

Broads Local Plan Publication Local Plan Sustainability Appraisal

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1. Summary

This matrix identifies the impacts of the Local Plan policies on the various SA Objectives, taken as a whole.

Please note that this table does not include assessment of the vision, the housing or residential mooring numbers and not the specific Local Green Space and Open Space allocations that are related to the relevant policies. It is simply a matrix of the policies.

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	ENV13	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6ab	SOC7	ECO1	ECO2	ECO3	ECO4
Policy PUBSP1: DCLG/PINS Model Policy	All of the topic areas covered by the Sustainability Appraisal Objectives relate to aspects of sustainable development and relate to the NPPF and NPPG.																							
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 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: Protection and enhancement of settlement fringe			+	+																			?	
Policy PUBDM20: Amenity											+			+					+		+	+		
Policy PUBDM21: Light pollution and dark skies			+	+	+		+			+	+			+					?					?
Policy PUBSP8: Access around the Broads	+				+									+				+						+
Policy PUBSP9: Getting 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																		+			+	+	+	+
PUBDM24: New Employment Development	+	+		+			+							+				+	+		+	+	+	+
PUBDM25: Protecting General Employment																		+			+	+	+	+
PUBDM26: Business and Farm Diversification	?																				+	+	+	+
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 PUBSP14: Mooring Provision	+			+												+			+		+	+	+	+
Policy PUBDM30: Access to the Water	+	+	+	+		+	+		+					+					+		+			+
Policy PUBDM31: Riverbank stabilisation	+		+	+						+														
Policy PUBDM32: Moorings, mooring basins and marinas.	+	+	+	+			+			+				+		+			+		?	?	?	?
Policy PUBSP15: Residential development	+			+			+										+							
Policy PUBDM33: Affordable Housing	?			?													+		?					
Policy PUBDM34: Residential Development within Defined Development Boundaries	+			+			+		+								+		+					
Policy PUBDM35: Gypsy, Traveller and Travelling Show People	+	+	+	+		+	+	+	+	+					?		+		+					
Policy PUBDM36: New Residential Moorings	+	+	+	+			+							+			+		+		+			+
Policy PUBDM37: Permanent and Temporary 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	+			+	?					+	+							+	+					

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	ENV13	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6ab	SOC7	ECO1	ECO2	ECO3	ECO4
Policy PUBBEC1: Former Loaves and Fishes, Beccles				+		+	+			+				?				+	+	+				+
Policy PUBBEC2: Beccles Residential Moorings (H. E. Hipperson’s Boatyard)			+														+		+		+			
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, Habitat Area and Alma Beck		+	+	+	+	+			+					+					+					
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	+			+					+							+					?	?	?	?
Policy PUBSSA47: Changes to the Acle Straight (A47T)	+	+	+	+		+	+		+	+	+							?			?		?	?

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

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	ENV13	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6a b	SOC7	ECO1	ECO2	ECO3	ECO4
+	46	46	69	87	20	38	42	6	54	49	15	5	2	51	3	24	26	17	35	10	38	31	27	60
?	9	4	5	8	4	5	6	4	4	5	5	4	4	5	5	5	16	11	5	6	16	13	16	19
-	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	3	0	0	0	0	0
?/+	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

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

- Traffic
- Water quality and efficiency

- Biodiversity and geodiversity
- Landscape
- Sustainable resources
- Heritage
- Design
- Health
- Tourism

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

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

- Coastal change
- Renewable energy
- Poverty and inequality
- Waste

2. Introduction

2.1. About Sustainability Appraisals

A Sustainability Appraisal of the Publication Local Plan has been prepared and is also published for consultation.

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

The process for conducting the sustainability appraisal is over page.

