



## Local Plan for the Broads Authority

### Issues and options

### Sustainability Appraisal

### Literature review

January 2024

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## Introduction

The SA Scoping Report Literature Review reviewed many documents and these can be found here: [https://www.broads-authority.gov.uk/data/assets/pdf\\_file/0024/405618/Appendix-2-literature-review.pdf](https://www.broads-authority.gov.uk/data/assets/pdf_file/0024/405618/Appendix-2-literature-review.pdf)

The documents reviewed in this SA are new ones that have been reviewed. It also includes a review of documents produced by the district and county councils.

## A3.1 International

### [AR6 Climate Change 2021: The Physical Science Basis](#) (2021)

IPCC report key points:

- Global surface temperature was 1.09C higher in the decade between 2011-2020 than between 1850-1900.
- The past five years have been the hottest on record since 1850
- The recent rate of sea level rise has nearly tripled compared with 1901-1971
- Human influence is "very likely" (90%) the main driver of the global retreat of glaciers since the 1990s and the decrease in Arctic sea-ice
- It is "virtually certain" that hot extremes including heatwaves have become more frequent and more intense since the 1950s, while cold events have become less frequent and less severe

### [UN Paris Climate Change Agreement](#) (2016)

The Paris Agreement is a legally binding international treaty on climate change. It was adopted by 196 Parties at COP 21 in Paris, on 12 December 2015 and entered into force on 4 November 2016. Its goal is to limit global warming to well below 2, preferably to 1.5 degrees Celsius, compared to pre-industrial levels.

### [Intergovernmental Panel on Climate Change Report](#) (2018)

An IPCC special report on the impacts of global warming of 1.5 °C above pre-industrial levels and related global greenhouse gas emission pathways, in the context of strengthening the global response to the threat of climate change, sustainable development, and efforts to eradicate poverty.

### [COP26 agreement](#)

The link above is to the Pact. But to summarise some key outcomes:

- More than 100 nations pledged to end deforestation by 2030
- 28 countries signed up to the new forests, agriculture, and commodity trade 'road map of action'
- 45 governments will pledged urgent action and investment to protect nature and shift to more sustainable ways of farming
- Over 100 countries pledged to reduce their methane emissions by 30% by 2030

## A3.2 National

### [Climate Change Act](#) (2008)

An Act to set a target for the year 2050 for the reduction of targeted greenhouse gas emissions; to provide for a system of carbon budgeting; to establish a Committee on Climate Change; to confer powers to establish trading schemes for the purpose of limiting greenhouse gas emissions or encouraging activities that reduce such emissions or remove greenhouse gas from the atmosphere; to make provision about adaptation to climate change; to confer powers to make schemes for providing financial incentives to produce less domestic waste and to recycle more of what is produced; to make provision about the collection of household waste; to confer powers to make provision about charging for single use carrier bags; to amend the provisions of the Energy Act 2004 about renewable transport fuel obligations; to make provision about carbon emissions reduction targets; to make other provision about climate change; and for connected purposes.

### [Flood risk assessments: climate change allowances - GOV.UK \(www.gov.uk\)](#) (2021)

[When and how local planning authorities, developers and their agents should use climate change allowances in flood risk assessments.](#)

### [Transport decarbonisation plan - GOV.UK \(www.gov.uk\)](#) (2021)

This plan sets out the government's commitments and the actions needed to decarbonise the entire transport system in the UK. It includes: our pathway to net zero transport in the UK, the wider benefits net zero transport can deliver and the principles that underpin our approach to delivering net zero transport

### [National Planning Policy Framework - GOV.UK \(2021\)](#)

The revised National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied.

### [National Model Design Code - GOV.UK \(www.gov.uk\)](#) (2021)

The National Model Design Code sets out clear design parameters to help local authorities and communities decide what good quality design looks like in their area.

[Build Back Better High Streets Report \(publishing.service.gov.uk\) \(2021\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/982423/build-back-better-high-streets-report.pdf)

This vision sets out how we plan to support places to achieve this vision, focussing on five key priorities:

1. Breathing new life into empty buildings;
2. Supporting high street businesses;
3. Improving the public realm;
4. Creating safe and clean spaces;
5. Celebrating pride in local communities

[The Small Sites Metric - JP040 \(nepubprod.appspot.com\) \(2021\)](https://nepubprod.appspot.com/metric/JP040)

The Small Sites Metric is a simplified version of the Biodiversity Metric 3.0. It has been specifically designed for use on small development sites where the project chooses to do so.

[Flood and coastal erosion risk management: policy statement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/flood-and-coastal-erosion-risk-management-policy-statement) (2020)

This policy statement sets out the government's long-term ambition to create a nation more resilient to future flood and coastal erosion risk. This Policy Statement sets out five policy areas which will drive this ambition. i. Upgrading and expanding our national flood defences and infrastructure. ii. Managing the flow of water more effectively. iii. Harnessing the power of nature to reduce flood and coastal erosion risk and achieve multiple benefits. iv. Better preparing our communities. v. Enabling more resilient places through a catchment-based approach.

[England Trees Action Plan 2021 to 2024 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/england-trees-action-plan-2021-to-2024) (2021)

The England Trees Action Plan 2021 to 2024 sets out the government's long-term vision for the treescape it wants to see in England by 2050 and beyond. The plan provides a strategic framework for implementing the Nature for Climate Fund and outlines over 80 policy actions the government is taking over this Parliament to help deliver this vision. It includes the following themes: expanding and connecting our trees and woodlands, trees and woodlands as part of the green economy, protecting and improving our trees and woodlands, connecting people with trees and woodlands, knowledge and science for trees and woodlands

[25 Year Environment Plan](https://www.gov.uk/government/policies/25-year-environment-plan) (2018)

The environment plan sets out our goals for improving the environment, within a generation, and leaving it in a better state than we found it. It details how government will

work with communities and businesses to do this. It sets out what Government will be doing over the next 25 years.

#### [Energy White Paper: Powering our Net Zero Future](#) (2020)

The white paper addresses the transformation of our energy system, promoting high-skilled jobs and clean, resilient economic growth as we deliver net-zero emissions by 2050.

#### [The Ten Point Plan for a Green Industrial Revolution](#) (2020)

The plan focuses on increasing ambition in the following areas:

- advancing offshore wind
- driving the growth of low carbon hydrogen
- delivering new and advanced nuclear power
- accelerating the shift to zero emission vehicles
- green public transport, cycling and walking
- 'jet zero' and green ships
- greener buildings
- investing in carbon capture, usage and storage
- protecting our natural environment
- green finance and innovation

#### [Heat and buildings Strategy](#) (2021)

This strategy sets out how the government intends to decarbonise homes, as well as commercial, industrial and public sector buildings, as part of setting a path to net zero by 2050.

#### [Net Zero Strategy](#) (2021)

The Government has unveiled its "landmark" Net Zero Strategy setting out how the UK government plans to deliver on its commitment to reach net zero emissions by 2050, all while securing 440,000 well-paid jobs and unlocking £90 billion in investment in 2030.

#### [Levelling Up the United Kingdom](#) (2022)

Identifies focus areas:

- Digital Connectivity
- Education
- Skills
- Health
- Well-being
- Pride in place
- Housing
- Crime
- Local leadership

### [Environment Act 2021 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2021/16/contents)

An Act to make provision about targets, plans and policies for improving the natural environment; for statements and reports about environmental protection; for the Office for Environmental Protection; about waste and resource efficiency; about air quality; for the recall of products that fail to meet environmental standards; about water; about nature and biodiversity; for conservation covenants; about the regulation of chemicals; and for connected purposes. Of particular relevance is the requirement for Biodiversity Net Gain as part of certain applications.

### [NPPF 2023](#)

A new updated NPPF has been produced which will be used to inform the Local Plan.

### Biodiversity Net Gain – various documents

At the time of writing, draft Guidance and Secondary legislation had been published. On 26 October, Defra [published](#) guidance on biodiversity gain plans and a draft template for developers and councils.

### Levelling up and Regeneration Act 2023

1. Local planning authorities will be required to have a design code in place covering their entire areas.
2. A new levy will replace section 106 planning obligations and the Community Infrastructure Levy.
3. A new requirement will be placed on local authorities to prepare infrastructure delivery strategies.
4. More weight will be given to local plans, neighbourhood plans and spatial development strategies proposed by mayors or combined authorities.
5. The scope of local plans will be limited to ‘locally specific’ matters, with ‘issues that apply in most areas’ to be covered by a new suite of national policies.
6. Ministers will have to have regard to climate change when preparing NDMPs.
7. The ‘duty to co-operate’ will be dropped, and time limits prescribed for different stages of plan preparation.
8. There will be a new power for planning authorities to quickly create ‘supplementary plans’ for some or all of their areas.
9. Groups of authorities will also be able to produce voluntary spatial development strategies on specific cross-boundary issues.
10. The EU processes of environmental impact assessment and strategic environmental assessment will be replaced by ‘environmental outcomes reports’.
11. A ‘simpler to prepare’ alternative to neighbourhood plans will be introduced.
12. A ‘street votes’ system will permit residents to propose development on their street and hold a vote on whether planning permission should be given.

