Triadam, Stokesby Policy PUBSSTRI: Carcis Marina development at Hedera House, Thume Policy PUBSSTRI: Carcis Marina development at Hedera House, Thume Policy PUBSSTRI: Carcis Marina development at Hedera House, Thume Policy PUBSSTRI: Carcis Roadow Policy PUBSSTRI: Carcis Roadow Policy PUBSSTRI: Carcis Roadow Policy PUBSSTRI: Carcis Open Space Policy PUBSSTRI: Carcis Roadow Policy PUBSSTRI: Carcis Road
Policy PUBDM2: Boat wash down facilities # Policy PUBDM3: Water Efficiency	# # #		# # #	#			#			
Policy PUBSP2: Strategic Flood Risk Policy Policy PUBDM4: Development and Flood Risk Policy PUBDM5: Surface water run-off Policy PUBDM6: Open Space on land, play, sports fields and allotments		# #			#	# # # # # # # # # # # # # # # # # # #		# # # # # # # # # # # # # # # # # # #	#	# # # # # # # # # # # # # # # # # # #
Policy PUBDM7: Green Infrastructure Policy PUBSP3: Climate Change Policy PUBDM8: Climate Smart Checklist Policy PUBSP4: Soils				#		# # #	#			
Policy PUBDM9: Peat soils Policy PUBSP5: Historic Environment Policy PUBDM10: Heritage Assets						# # # # # # # # # # # # # # # # # # # #		# # # # # # # # # # # # # # # # # # # #		
Policy PUBDM11: Re-use of Historic Buildings Policy PUBSP6: Biodiversity Policy PUBDM12: Natural Environment Policy PUBDM13: Energy demand and performance			# #			# # # # # # # # # # # # # # # # # # #	#			
Policy PUBDM14: Renewable Energy Policy PUBSP7: landscape Character Policy PUBDM15: Development and Landscape Policy PUBDM16: Land Raising						# # # # # # # # # # # # # # # # # # #				
Policy PUBDM17: Excavated material Policy PUBDM18: Utilities Infrastructure Development Policy PUBDM19: Settlement fringe landscape character Policy PUBDM20: Amenity					# #	# # # # # # # # # # # # # # # # # # #		# # # 8 9		
Policy PUBDM21: Light pollution and dark skies Policy PUBSP8: Getting to and around the Broads Policy PUBSP9: Recreational Access around the Broads					# #	# # # # # # # # # # # # # # # # # # # #		# # # # # # # # # # # # # # # # # # # #		
Policy PUBDM22: Transport, highways and access Policy PUBDM23: Recreation Facilities Parking Areas Policy PUBSP10: A prosperous local economy. Policy PUBSP11: Waterside sites					# #	# # # # # # # # # # # # # # # # # # #		# # # # # # # # # # # # #		
Policy PUBDM24: New Employment Development Policy PUBDM25: Protecting General Employment Policy PUBDM26: Business and Farm Diversification Policy PUBDM27: Development on Waterside Sites								# # # # # # ? # # # # # # # # # # # # # # # # # # #		
Policy PUBSP12: Sustainable Tourism Policy PUBDM28: Sustainable Tourism and Recreation Development Policy PUBDM29: Holiday Accommodation – New Provision and Retention Policy PUBSP13: Navigable Water Space										
Policy PUBSP18: Mooring Provision Policy PUBDM30: Access to the Water Policy PUBDM31: Riverbank stabilisation Policy PUBDM32: Moorings, mooring basins and marinas.						# # #			# # #	# #
Policy PUBSP14: Residential development Policy PUBDM33: Affordable Housing Policy PUBDM34: Defined Development Boundaries						# # 6	7 # #	# # # # # # # # # # # # # # # # # # # #		
Policy PUBDM35: Gypsy, Traveller and Travelling Show People Policy PUBDM36: New Residential Moorings Policy PUBDM37: Dwellings for Rural Enterprise Workers Policy PUBDM38: Residential Ancillary Accommodation								# # # # # # # # # # # # # # # # # # #		
Policy PUBDM39: Replacement Dwellings Policy PUBDM40: Elderly and Specialist Needs Housing Policy PUBDM41: Custom/self-build Policy PUBDM42: Design								# # #		
Policy PUBSP16: New Community Facilities Policy PUBDM43: Visitor and Community Facilities and Services Policy PUBDM44: Designing Places for Healthy Lives Policy PUBDM45: Safety by the Water									# #	
Policy PUBDM46: Planning Obligations and Developer Contributions Policy PUBDM47: Conversion of Buildings Policy PUBDM48: Advertisements and Signs								# # # # # # # # # # # # # # # # # # # #	# #	# #
Policy PUBDM49: Leisure plots and mooring plots Policy PUBACL1: Acle Cemetery Extension Policy PUBACL2: Acle Playing Field Extension Policy PUBBEC1: Former Loaves and Fishes, Beccles								#		
Policy PUBBEC2: Beccles Residential Moorings Policy PUBBRU1: Riverside chalets and mooring plots Policy PUBBRU2: Riverside Estate Boatyards, etc. Policy PUBBRU3: Mooring Plots								# # #		
Policy PUBBRU4: Brundall Marina Policy PUBBRU5: Land east of the Yare public house Policy PUBBRU6: Brundall Gardens Policy PUBCAN1: Cantley Sugar Factory										
Policy PUBCHE1: Greenway Marine Residential Moorings Policy PUBDIL1: Dilham Marina (Tyler's Cut Moorings) Policy PUBDIT1: Maltings Meadow Sports Ground, Ditchingham										
Policy PUBDIT2: Ditchingham Maltings Open Space Policy PUBFLE1: Broadland Sports Club Policy PUBGTY1: Marina Quays (Port of Yarmouth Marina) Policy PUBHOR1: Car Parking										
Policy PUBHOR2: Horning Open Space (public and private) Policy PUBHOR3: Waterside plots Policy PUBHOR4: Horning Sailing Club Policy PUBHOR5: Crabbett's Marsh										
Policy PUBHOR6: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd. Policy PUBHOR7: Woodbastwick Fen moorings Policy PUBHOR8: Land on the Corner of Ferry Road, Horning Policy PUBHOV1: Green Infrastructure										
Policy PUBHOV2: Station Road car park Policy PUBHOV3: Brownfield land off Station Road, Hoveton Policy PUBHOV4: BeWILDerwood Adventure Park Policy PUBHOV5: Hoveton Town Centre										
Policy PUBLOD1: Loddon Marina Residential Moorings Policy PUBNOR1: Utilities Site Policy PUBNOR2: Riverside walk and cycle path										
Policy PUBORM1: Ormesby waterworks Policy PUBOUL1: Boathouse Lane Leisure Plots Policy PUBOUL2: Oulton Broad - Former Pegasus/Hamptons Site Policy PUBOUL3 - Oulton Broad District Shopping Centre										
Policy PUBPOT 1: Bridge Area Policy PUBPOT2: Waterside plots Policy PUBPOT3: Green Bank Zones Policy PUBSOL1: Riverside area moorings										
Policy PUBSOL2: Land adjacent to A143 Beccles Road and the New Cut Policy PUBSTA1: Land at Stalham Staithe (Richardson's Boatyard) Policy PUBSTO1 Land adjacent to Tiedam, Stokesby										
Policy PUBTSA1: Cary's Meadow Policy PUBTSA2: Thorpe Island Policy PUBTSA3: Griffin Lane – boatyards and industrial area Policy PUBTSA4: Bungalow Lane – mooring plots and boatyards										
Policy PUBTSA5: River Green Open Space Policy PUBTHU1: Tourism development at Hedera House, Thurne Policy PUBWHI1: Whitlingham Country Park Policy PUBSSTRI: Trinity Broads										
Policy PUBSSUT: Upper Thurne Policy PUBSSCOAST: The Coast Policy PUBSSROADS: Main road network Policy PUBSSMILLS: Drainage Mills										
Policy PUBSSPUBS: Waterside Pubs Network Policy PUBSSSTATIONS: Railway stations/halts Policy PUBSSTRACKS: Former rail trackways										
Policy PUBSSLGS: Local Green Space Policy PUBSSSTAITHES: Staithes										