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

2.2. Strategic Environmental Assessment

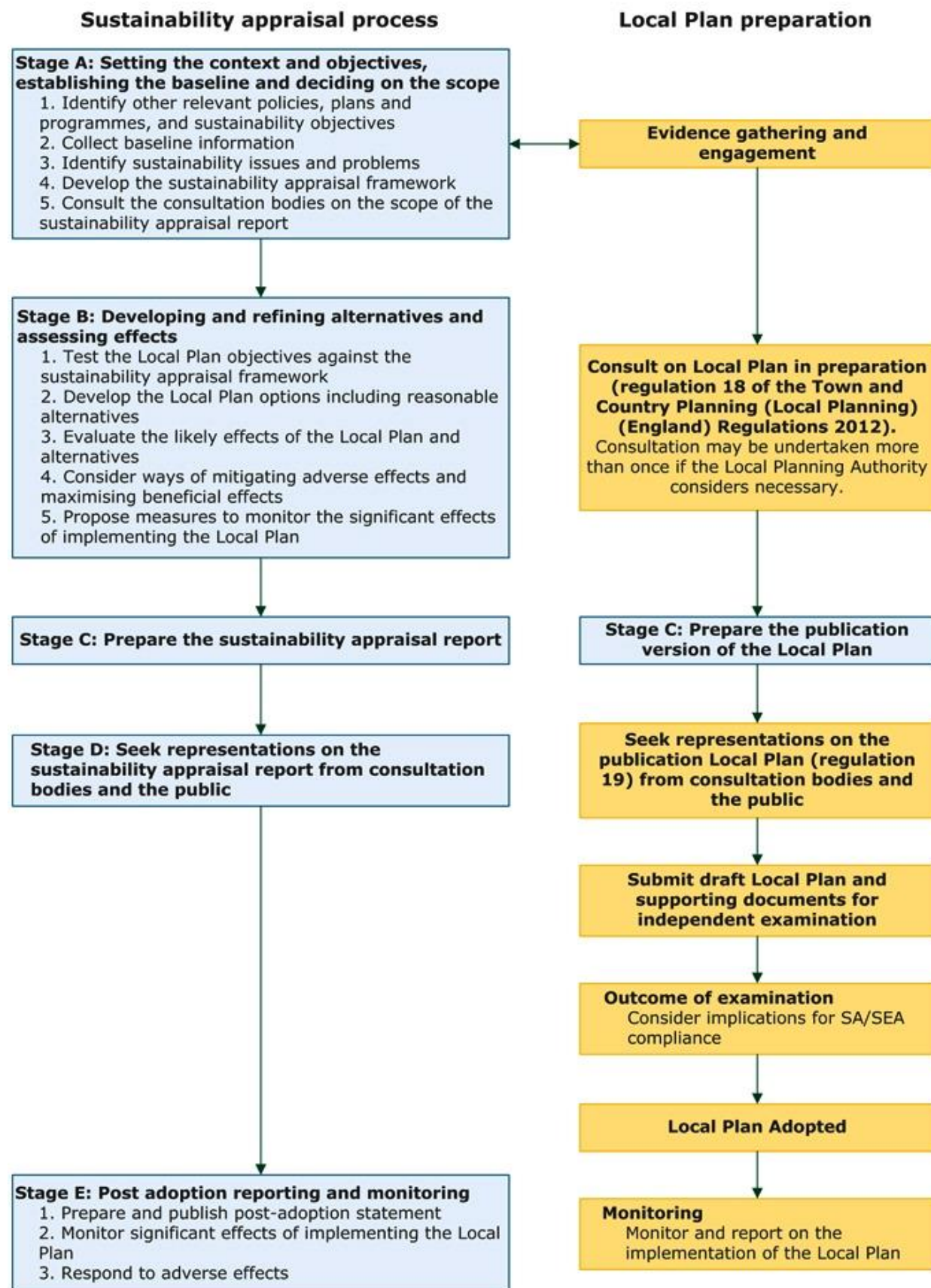
Strategic Environmental Assessment (SEA) involves the systematic identification and subsequent evaluation of the environmental impacts of a strategic action such as a plan or programme. The objective of the SEA process is to provide for a high level of protection of the environment, and to integrate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

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

2.3. Appropriate Assessment (Habitats)

The Conservation of Habitats and Species Regulations 2010, as amended, normally referred to as 'the Habitats Regulations,' transpose the requirements of the EU Habitats and Birds Directives into UK law. The Regulations require a Habitats Regulations Assessment (HRA) to assess potential impacts from the plan on European wildlife sites. This plan has been the subject of HRA, and measures have been embedded within the plan to protect European sites, including in relation to recreation pressure, tourism and water based activities. The HRA is updated alongside the plan, informing any modifications in light of potential effects on European sites. The final plan is adopted with certainty that European sites will not be adversely affected by its implementation. Project level HRAs will be required to ensure that detailed project design secures European site protection. A HRA of the Broads Local Plan Publication version has been prepared and is also published for consultation¹.