13. Decision-makers will face a new duty to act in line with the development plan and national policies.
14. A new route will be created to allow the Crown to apply directly to the secretary of state for determination of nationally important development.
15. 'Loopholes' preventing planning enforcement will be closed.
16. Registered parks and gardens will get the same level of planning protection as listed buildings.
17. The compulsory purchase order system will be changed.
18. Urban development corporations' planning powers will be revised, and a new type of corporation introduced.
19. Planning authorities will get the power to instigate auctions to take leases on vacant high street properties.
20. A council tax premium on second homes can be introduced.
21. A new route will be created for upper-tier councils to combine without the consent of lower-tier authorities in their areas.
22. New measures intended to make land ownership more transparent will be introduced.
23. The secretary of state will gain new powers to control changes to street names. The
24. Planning application fees will be raised by more than one-third.
25. The emphasis of the National Planning Policy Framework will shift to guiding plan-making.
26. Tools to force developers to complete schemes will be made easier for authorities to use.
27. Benefit to the public purse will become a factor in authorities' land allocation decisions.
28. Powers to require developers to engage with communities pre-application will be made permanent.
29. Councils will have the power to decline to determine applications from applicants who have been slow to implement previous permissions across their entire authority areas. In
30. Provisions to allow councils to benefit financially from land allocations will be introduced.
31. Statutory consultees can charge for advice related to Nationally Significant Infrastructure Project applications.
32. New duty on councils to grant sufficient permission for self- and custom-build housing and include pre-existing unmet demand for this housing when calculating their current level of demand.
33. The legislation makes provision for registration of short-term rental properties.
34. The secretary of state can allow planning inspectors the power to conduct proceedings "wholly or partly remotely".
35. The secretary of state can ask authorities to reimburse the government for local plan advice costs.

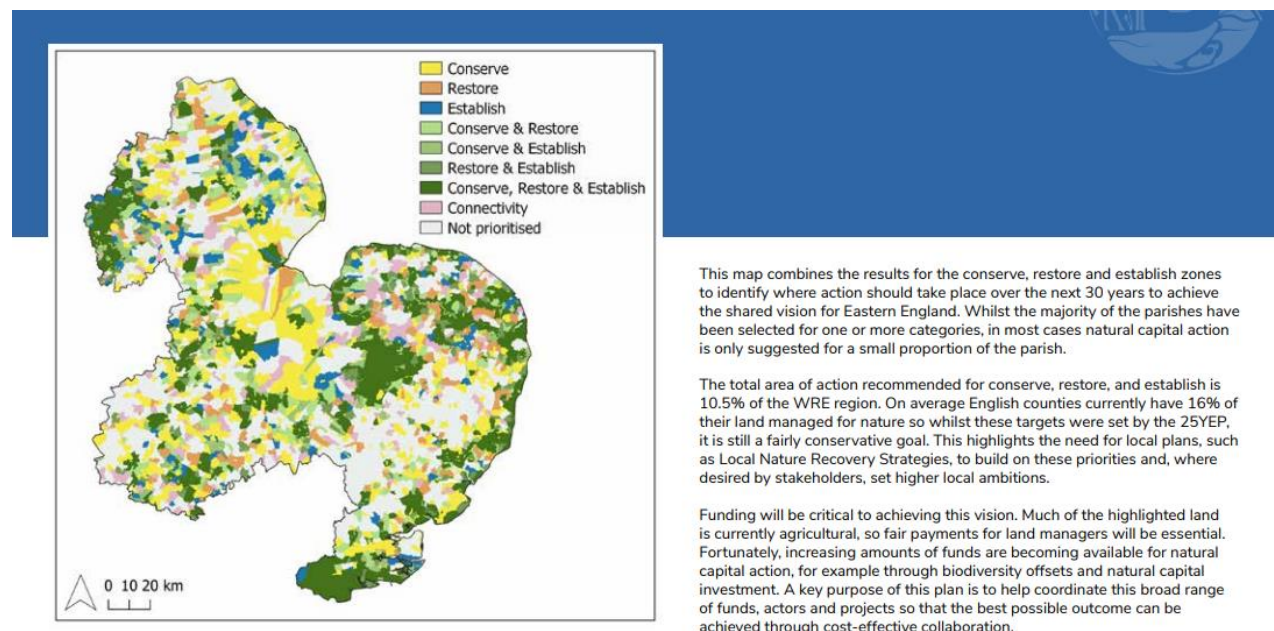
BHL offers written and visual prompts directing you to the components of successful places. You will notice that photographs are free of annotations and descriptions to encourage you to think about why a particular image has been included and help you to better recognise well designed (and less well designed) places. The 12 considerations capture the areas of design and placemaking that need most attention but are often the most overlooked.

### A3.3 East Anglia

#### [East Suffolk Catchment Flood Management Plan](#) (2009)

CFMPs help to understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment.

#### [The Water Resources East Natural Capital Plan](#) (Jan 2022)



### A3.4 New Anglia LEP

Not aware of any additional/recent documents

### A3.5 Norfolk

#### [Nutrient Neutrality](#)

Numerous documents have been produced to seek to address Nutrient Enrichment impacts in Norfolk. In terms of the nutrient calculator, there is the Natural England version as well as the Norfolk version.

#### [Norfolk Economic Intelligence Report - Norfolk County Council](#) (June 2021)



The Norfolk Economic Intelligence Report is produced by the Growth and Development team at Norfolk County Council, and reflects economic activity in Norfolk during these last three months.

#### [Norfolk LLFA Guidance \(2021\)](#)

Part A aims to:

- Outline planning policy with regard to local flood risk and surface water drainage;
- Explain the role of the LPA in determining Sustainable Drainage Systems (SuDS) proposals on new developments; and
- Outline the LLFA role as a statutory consultee to planning.

Part B aims to:

- Explain how the LLFA will fulfil this function and when it should be consulted.

Part C aims to:

- Provide guidance for developers on the information required by the LLFA from applicants to enable it to provide responses to major planning applications.

#### [Norfolk County Council Electric Vehicle Strategy \(2021\)](#)

The key conclusions which can be drawn from the results of the study are:

- A pipeline of EVCPs with a projected number for delivery should be created
- On street EVCP parking can be addressed by considering hubs and employment sites
- Acceleration between 2025 2030 needed to be prepared for the impending ICE sales ban
- Rural areas have a higher propensity to switch to EVs, as well as higher car ownership, and more off street parking
- The private sector will likely deliver in Norwich, Great Yarmouth, King's Lynn & West Norfolk, and along the SRN, therefore points of intervention needed in rural areas

Local Energy Asset Representation for Norfolk (2021) (not on line)

LEAR is a local energy system modelling tool developed by ESC that pulls together information on energy demand, generation, storage and distribution assets, social factors like fuel poverty and characteristics like building design types and local geography, using data analysis and aspects of machine learning. It enables planners and innovators to strategically decide how they might deploy and grow low carbon businesses. This document provides a representation of the local energy system in Norfolk covering an area of well over 5,000 km<sup>2</sup> and a population of around 915,000 people.

## A3.6 Suffolk

### [Suffolk Climate Emergency Plan](#)

This Plan has been agreed by Suffolk's Public Sector Leaders and will support a commitment to a green economic recovery in Suffolk as well as addressing the urgent need to deal with the climate emergency.

#### [Suffolk's Inclusive Growth Framework](#) (updated Nov 2020)

The Framework sets out our inclusive growth<sup>1</sup> aims, our support for businesses and draws together Suffolk's spatial approach for future development across the county, identifying key areas for new homes, employment sites and the infrastructure needed to support our growth. The seven priorities are:

- Inclusive economic growth
- Climate change
- Health & Care
- Supporting the vulnerable
- Strong communities
- Community Safety
- Fairer Funding for local public services

#### [Suffolk Health and Wellbeing Strategy 2012-2022 \(Strategy Refresh 2019-2022\)](#)

Vision: People in Suffolk live healthier, happier lives. We also want to narrow the difference in healthy life expectancy between those living in our most deprived communities and who are more affluent through greater improvements in more disadvantaged communities.

Four principles:

- Prioritising Prevention
- Reducing Health Inequalities
- Promoting Resilient Communities
- Working Well Together

Four priorities:

- Every child in Suffolk to have the best start in life
- People of working age in Suffolk are supported to optimise their health and wellbeing
- Older people in Suffolk have a good quality of life
- People in Suffolk have the opportunity to improve their mental health and wellbeing

#### [Suffolk Climate Change Partnership - Suffolk Climate Action Plan 3](#) (2017)

The UK Climate Change Act 2008 established a target for the UK to reduce its emissions by at least 80% from 1990 levels by 2050. In line with the Act, the Partnership has set its own target: To facilitate a reduction in absolute carbon emissions in Suffolk of 35% on 2010 levels by 2025 and 75% by 2050, in line with the UK Climate Change Act 2008. Key themes:

- Adaptation – Business and Community Resilience

- Business Energy Efficiency and Renewables
- Community Energy
- Domestic Energy Efficiency

#### [Suffolk Historic Landscape Characterisation Map](#)

Historic Landscape Characterisation (HLC) is a tool which identifies and interprets the varying historic characters of an area, looking beyond individual features, to understand the whole landscape and townscape. It helps to reveal patterns and connections in the landscape and to interpret the 'time-depth' of the now modern landscape.

#### [Environment Agency East Suffolk Abstraction Licencing Strategy](#) (2020)

This abstraction licensing strategy (ALS) sets out how the Environment Agency manages water resources in the East Suffolk catchment. This abstraction licensing strategy:

- provides information on how we manage new and existing abstraction licences
- provides information about where water is available for further abstraction
- gives an indication of how reliable a new abstraction licence may be
- outlines what actions we are taking in unsustainable catchments
- provides an overview of innovative catchment projects we are trialling with partners

#### [Suffolk Design: Streets Guide](#) (2022)

The Streets Guide is a guidance document designed to assist the delivery of well-designed places in line with the National Design Guide as well as the National Model Design Code. The Streets Guide will be used by Suffolk County Council's highway engineers, drainage engineers and Public Rights of Way officers in responding to planning applications.