? Depends on what is proposed/delivered in these locations
Conflict
Neutral or policy may not be relevant
in conformity
related policies

@ Whilst not specifically mentioned in the NPPF, the effects are related to various aspects of the NPPF in general

Policy PUBSSSTAITHES: Staithes
Policy PUBSSA47: Changes to the Acle Straight (A47T)

An explanation of those marked red:

1: On occasion, open space, allotments and playing fields could be on the edge of settlements in areas classed as settlement fringe. Policies seek landscaping of such proposals. Also, sports fields etc. are an important infrastructure that benefit people's health and wellbeing. As such, a balance needs to be struck about delivering this infrastructure and considering impact on settlement fringe.
2 and 3: Whilst the majority of residential development is directed to well located allocations or development boundaries in settlements with good services and facilities, there is also the potential for more isolated dwellings in special circumstances. Those specific policies

seek to guide such development (for example the allocation in Stokesby and proposals for rural enterprise workers.

• 4 and 5: Whilst the aim is for most affordable housing to be delivered as part of the larger allocations or in development boundaries, the policy refers to rural exception sites which tend to be in more isolated areas, but do meet a local housing need.

4 and 5. Whilst the aim is for most anothable nousing to be delivered as part of the larger allocations of in development boundaries, the pointy felers to that exception sites which tend to be in more isolated areas, but do meet a local nousing need.

 6. To help the running of a business, there may be occasions for a rural enterprise worker dwelling and these tend to be in isolated areas. Such dwellings however need to be thoroughly justified.

• 10, 11, 12, 13, 14: These allocations are outside of development boundaries. That being said, some are still in locations with many services and facilities nearby. Thurne and Stokesby allocations are not, but the reasons for allocating these is set out in other evidence.

• 7: To help family members in need, outbuildings could be converted to residential ancillary accommodation. These could be outside of development boundaries. The policy seeks to ensure that such ancillary accommodation is justified and controlled to prevent sale as a stand alone unit.

• 8 and 9: See 1 above. These are needed infrastructure on the edge of settlements.

15: Site is on greenfield land which could have some ecological network benefits. Policy requires retention of tree and inclusion of biodiversity features.
16, 17, 18, 19, 20 and 21: Development in these locations likely to rely on the private car to access services and facilities and therefore have related carbon emissions.