The Streets Guide sets new approaches to designing how sites for development should be accessed by focusing on the routes people need to travel by foot, wheel or cycle instead of vehicular accesses being starting points for the design process.

Developers should use the guide, the Design Management Process and Design Checklist throughout the design and construction processes

### A3.7 Local

#### [Broadland Rivers: Catchment flood management plan - GOV.UK \(www.gov.uk\)](#) (2009)

An overview of the flood risk across the river catchment and recommended ways of managing the risk now and over the next 50 to 100 years.

#### **Constituent District/Council/Borough economic strategy, environment strategy, housing strategy, business plan**

While the Broads Authority is the Local Planning Authority for the Broads, the Broads sits within six district council and two county council areas that provide services to residents,



### A3.9 Neighbourhood Plans

Numerous Neighbourhood Plans are in production, and details are on the Authority's website at [Neighbourhood planning \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/neighbourhood-planning). The following Plans have been adopted:

- [Acle](#) (2015)
- [Beccles](#) (2021)
- [Brundall](#) (2016)
- [Bungay](#) (2023)
- [Filby](#) (2022)
- [Fleggburgh](#) (2023)
- [Lound with Ashby, Herringfleet and Somerleyton](#) (2023)
- [Rollesby](#) (2022)
- [Salhouse](#) (2016)
- [Strumpshaw](#) (2014)
- [Winterton on Sea](#) (2022)
- [Worlingham](#) (2023)
- [Wroxham](#) (2019)

The Local Plan will have a site-specific policies section. Neighbourhood Plans will be checked as policies for each area are formulated.

## Appendix 1: Review of adopted and emerging district Local Plans

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### 1. Introduction

The current and emerging Local Plans of our six districts were reviewed as part of the literature review of the Sustainability Appraisal

### 2. East Suffolk Council

#### a) Waveney Local Plan

<https://www.eastsuffolk.gov.uk/assets/Your-Council/WDC-Council-Meetings/2019/March/Council-20-03-19/Item-11-APPENDIX-A-Waveney-Local-Plan.pdf>

#### Adopted 2019

- i. WLP1.1 scale and location of growth
  - Make provision for the delivery of a minimum of 8,223 dwellings in Waveney (374 per year).
  - Lowestoft Area - 56% of housing growth
  - Beccles and Worlingham - 16% of housing growth
  - Bungay - 6% of housing growth
- ii. Policy WLP1.2 – Settlement Boundaries
  - Defines settlement boundaries
  - Go here, [dev boundary topic paper](#), to see how some development boundaries relate to the Broads.
- iii. WLP2.11 – Oulton Broad District Shopping Centre
  - The Centre is ‘shared’ between the BA and ESC planning areas.
  - This policy and our equivalent are similar.

iv. WLP8.2 – Affordable Housing

- This sets the requirements for affordable housing.
- The Broads Local Plan policy defers to/has regard to the affordable housing policies of our districts

v. WLP8.18 – New Town Centre Use Development and Policy WLP8.19 – Vitality and Viability of Town Centres

- This sets the requirements for retail
- The Broads Local Plan policy defers to/has regard to the retail policies of our districts

vi. WLP8.23 – Protection of Open Space and WLP8.30 – Design of Open Spaces

- This sets the requirements for open space
- The Broads Local Plan policy defers to/has regard to the open space policies of our districts

vii. The following sites/allocations are near to or next to the BA Boundary

- Bungay Settlement Boundary next to BA area
- Beccles Settlement Boundary next to BA area
- Holy Trinity Church, Trinity Street, Bungay, open space
- Holy Trinity Church, Barsham open space
- Beccles new town centre development area next to BA area
- Gasworks, Pound Road, Beccles, open space
- Common Lane North, Beccles, Beccles, existing employment area
- Lowestoft/Oulton Broad settlement boundary next to BA area
- Oulton Broad District Shopping Centre
- Somerleyton Broad settlement boundary next to BA area

### 3. Great Yarmouth Borough Council

a) Great Yarmouth Local Plan, Core Strategy

[Local Plan Core Strategy Adopted 2015 NF.pdf \(great-yarmouth.gov.uk\)](#)

Adopted 2015

i. CS2 – Achieving sustainable growth

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
- Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea

- Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
- Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
- In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs

ii. CS3 – Addressing the borough’s housing need

- Make provision for at least 7,140 new homes over the plan period.

iii. CS4 – Delivering affordable housing

- This sets the requirements for affordable housing.
- The Broads Local Plan policy defers to/has regard to the affordable housing policies of our districts

iv. CS7 – Strengthening our centres

- This sets the requirements for retail
- The Broads Local Plan policy defers to/has regard to the retail policies of our district

b) Great Yarmouth Local Plan Part 2

[Local Plan Part 2 \(2021\) \(great-yarmouth.gov.uk\)](https://great-yarmouth.gov.uk)

Adopted 2021

i. Policy UCS3: Adjustment to Core Strategy Housing Target

- Core Strategy Policy CS3a) is amended to read: "Make provision for at least 7,140 5,303 new homes over the plan period..."

ii. Policy UCS4: Amendments to CS4 - Delivering affordable housing

- This sets the requirements for affordable housing.
- The Broads Local Plan policy defers to/has regard to the affordable housing policies of our districts

iii. Policy UCS7: Amendments to CS7 – Strengthening our centres

- This sets the requirements for retail
- The Broads Local Plan policy defers to/has regard to the retail policies of our district

iv. Policy GSP1: Development Limits



- Defines settlement boundaries
- Go here, [dev boundary topic paper](#), to see how some development boundaries relate to the Broads.

v. Policy H1: Affordable housing tenure mix

- This sets the requirements for affordable housing.
- The Broads Local Plan policy defers to/has regard to the affordable housing policies of our districts

vi. Policy H4: Open space provision for new housing development

- This sets the requirements for open space
- The Broads Local Plan policy defers to/has regard to the open space policies of our districts

vii. Policy R1: Location of retail development

- This sets the requirements for retail
- The Broads Local Plan policy defers to/has regard to the retail policies of our districts
- The following sites/allocations are near to or next to the BA Boundary

viii. The following sites/allocations are near to or next to the BA Boundary

- Holiday accommodation areas in some areas next to BA boundary; Clippesby Hall, near Vauxhall Roundabout in Great Yarmouth, Burgh castle, south west of Belton
- CS17 – great Yarmouth water front area next to BA boundary
- GY9 Great Yarmouth North Denes Airfield next to BA boundary
- Bastwick Development Limits near to BA boundary
- Rollesby Development Limits near to BA boundary
- Ormseby st Michael Development Limits near to BA boundary
- Filby Development Limits near to BA boundary
- Caister on Sea Development Limits near to BA boundary
- Great Yarmouth Development Limits near to BA boundary
- St Olaves Development Limits near to BA boundary
- CS6 - Safeguarded employment area – Runham near Great Yarmouth

**A review of the Local Plans is underway at the time of writing.**

#### 4. North Norfolk

The Site Allocations and Core Strategy documents will be replaced by the North Norfolk Local Plan, which will likely be adopted in 2022. As such, those documents have not been reviewed.

a) North Norfolk Local Plan

REG19 consultation ended March 2022 and is now being examined.

i. Policy SS 1 Spatial Strategy

- Settlement boundaries - These are shown on the policies maps. Go here, [dev boundary topic paper](#), to see how some development boundaries relate to the Broads.

ii. Policy HC 2 Provision & Retention of Open Spaces

- This sets the requirements for open space
- The Broads Local Plan policy defers to/has regard to the open space policies of our districts

iii. Policy HOU 2 Delivering the Right Mix of Homes

- This sets the requirements for affordable housing.
- The Broads Local Plan policy defers to/has regard to the affordable housing policies of our districts

iv. Policy E 4 Retail & Town Centre Development

- This sets the requirements for retail
- The Broads Local Plan policy defers to/has regard to the retail policies of our districts

v. Policy DS 1 Development Site Allocations

vi. The following sites/allocations are near to or next to the BA Boundary

- Allotments next to our area at Stalham Staithe
- Settlement boundaries for Sutton and Stalham up to the other side of the A149
- Ludham development boundary up to BA boundary
- St Catherine's Churchyard, Norwich Road, Ludham open space next to BA area
- Potter Heigham settlement boundary next to BA area
- Undeveloped coast covers large swathe of land to the north east of the Broads and comes up to BA area.
- Horning settlement boundary up until BA boundary
- Hoveton settlement boundary up until BA boundary
- Tunstead Road Industrial Estate, Hoveton, up until BA boundary

## 5. South Norfolk

The Site Allocations and Core Strategy documents will be replaced by the Greater Norwich Local Plan, which will likely be adopted in 2022. As such, those documents have not been reviewed.

### a) Development Management DPD

[Development Management Policies document \[PDF\] \(southnorfolkandbroadland.gov.uk\)](https://southnorfolkandbroadland.gov.uk/development-management-policies)

Adopted 2015

- i. DM 2.4 Location of the 'main town centre uses' and DM 2.5 Changes of use in the town centres and local centres
  - This sets the requirements for retail
  - The Broads Local Plan policy defers to/has regard to the retail policies of our districts
- ii. DM 3.15 Outdoor play facilities and recreational space
  - This sets the requirements for open space
  - The Broads Local Plan policy defers to/has regard to the open space policies of our districts

### b) Village Clusters Local Plan

*Will review when next version is released – production is ongoing.*

### c) Site allocations DPD

[Site Specific Allocations and Policies Document – Broadland and South Norfolk \(southnorfolkandbroadland.gov.uk\)](https://southnorfolkandbroadland.gov.uk/site-specific-allocations-and-policies)

Adopted 2015.

No allocations next to BA area. But there are development boundaries.

- Trowse with Newton Development Boundary next to BA area
- Claxton Development Boundary next to BA area
- Langley Development Boundary next to BA area
- Chedgrave Development Boundary next to BA area
- Loddon Development Boundary next to BA area
- Norton Subcourse Development Boundary near to BA area
- Haddiscoe Development Boundary near to BA area
- Gillingham Development Boundary next to BA area
- Geldeston Development Boundary next to BA area
- Ditchingham Development Boundary next to BA area
- Earsham Development Boundary next to BA area

## 6. Broadland Council

The Site Allocations and Core Strategy documents will be replaced by the Greater Norwich Local Plan, which will likely be adopted in 2022. As such, those documents have not been reviewed.

### a) Development Management DPD

[Development Management DPD \(2015\) Adopted version](#)  
[\(southnorfolkandbroadland.gov.uk\)](#)

Adopted 2015

- i. R1 – District, Commercial and Local Centres
  - This sets the requirements for retail
  - The Broads Local Plan policy defers to/has regard to the retail policies of our districts
  
- ii. RL1 – Provision of Formal Recreation space
  - This sets the requirements for open space
  - The Broads Local Plan policy defers to/has regard to the open space policies of our districts
  
- iii. The following sites/allocations are near to or next to the BA Boundary
  - Coltishall settlement limits up to Ba boundary
  - Horstead settlement limits near to BA boundary
  - Wroxham settlement limits near to BA boundary
  - Part of Salhouse settlement limits near to BA boundary
  - Acle settlement limits near to BA boundary
  - Reedham settlement limits near to BA boundary
  - RED1, Station Road, Reedham near to BA boundary
  - Cantley settlement limits near to BA boundary
  - Brundall settlement limits near to BA boundary (up to railway)
  - TSA3, Griffin Lane, Thorpe St Andrew, next to BA boundary
  - Thorpe St Andrew settlement limits near to BA boundary

## 7. Norwich City Council

The Site Allocations and Core Strategy documents will be replaced by the Greater Norwich Local Plan, which will likely be adopted in 2022. As such, those documents have not been reviewed.

a) Development Management DPD

[Development management policies | Norwich City Council](#)

Adopted 2015

- i. Policy DM8 Open space
  - This sets the requirements for open space
  - The Broads Local Plan policy defers to/has regard to the open space policies of our district
  
- i. Policy DM18 Retail, leisure and other main town centre uses and Policy DM20 Managing change in the primary and secondary retail areas and Large District Centres
  - This sets the requirements for retail
  - The Broads Local Plan policy defers to/has regard to the retail policies of our districts

b) Site Allocations DPD

[Site allocations and site specific policies | Norwich City Council](#)

Adopted 2014

- Riverside walk
- R11 Cremorne Lane next to BA area
- R10 Deal Ground next to BA area

8. Greater Norwich

a) Pre-Submission Draft Strategy

[Reg 19 final formatted 0.pdf \(gnlp.org.uk\)](#)

Currently in examination

- i. POLICY 1 – THE SUSTAINABLE GROWTH STRATEGY
  - to meet the need for around 40,550 new homes, provision is made<sup>64</sup> for a minimum of 49,492 new homes
  
- ii. POLICY 5 – HOMES
  - This sets the requirements for affordable housing.
  - The Broads Local Plan policy defers to/has regard to the affordable housing policies of our districts

iii. POLICY 7.1 – The Norwich Urban Area including the fringe parishes

- Part of this policy refers to East Norwich and part of this regeneration area is in the Broads.

b) Pre-Submission Draft Sites Plan

[Part Two Sites Plan - Feb 2021.pdf \(gnlp.org.uk\)](#)

Currently in examination

i. Policy GNLP0360/3053/R10: East Norwich Strategic Regeneration Area

- Part of this regeneration area is in the Broads.

ii. Settlement boundaries

- These are shown on the policies maps. Go here, [dev boundary topic paper](#), to see how some development boundaries relate to the Broads.

iii. Sites near the border of the Broads

- CC16 - Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way, Norwich (approx. 2.23ha) is allocated for mixed use development to include residential, leisure, community, office and ancillary small retail uses. This will accommodate a minimum of 270 homes.
- CC8 - King Street Stores, Norwich (approx. 0.21ha) is allocated for residential use. This will accommodate a minimum of 20 homes.
- CC7 - Hobrough Lane, King Street, Norwich (approx. 0.35ha) is allocated for residential-led mixed use development. This will accommodate a minimum of 20 homes.
- CC4b - Land Mountergate/Prince of Wales Road (Mountergate East, approx. 2.39 ha) is allocated for mixed-use development. This may accommodate a minimum of 200 homes, together with student accommodation, high quality office space, hotel and tourism uses, and other supporting main town centre uses taking advantage of the site's proximity to the rail station and river.
- GNLP0409BR - Land south of Barrack Street (approx. 2.17 hectares) is allocated for residential-led mixed-use development. This will include a minimum of 200 homes. Offices and managed workspace, ancillary retail and professional uses, restaurants, cafes and bars, and recreational open space will be accepted as part of a balanced mix of uses.
- GNLP0409AR - Land at Whitefriars (approx. 1.61 hectares) is allocated for residential-led mixed-use development. This will include a minimum of 220 homes. Offices and managed workspace, ancillary retail use, restaurants, bars, and recreational open space will be accepted as part of a balanced mix of uses.
- GNLP0068 - Land adjacent to the River Wensum and the Premier Inn, Duke Street (approx. 0.12ha) is allocated for residential-led mixed use development. This will include

a minimum of 25 homes (or if developed for student accommodation, a minimum of 125 student bedrooms) A small element of commercial, office, and/or educational use at ground floor level may also be acceptable.

- GNLPO401 - Former Eastern Electricity Headquarters, (Duke's Wharf) Duke Street (approx. 0.83ha) is allocated for mixed-use development which may include a minimum of 100 homes, (or, if the residential element is provided as student accommodation, at least 250 bedrooms). Employment, managed workspace, leisure, financial and professional services, education and cultural uses will also be acceptable as part of a balanced mix.

## Appendix 2: Review of District documents

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### 1. Broadland

- 1.1. [Development Management DPD](#) (2015) – Includes more detailed local policies for the management of development. Of particular relevance to the Local Plan for the Broads are the policies on affordable housing, open space and retail.
- 1.2. [Site Specifics DPD](#) (2016) – this identifies or allocates areas of land for specific types of development such as housing, employment, community facilities etc. Some sites may be near to the Broads and as and when the planning applications are submitted, if relevant, the Broads Authority will be consulted. This will be superseded by the Greater Norwich Local Plan that is (at the time of writing) being examined.
- 1.3. [Golden Triangle Area Action Plan](#) (2016) – The purpose of the Plan is to coordinate sustainable strategic scale development to the North East of Norwich of the scale of around 7,000 dwellings by 2026 and at least 10,000 thereafter. The area of the Growth Triangle AAP is near to the Broads and as and when the planning applications are submitted, if relevant, the Broads Authority will be consulted.
- 1.4. [Recreational Provision in Residential Development SPD](#) (2016) – This SPD provides guidance on how policies EN1, EN3 and RL1 will be applied. This is of relevance to the Local Plan for the Broads as we defer to/have regard to the open space policies of the relevant district.
- 1.5. [Affordable Housing Supplementary Planning Document](#) (2008) – This SPD supplements HOU4, HOU18 and HOU10. This is of relevance to the Local Plan for the Broads as we defer to/have regard to the affordable housing policies of the relevant district.
- 1.6. [Parking Standards Supplementary Planning Documents](#) (2007) - This SPD supplements TRA5 and TRA8. This is of relevance to the Local Plan for the Broads as we defer to/have regard to the parking standards of the relevant district.



## 2. East Suffolk

- 2.1. [East Suffolk Business Plan](#) (2015 to 2023) – the vision is ‘maintain and sustainably improve the quality of life for everyone growing up in, living in, working in and visiting East Suffolk’.
- 2.2. [East Suffolk Strategic Plan](#) (2020-2024) - five key themes showing the direction ESC will take:
  - Growing Our Economy
  - Enabling Our Communities
  - Remaining Financially Sustainable
  - Delivering Digital Transformation
  - Caring for Our Environment
- 2.3. [Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document](#) (2021) – Relevant to the Local Plan for the Broads as the Broads Authority implements this strategy in relevant as well.
- 2.4. [Open Space Provision & Developer Contributions](#) (2012) - This is of relevance to the Local Plan for the Broads as we defer to/have regard to the open space policies of the relevant district.
- 2.5. [Walking and Cycling Strategy](#) – (2022) – of relevance to the Broads as some of the routes are in the Broads.
- 2.6. [Waveney Local Plan](#) (2019) - The Local Plan sets out the level of growth which needs to be planned in the Waveney area (excluding the Broads Authority area) and identifies where that growth should be located and how it should be delivered. The Plan sets out the planning policies which the Council will use to determine planning applications in the Waveney area. Some sites may be near to the Broads and as and when the planning applications are submitted, if relevant, the Broads Authority will be consulted.
- 2.7. [East Suffolk Tourism Strategy](#) (2017) - key aims are to increase the volume and value of tourism, to extend the tourist season, to create compelling destinations and to link visitors more to experiences. Actions are: Develop our unique and varied visitor offer, innovate destination marketing, carry out market research, protect and enhance and enable a joined-up approach.
- 2.8. [Waveney District Council Water Cycle Study](#) (2017) - Planned future growth across the District, including the three growth scenario options have been assessed with regards to water supply capacity, sewage capacity and environmental capacity. Any water quality issues, associated water infrastructure upgrades, and potential constraints have subsequently been identified and reported. This WCS then provides information at a level suitable to demonstrate that there are workable solutions to key constraints to deliver future development for all development sites (committed and allocations), including recommendations on the policy required to deliver it. Overall, the water cycle study concludes there are no major constraints with respect to water service infrastructure and the water environment to deliver the New Local Plan development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. Investment in infrastructure will

be required by the water companies serving the District, but these would not affect the current proposed phasing or spatial allocation.

## 2.9. [East Suffolk Housing Enabling Strategy](#)(2020)

Action Ref	Action	Action Ref	Action
1	Review the support the Council can offer to local groups in our communities (particularly rural communities) and prepare appropriate recommendations	10	To develop, publish and maintain a Housing Action Plan. This sits alongside this Housing Enabling Strategy and identifies actions focused on the Planning Service
2	Support Neighbourhood Plan groups and CLTs in creating positive strategies to deliver more housing	11	Develop a mechanism for reporting on progress to Members on a regular basis on the delivery of key sites, including any issues / barriers and any measures taken by us
3	Produce a Sustainable Construction Supplementary Planning Document including guidance to implement relevant policies in the new Local Plans	12	Update the Brownfield Register annually
4	Engage with self-build and custom build developers, to explore and support delivery of self and custom build housing, including affordable housing	13	Consider how our land assets can be used to meet the aims of our housing strategies and prepare proposals
5	Support community led housing projects where the opportunity arises	14	Develop a strategic approach to identifying opportunities for developing our land assets
6	Review the Council's land disposal process to ensure self and custom build is considered	15	Produce an Affordable Housing Supplementary Planning Document to provide guidance on implementation of the affordable housing policies contained in the new Local Plans
7	Continue to hold a regular Developer Forum	16	Review the ways in which the Housing Service is engaged in the planning process and implement measures to enhance this where appropriate.
8	Engage with a wider range of developers / builders /specialist providers (including new entrants into the housing market) to actively enable greater diversity and opportunity	17	Develop close joint working across services, particularly between the Council's Asset Management, Housing, Planning and Economic Development and Regeneration Teams
9	Identify opportunities to increase new supply with additional partners including for-profit organisations as well as Registered Providers	18	Explore the use of Compulsory Purchase Orders where necessary to bring development forward

## 2.10. [East Suffolk Housing Strategy](#) (2017) - establishes the challenges that the councils face and it also maps out the key areas of focus for the two councils:

- Increasing the supply of housing to meet a range of needs
- Getting the most out of existing homes and improving access to housing
- Providing specialist support and accommodation for groups with special needs
- Working in partnership to support successful communities, regeneration and economic development
- Providing well-managed and maintained homes – promoting professional standards and value for money.

## 2.11. [Housing in Clusters and Small Scale Residential Development in the Countryside SPD](#) (2022)

East Suffolk Council has two adopted [Local Plans](#) – the [Suffolk Coastal Local Plan](#) (September 2020) and the [Waveney Local Plan](#) (March 2019). The [Local Plans](#) set out strategies and policies for growth, including housing. Planned housing growth is focused largely upon the urban areas and defined larger settlements and villages. However, as part of those strategies both Local Plans also provide opportunities for some limited housing to come forward in the countryside. This includes the opportunities provided by the policies that are the subject of this Supplementary Planning Document:

- Suffolk Coastal Local Plan – [Policy SCLP5.4 Housing in Clusters in the Countryside](#)
- Waveney Local Plan – [Policy WLP8.7 Small Scale Residential Development in the Countryside](#)

## 2.12. [Affordable Housing SPD](#) (2022)

The overarching aim of the SPD is to facilitate the delivery of affordable housing in accordance with the Local Plan policies. The guidance contained in this SPD will assist in the implementation of policies contained in the Local Plans for East Suffolk regarding affordable

housing, and as an SPD this guidance will, when adopted, be a material consideration in determining applications for planning permission.

### **2.13. [Sustainable Construction SPD \(2022\)](#)**

This guidance includes information about how sustainable construction methods and materials used in new development can reduce the construction and operational impact on our environment, wildlife, climate change and health and wellbeing. It also provides guidance on how the operating efficiency of existing buildings can be improved through retrofitting. This document therefore focuses on providing guidance on increasing energy efficiency, water efficiency, the use of sustainable materials, renewable and low carbon energy generation, reducing waste and carbon emissions, nature-based solutions for sustainable drainage systems, designing for future challenges, and designing homes and workplaces that support good health.

## **3. Great Yarmouth**

### **3.1. [The Plan 2020-2025 - Empowering, Enterprising and Engaging \(great-yarmouth.gov.uk\)](#)**

(2020) - vision is: to have a vibrant economy, capitalising on the investment in clean energy alongside further investment in our place and our visitor economy; creating a quality environment for all and improving the life chances of all those living and working in our borough.

Four Strategic Priority Areas:

1. A strong and growing economy
2. Improved housing and strong communities
3. High-quality and sustainable environment
4. An efficient and effective council

Key outcomes:

- To have secured new inward investment in the borough creating a vibrant economy and matching local skills provision with future job and career opportunities.
- To support Great Yarmouth and Gorleston town centres as important community hubs and places where people choose to live as well as work, shop and undertake leisure activities.
- Improved median wage levels in Great Yarmouth and increased the number of local people accessing better paid work.
- A thriving visitor economy with an extended season beyond the peak summer period.

### **3.2. [Economic Strategy](#) (2020) - sets out how we will continue to work with partners to drive forward our exciting vision of a strong and growing economy over the next five years. The Economic Growth Strategy picks up on the first strategic priority in the Corporate Plan: a strong and growing economy, integrating other relevant strategies and**

evidence, such as the Draft Local Industrial Strategy and the Economic Strategy for Norfolk and Suffolk.

**3.3. [Housing Strategy 2018-2023](#)** (2018) - The Housing Strategy covers all housing, rented and owned, and recognises the contribution the right mix of good quality and well-managed housing (and good advice and support) can make to residents. Identifies four strategic objectives to meet current and future housing requirements in Great Yarmouth:

- New homes: ensuring there are enough good quality new homes
- Our homes: improving the quality and use of the council's housing stock
- Decent homes: providing a good mix of decent homes across all tenures
- Healthy homes: meeting the needs of vulnerable households

**3.4. [Local Plan Core Strategy Adopted 2015](#)** - The Core Strategy is the main document in Great Yarmouth Borough Council's new style Local Plan. It establishes the spatial vision and objectives for how the borough (outside of the Broads Authority Executive Area) will develop and grow in the future. It also sets out a series of strategic policies and site allocations, called 'Core Policies' and 'Key Sites', which provide the strategic context for future Local Plan Documents, Supplementary Planning Documents and Neighbourhood Development Plans.

**3.5. [Tourism Strategy](#)** (2013) - This strategy identifies the issues facing the tourism industry in Great Yarmouth and sets a clear agenda to ensure Great Yarmouth and the Great Yarmouth brand is recognised as a leading resort with a sustainable future. Priorities are: Protect and enhance the Borough's tourism assets, Protect and enhance key tourism services, Ensure that the promotion of Greater Yarmouth as a tourist destination is sustainable, Develop an iconic USP, Work closely within the GYTA/GYBC partnership, Quality.

**3.6. [GYBC Sport, Play and Leisure Strategy 2015-2029](#)**

<p><b>Indoor facilities</b></p> <p>Swimming pools in the Borough are well used and require protection. <b>The Marina is a key site</b> which needs investment. Provision in the education sector (principally the <b>Phoenix Pool</b>) is also important and helps meet demand, and this facility should be retained and invested in.</p> <p>Overall, a good supply of <b>sports halls</b>, but the majority of provision is on school sites there is therefore a need for better coordination in relation to promoting community use to ensure access, which will require cooperation from the education sector. Sports hall upgrades and use should <b>better reflect the needs of a changing local population</b>, and with activities to suit local people.</p> <p>The future of <b>indoor bowls</b> at the <b>Marina Centre</b> in its current scale and layout should be kept under review.</p> <p><b>Health &amp; Fitness/Studio Space</b> provision at the <b>Marina Centre, Phoenix Pool, and schools</b> to be considered as part of future community focused investment at these venues.</p> <p>Protect and enhance <b>squash</b> provision at the <b>Marina Centre</b>, and encourage provision elsewhere, such as at commercial club venues. <b>Indoor tennis</b> provision should be considered as part of any future upgrading of the <b>Marina Centre</b>, or any potential longer-term replacement.</p>	<p><b>Pitch Sports</b></p> <p>Demand for <b>grass pitches</b> for matchplay is unlikely to warrant the provision of additional sites.</p> <p>There is a need for additional <b>Artificial Grass Pitches</b> for both matchplay and training at locations identified in the Action Plan.</p> <p><b>Qualitative improvements</b> to facilities at key sites are suggested in the Action Plan. These are relevant for <b>football, cricket, hockey, and rugby</b>.</p> <p>A <b>change of maintenance regime</b> is suggested for those <b>sites not currently used for pitch sports</b>, to help <b>reduce costs</b> but also potentially to enhance for <b>other informal activities</b>.</p> <p><b>Clubs</b> should be invited to <b>assume more responsibility</b> for the management of pitches on key sites. This might result in reduced costs for both clubs and the Borough Council.</p> <p>A programme of <b>asset transfer into trust status</b> is recommended for key sites highlighted in the action plan.</p>
<p><b>Other activities</b></p> <p>A much greater emphasis on providing for and encouraging activities like <b>walking, cycling, running and allotment gardening</b>.</p> <p>The <b>Borough's environment is ideally suited</b> to informal recreational activity. The beach is a superb recreational asset, and has the potential to become <b>an all-year 'beach park'</b> for locals and visitors.</p>	<p><b>Play</b></p> <p>A much greater emphasis on the provision of <b>adventurous play opportunities using the natural and street scene features</b>. A consequent move away from formulaic provision.</p> <p>A review of existing very small equipped local provision where it is <b>under-used and expensive to maintain</b>.</p> <p>A greater investment in the <b>provision for teenagers</b>, and especially for youth in locations identified in the Action Plan.</p>

#### 4. North Norfolk

##### 4.1. [North Norfolk District Council Core Strategy and Development Management Policies](#)

(2008) - the adopted Core Strategy determines that:

- the majority of new commercial and residential development will be directed to the "Principal Settlements" of Cromer, Fakenham, Holt and North Walsham;
- there will be more limited development opportunities in the "Secondary Settlements" of Hoveton, Sheringham, Stalham and Wells-next-the-Sea;
- a small amount of new development will be focussed on a number of designated "Service Villages" and "Coastal Service Villages" in order to support rural sustainability;
- in the rest of the District, known as the "Countryside Area", development will be restricted to particular types of development such as that to support the rural economy, meet affordable housing needs and to provide renewable energy.

##### 4.2. [North Norfolk Site Specific Allocations DPD](#) (2011) - includes allocations for new housing, employment, retail and other development, together with other uses of land

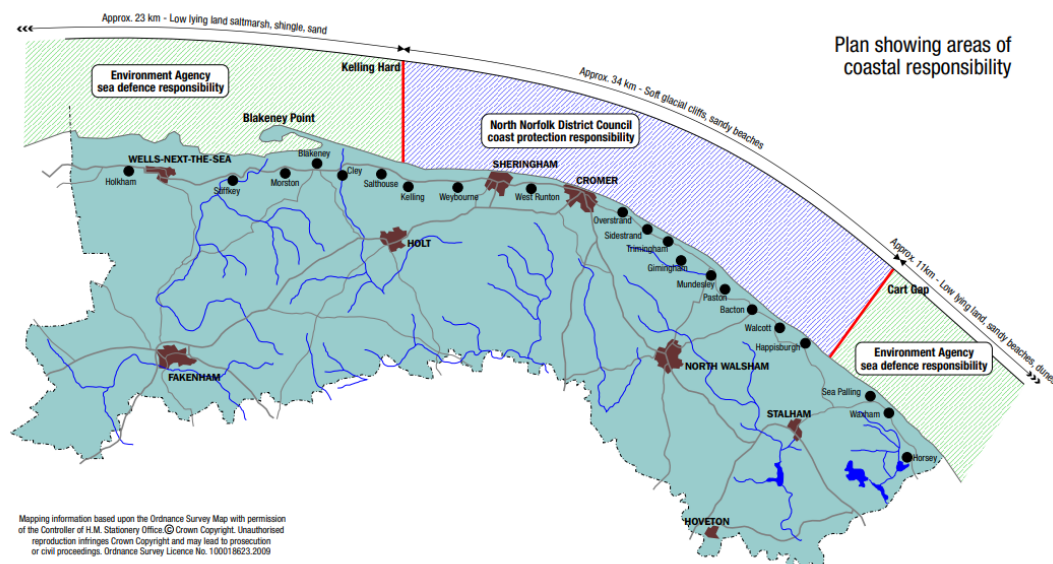
such as parks and open space. The specific sites highlighted in the plan will require planning applications to be submitted before development commences. Many of the sites are already in progress and some major sites require the completion of Development Briefs to set out in broad terms how the site will be developed.

#### 4.3. [NNDC corporate plan 2019 to 2023](#)



4.4. [Environmental Charter](#) - The Council has declared a climate emergency and therefore puts environmental considerations at the heart of its service delivery. Our Environmental Charter states our commitment to action in order to achieve net-zero carbon emissions by 2030, showing how we will use our own resources wisely to set a direction through our own actions, working with partners and influencing others.

4.5. [NNDC Coastal Protection](#) – map showing areas of coastal responsibility.



4.6. [North Norfolk District Council Housing Strategy 2021 - 2025](#) (at examination) - Four themes focus on the major challenges facing housing in the district:

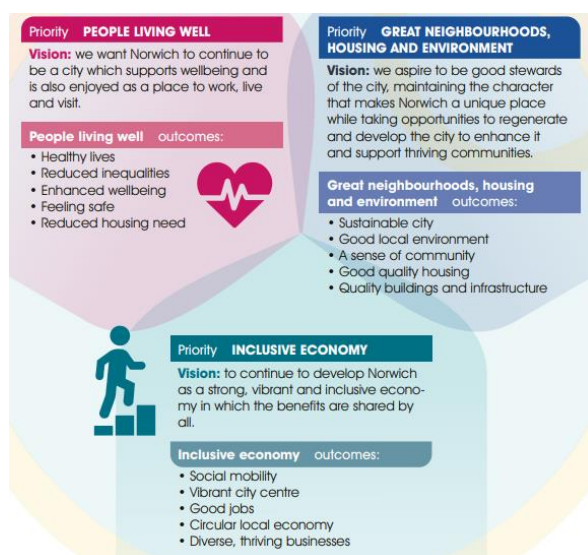
- Increasing the supply of homes with enough homes to meet the needs of local residents.
- Improving housing conditions in the private sector – thereby reducing fuel poverty and helping to reduce carbon emissions.



- Making the best use of existing homes includes ensuring affordable homes are allocated fairly and encouraging landlords to let homes for market rent.
- Supporting vulnerable residents to live in their homes or move to a home more suited to their needs.

## 5. Norwich

### 5.1. [Corporate plan](#)



5.2. [State of Norwich](#) – sets out some statistics for Norwich.

5.3. [Covid-19 recovery](#) - The following themes and actions provide a blueprint for the recovery of the council and the city:

1. Securing the council's finances
2. Modernising the council; reimagining local services
3. Supporting the most vulnerable
4. Business and the local economy
5. Housing, regeneration and development
6. Arts, culture and heritage
7. Climate change and the green economy
8. Harnessing social capital

5.4. [Norwich 2040 City Vision](#) - Themes for Norwich 2040 to be: 1. A creative city 2. A liveable city 3. A fair city 4. A connected city 5. A dynamic city.

5.5. [Environmental strategy 2020-25](#)

- Priority 1: work with partners, through the Norwich 2040 City Vision, to develop a citywide response to climate change to reduce the city's carbon dioxide emissions;
- Priority 2: reduce the council's own carbon dioxide emissions;
- Priority 3: increase reuse and recycling in the city and reduce the amount of residual waste;
- Priority 4: increase the energy efficiency of all the housing stock in the city;
- Priority 5: ensure that new development is carried out in a sustainable way;

- Priority 6: support and encourage more sustainable transport solutions;
- Priority 7: support a low carbon economy in Norwich;
- Priority 8: prepare for the impacts of climate change;
- Priority 9: work with local communities to ensure our local environment is protected and enhanced where possible;
- Priority 10: work with partners to promote behavioural change to establish a more sustainable society

#### 5.6. [Affordable Housing SPD \(Adopted July 2019\) | Norwich City Council](#)

- The extent to which the proposed affordable housing meets the identified needs in Norwich will be taken into account in the determination of individual planning applications.
- Affordable housing will be required on sites of 10 or more residential units.
- Affordable housing will be encouraged for development proposals for care homes and purpose built student accommodation on residential or residential-led local plan allocations via a commuted sum.
- The SPD provides guidance on on-site provision, and when it is appropriate to seek commuted sums for off-site provision.
- Development viability is a material consideration. The SPD provides guidance on viability assessment and publication of viability information in order to better inform developers of the council's expectations and ease the planning application process.
- The SPD includes measures, including an affordable viability review clause, to incentivise development and promote housing delivery

#### 5.7. [Site allocations and site specific policies | Norwich City Council](#) - The Site Allocations Plan sets out detailed policies and proposals for 73 sites in Norwich where new development and change is expected between now and 2026.

#### 5.8. [Development management policies | Norwich City Council](#) - The Development Management Policies Local Plan (DM policies plan) sets out detailed planning policies to help guide and manage change and development in Norwich until 2026.

### 6. South Norfolk

#### 6.1. [Site Specific Allocations and Policies Document](#) (2015) - designates areas of land for particular uses, most notably land to deliver housing, but also for other forms of developments such as employment, recreation, open space and community uses. Some sites may be near to the Broads and as and when the planning applications are submitted, if relevant, the Broads Authority will be consulted. This will be superseded by the Greater Norwich Local Plan that is (at the time of writing) being examined.

#### 6.2. [Development Management Policies Document](#) (2015) - The policies influence the type and quality of future homes and other new development that is approved by the Council, and will help us conserve heritage assets, biodiversity, geodiversity and the countryside for future generations to enjoy, while delivering the ambitious spatial planning strategy and objectives for the growth of the area. Of particular relevance to the Local Plan for the Broads are the policies on affordable housing, open space and retail.

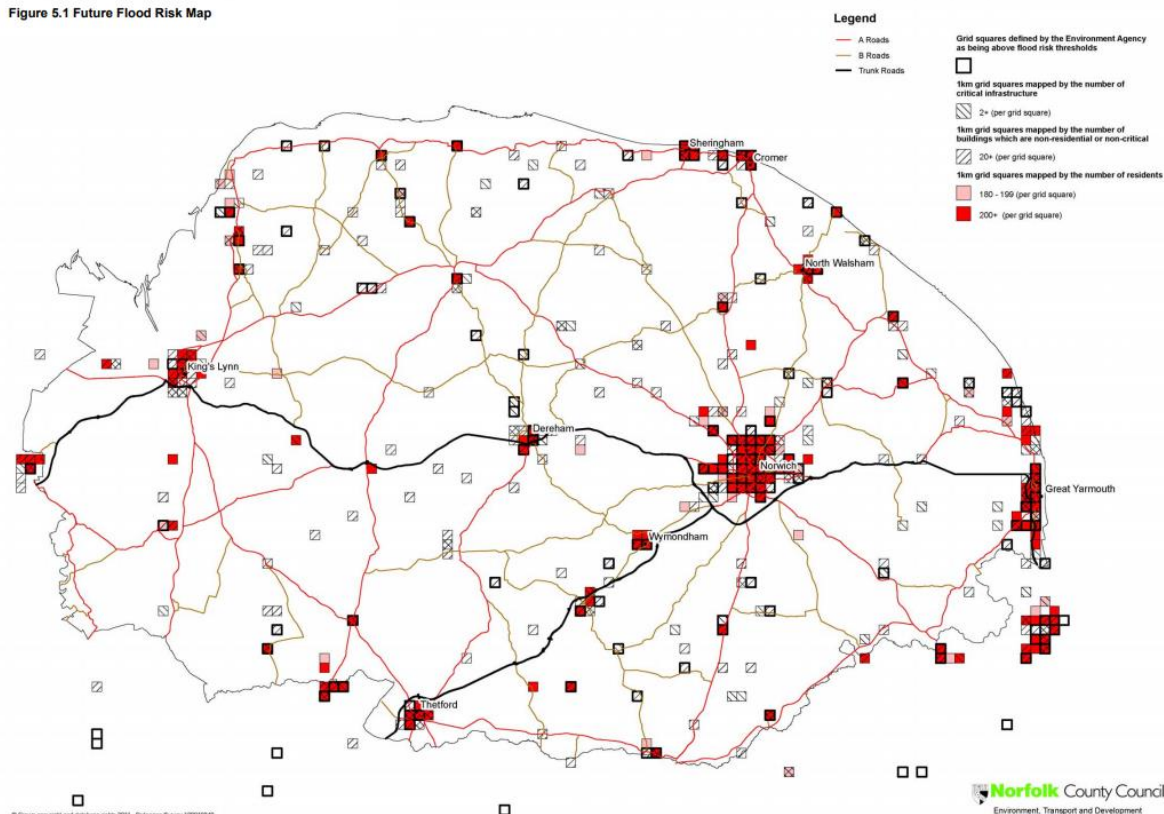


- 6.3. [South Norfolk Village Clusters Housing Allocations Plan](#) (ongoing) – this will identify land for 1,200 new homes. At the time of writing, South Norfolk Council were assessing the responses to the first consultation stage held earlier in 2021.
- 6.4. [GUIDELINES FOR RECREATION PROVISION IN NEW RESIDENTIAL DEVELOPMENTS](#) (2018)  
- This SPD provides guidance on how policies DM3.15 will be applied. This is of relevance to the Local Plan for the Broads as we defer to/have regard to the open space policies of the relevant district.

## 7. Norfolk County Council

- 7.1. [Together for Norfolk](#) – key priorities: Focusing on inclusive growth and improved social mobility. Encouraging housing, infrastructure, jobs and business growth across the County. Developing our workforce to meet the needs of the sectors powering our local economy. Work to reduce our impact on the environment. This way we can help Norfolk have a growing economy, full of thriving people living in strong communities we are proud of.
- 7.2. [Better Together for Norfolk 2021-2025](#) - Our priorities are: • A VIBRANT AND SUSTAINABLE ECONOMY • BETTER OPPORTUNITIES FOR CHILDREN AND YOUNG PEOPLE • HEALTHY, FULFILLING AND INDEPENDENT LIVES • STRONG, ENGAGED AND INCLUSIVE COMMUNITIES • A GREENER, MORE RESILIENT FUTURE
- 7.3. [Strategic Infrastructure Delivery Plan](#) - The Strategic Infrastructure Delivery Plan (SIDP) sets out Norfolk's high-level infrastructure priorities for the next 10 years. These priorities will help to deliver significant economic growth in the county.
- 7.4. [Local Transport Plan](#) - Our transport plan describes the council's strategy and policy framework for transport and is used as a guide for investment priorities as well as being considered by other agencies when determining their planning or delivery decisions.
- 7.5. [Preliminary Flood Risk Assessment report](#) - Norfolk County Council prepared a Preliminary Flood Risk Assessment report (PFRA), which is a high-level study aimed at highlighting areas of Norfolk susceptible to flooding from surface run-off.

Figure 5.1 Future Flood Risk Map



**7.6. [Norfolk Rail Prospectus - Norfolk County Council](#) - priorities include:**

- Faster journey times, more capacity and better-quality travel experience
- Norwich-London
- ½ hourly frequencies King's Lynn to London and Norwich to Cambridge
- Earliest and latest trains on each route
- Details about the individual improvements required at each station.
- Priorities include refurbishment of Great Yarmouth station and environs,
- and accessibility improvements at Wymondham and Thetford
- Priorities for new infrastructure include new track capacity at Ely and on
- the Norwich to London route, a new station in the vicinity of Broadland
- Business Park and feasibility work to look at – in the longer term – new
- passenger services between Cambridge and Oxford, and Dereham and
- Wymondham.

**7.7. Surface Water Management Plans – may be of relevance as we produce the Local Plan**

- [Great Yarmouth Borough SWMP - Norfolk County Council](#)
- [North Norfolk SWMP - Norfolk County Council](#)
- [Norwich Urban Area SWMP - Norfolk County Council](#)
- [South Norfolk SWMP - Norfolk County Council](#)

**7.8. Adopted policy documents**

- [Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 \(adopted September 2011\)](#)

- [Minerals Site Specific Allocations Development Plan Document \(DPD\) \(adopted October 2013, amendments adopted December 2017\)](#)
  - [Waste Site Specific Allocations Development Plan Document \(DPD\) \(adopted October 2013\)](#)
  - These documents contain policies for use in making decisions on planning applications for mineral extraction and associated development and waste management facilities, and in the selection of specific site allocations in Norfolk.
- 7.9. [Norfolk sustainable school travel strategy](#)** - Norfolk's School Travel Vision To enable every child to fulfil their educational potential by ensuring they're able to get to school or college in a safe and sustainable manner. We will achieve this through:
- The provision of safe and accessible transport to school age children who live more than the statutory agreed distance from their nearest catchment or nearest appropriate school
  - Provision of support to post 16 students
  - The provision of infrastructure to enable children and their families to walk or cycle to school
  - Strategic support to the local bus network, including working with bus operators to secure travel discounts for students
  - Working with schools and communities to enhance safety for children travelling to school independently
  - Securing funding through the planning process to promote sustainable and healthy travel options
- 7.10. [Electric vehicle strategy](#)**
- Priority 1: Accelerate charge point deployment on our highway network
  - Priority 2: Review our own fleet
  - Priority 3: Collaborative working
  - Priority 4: Update parking and design standards
  - Priority 5: Exploration of wider measures including incentives
  - Priority 6: Promotional and awareness raising
- 7.11. [Environmental policy](#)**
- Using and managing land sustainably
  - Recovering nature and enhancing the beauty of landscapes
  - Connecting people with the environment to improve health and wellbeing
  - Increasing resource efficiency, and reducing pollution and waste
  - Securing clean, healthy, productive and biologically diverse seas and oceans
  - Protecting and improving our global environment
- 7.12. [Public Health Strategy](#)**
- Promote healthy living and healthy places
  - Protect communities and individuals from harm
  - Provide services that meet community needs
  - Work in partnership to transform the way we deliver services
- 7.13. [Our Strategy](#)** - Our key priorities are:
- A single sustainable system – working together, leading the change and using our resources in the most effective way.

- Prioritising prevention – supporting people to be healthy, independent and resilient throughout life. We'll offer help early to prevent and reduce demand for specialist services.
- Tackling inequalities in communities – providing support for those who are most in need and address wider factors that impact on wellbeing, such as housing and crime.
- Integrating ways of working – collaborating in the delivery of people-centred care to make sure services are joined-up, consistent and make sense to those who use them.

**7.14.** [Norfolk Rural Economic Strategy](#) - priority themes

- New rural economy and market towns
- World class environment and the green economy
- Community resilience
- Skills and rural innovation
- Digitalisation and technology adoption
- Modern infrastructure

**7.15.** [A vision for Norfolk in 2021](#)

- Good Growth: Building communities we can be proud of
- Making the most of our beautiful County
- Starting a new relationship with Norfolk families
- Investing in children and families
- Helping our population remain independent, resilient and well

**7.16.** [Wroxham and Hoveton Network Improvement Strategy](#) (2020) - identified potential measures to help address existing transport network constraints and transport improvements to facilitate the growth identified in the emerging Local Plans. This work produced some key findings:

- Through traffic is a significant proportion of the journeys.
- The highest quantities of traffic pass through Norwich Road / Stalham Road (A1151) with the majority travelling South towards Norwich.
- There is scope to encourage a greater use of sustainable transport.
- The A1151 Norwich Road / B1140 Salhouse Road mini-roundabout operates close to capacity with high delays in AM peak hour.
- The A1151 Norwich Road / Church Road / Station Road / A1151 Stalham Road junction is affected by high demand from the adjacent signal-controlled pedestrian crossing which creates queues.
- The A1151 Stalham Road / A1062 Horning Road / B1354 Horning Road West double mini-roundabout junction is close to capacity in both AM and PM peak hours and experiences congestion on all arms.

## 8. Suffolk County Council

**8.1.** [Suffolk Guidance for parking](#) (2019) – sets standards for parking in Suffolk.

**8.2.** [Corporate Strategy 2022-26](#) – objectives: To promote and support the health and wellbeing of all people in Suffolk. • To strengthen our local economy. • To protect and enhance our environment. • To provide value for money for the Suffolk taxpayer.

- 8.3. [Suffolk Rail Prospectus](#)** - This prospectus sets out the rail improvements necessary to support the economy of Suffolk over the next 20 years. Priorities are: Commitment by Government for new rolling stock on intercity services between Norwich and London Liverpool Street and for faster and more reliable journeys on that route. | The introduction of a direct hourly service between Ipswich and Peterborough. | Capacity improvements and electrification of the line from Felixstowe through to Peterborough and on to Birmingham to improve freight and passenger services. | Building on the introduction of an hourly service between Ipswich and Lowestoft by working towards shorter journey times and the restoration of direct services between Lowestoft and London. | More capacity and better trains between Ipswich and Cambridge with a future aim of increasing the frequency to half-hourly. | Working towards a fast and frequent rail service connecting the key centres of growth in the region: Ipswich, Cambridge and Norwich.
- 8.4. [Joint Health and Wellbeing Board STRATEGY REFRESH 2019-2022](#)** Vision: People in Suffolk live healthier, happier lives. We also want to narrow the difference in healthy life expectancy between those living in our most deprived communities and who are more affluent through greater improvements in more disadvantaged communities. Priorities: Prioritising Prevention, Reducing Health Inequalities, Promoting Resilient Communities and Working Well Together.
- 8.5. [Suffolk's Nature Strategy](#)** - The strategy outlines our priorities and how the landscapes and wildlife in Suffolk contributes to economic growth and health and wellbeing. Vision:

Working together as individuals, communities, businesses and decision-makers, we will ensure Suffolk's natural environment is conserved and enhanced for future generations and continues to be seen as one of the county's key strengths. Its intrinsic value, as well as its importance to our economic growth, is increasingly understood, whilst the people of Suffolk and our visitors are able to gain better access to enhanced enjoyment and a deeper understanding of its unique qualities. We will continue to add to our knowledge of Suffolk's wildlife and landscapes and to collect high-quality information.

- 8.6. [Suffolk Framework for Inclusive Growth](#)**
- Suffolk is developing an innovative approach to planning for the future, developing a framework for infrastructure investment aligning with plan making and delivering place based community growth
  - Suffolk is willing to test approach to Statement of Common Ground (SoCG) approach as outlined in the Government's Housing White Paper and building on the work of our planning and infrastructure framework
  - Suffolk is keen to implement the housing elements of the devolution agreement that was previously developed and secure more homes for its residents
  - With additional powers and investment in infrastructure Suffolk councils could enable additional homes to be delivered, meeting resident demand both now and in the future.

**8.7. [Suffolk Minerals and Waste Plan | Suffolk County Council](#)** - The SMWLP is part of the Development Plan and provides the framework for the determination of planning applications for minerals and waste development.

**8.8. [Suffolk's Local Transport Plan 2011 - 2031](#)** - transport plans will support business and growth with a focus on:

- the challenge of maintaining the highway network in good condition
- tackling congestion in the larger towns by more efficient management of traffic, reducing the
- demand for car travel and promoting more sustainable means of travel
- improved connectivity and accessibility in rural areas
- seeking improvement to the A11, A12 and A14 trunk roads connecting businesses in Suffolk to each
- other and to their markets
- seeking improvement to the rail network for freight and passengers
- relief for our market towns suffering from high levels of through traffic
- recognising that securing high speed broadband throughout Suffolk is very important at present in
- addressing accessibility and connectivity issues throughout Suffolk and supporting business growth.

**8.9. [Suffolk Travel Plan Guidance - Second Edition](#)** (2021)

- The purpose of this guidance is to promote consistency and best practice in travel planning across Suffolk and thereby fulfil national and local policy requirements. It will provide greater clarity to developers and other stakeholders involved in the planning process. It has been produced in response to feedback from LPAs and developers.

**8.10. [Suffolk County Council Business Plan 2021-2022](#)** – priorities

- Living with Covid-19 and Suffolk's Recovery: How we redesign and transforming the way we work to deliver public services in response to Covid-19
- Inclusive Growth Improving: Suffolk's economic productivity, levels of educational attainment and building more homes to benefit local people
- Health, Care and Wellbeing: Caring for Suffolk's vulnerable residents, enabling everyone to live long, healthy and fulfilling lives
- Efficient and Effective Public Services: Changing the way we operate to meet our customers' needs and balance our budget despite diminishing resources, increasing demand and changing customer expectations

**8.11. [Suffolk Design Guide for Streets | Suffolk County Council](#)**

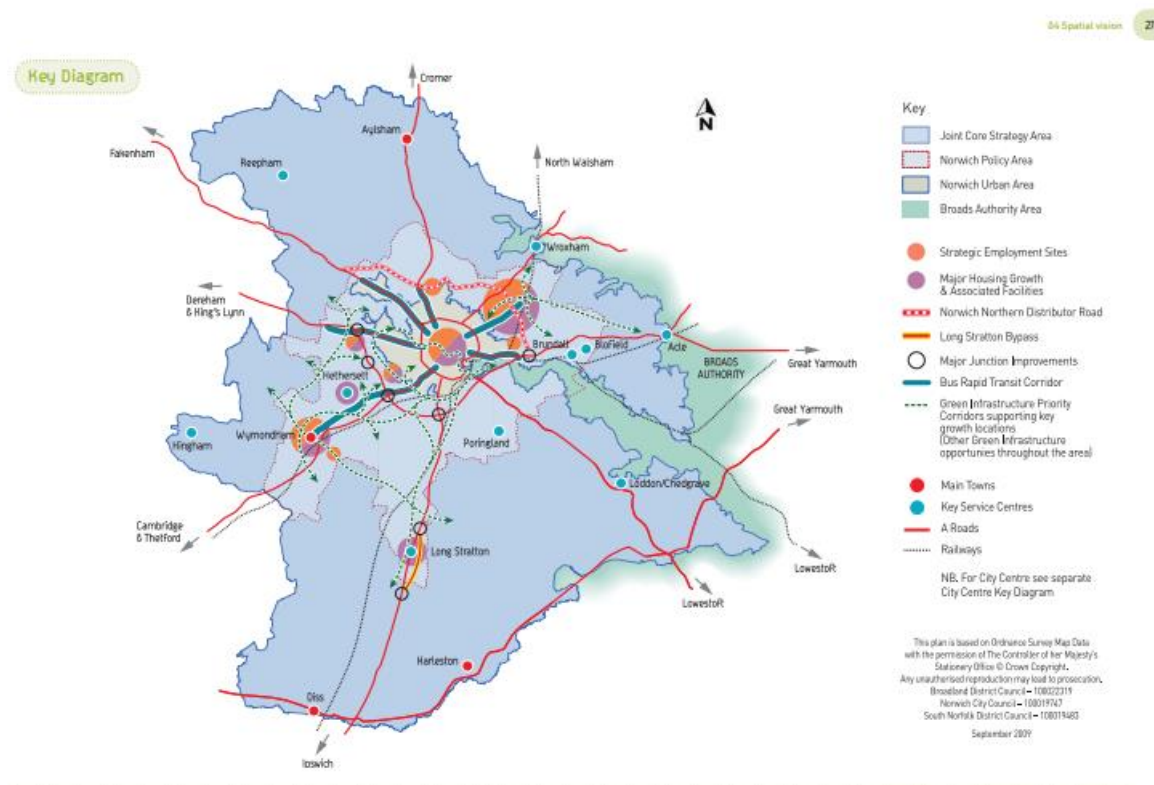
- The Streets Guide is a guidance document designed to assist the delivery of well-designed places in line with the National Design Guide as well as the National Model Design Code. The Streets Guide will be used by Suffolk County Council's highway engineers, drainage engineers and Public Rights of Way officers in responding to planning applications.



- The Streets Guide sets new approaches to designing how sites for development should be accessed by focusing on the routes people need to travel by foot, wheel or cycle instead of vehicular accesses being starting points for the design process.

## 9. Greater Norwich

- 9.1. [Joint Core Strategy](#) (2014) - The JCS sets out the long-term vision and objectives for the area, including strategic policies for steering and shaping development. It identifies broad locations for new housing and employment growth and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development should be limited. It helps co-ordinate and deliver other services and related strategies.



- 9.2. [Greater Norwich Local Plan](#) (examination as at end of 2021) - The GNLP identifies the strategy for growth in this first part of the plan, the GNLP Strategy. The sites to deliver the strategy are in the second part of the plan, the GNLP Sites document. The plan will be used to help to assess planning applications. Runs from 2018 to 2038. This contains strategic and site-specific policies. Some sites may be near to the Broads and as and when the planning applications are submitted, if relevant, the Broads Authority will be consulted. Once adopted, we will note which sites are near to the Broads.

- 9.3. [Greater Norwich Homelessness Strategy 2020-25](#) (2021) – this sets out four priorities:

- Priority One: Develop and Deliver Flexible Housing and Support Solutions to Enable People to Safely Move on from Domestic Abuse
- Priority Two: Preventing Homelessness
- Priority Three: Single and Youth Homelessness
- Priority Four: Financial Inclusion, Welfare Reform and Economic Growth

## 10. Broadland and South Norfolk

- 10.1.** [Strategic Plan 2020 to 2024](#) (2020) – The vision set out in this document is ‘working together to create the best place and environment for everyone, now and for future generations’. The priorities, as set out in the document are: growing the economy, supporting individuals and empowering communities, protecting and improving the natural and built environment, whilst maximising quality of life, moving with the times, working smartly and collaboratively.