¹ <http://www.broads-authority.gov.uk/broads-authority/how-we-work/transparency/consultations>



3. Background

3.1. The Broads And The Broads Authority

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

Broads Authority executive area map



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

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

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

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

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

3.2. The Broads' Local Plan

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

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

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

3.3. Previous Sustainability Appraisal Documents

The Issues and Options Local Plan was accompanied by an Interim Sustainability Appraisal which can be found here: http://www.broads-authority.gov.uk/data/assets/pdf_file/0011/710858/Broads-Local-Plan-Issues-and-Options-Interim-SA-Final.pdf

The Preferred Options Local Plan was accompanied by a Sustainability Appraisal which can be found here: http://www.broads-authority.gov.uk/data/assets/pdf_file/0004/833971/Broads-Local-Plan-Preferred-Options-Sustainability-Appraisal.pdf

3.4. About This Consultation

The Sustainability Appraisal is out for consultation at the same time as the Local Plan. The consultation runs for a period of 6 weeks from 4 October to 4pm on 15 November 2017.

4. Challenges and Opportunities

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

Strengths

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

Weaknesses

- Some of the protected habitats in less than optimal condition and/or vulnerable to change as a result of, for example, fragmentation, inappropriate land management and pressure from nearby development. Some areas of fen and some lakes in decline.
- Almost the whole of the Broads area subject to, or at risk of, flooding.
- High levels of listed buildings and other heritage assets at risk, and particular problems in finding compatible and beneficial uses that could help secure the restoration and maintenance of heritage assets such as wind pumps/drainage mills.
- Continuing (though declining) problems of water quality in the rivers. Ground water quality problems.

- Difficulty of modernising and adapting existing buildings and uses, and accommodating new ones, due to flood prone nature of the area.
- Decline in traditional industries such as millwrights and reed and sedge cutters.
- High reliance on tourism which can leave the economy vulnerable and mean a loss of resilience as a result of changes to the holiday/recreational patterns.
- Car dependence of local communities and businesses and fragmentation of settlements.
- Depleted local community and/or visitor facilities, often through displacement by higher value activities (principally housing).
- Tensions and perceptions of incompatibility between interests of conservation, recreation, tourism, navigation and local communities, and between local interests and the national value of the Broads.
- The ageing population could lead to imbalance in the community.
- Lack of housing that is affordable resulting in some people having to commute to places of work.
- Deficiencies of moorings in some places to meet the needs of various waterspace users.
- Increasing pressures for land use change around areas of settlement.
- Resourcing difficulties for organisations that help to manage the environmental assets.
- Reliance on agricultural subsidies to promote land management for nature conservation.

Opportunities

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

- Opportunities to encourage both local residents and visitors to join one of the many boating clubs, take part in organised events, go on formal sailing courses and gain recognised Royal Yachting Association (RYA) qualifications.
- To Improve awareness of general public and residents of the special qualities of the Broads
- Major highway improvements and the benefits to the community and economy they could bring.
- Flat land favouring healthy travel modes.
- More home based working lessening carbon impacts but retaining wealth in the locality.

Threats

- Climate change - likely impacts that may be threats:
 - Increased frequency and severity of all sources of flooding
 - Increased risk of coastal inundation
 - Changes in water quality and quantity
 - Increased frequency and severity of saline incursion into fresh water systems
 - Changes in flora, fauna and landscape
 - Changes in patterns of recreation
 - Changes in agriculture and its practices
 - Redundancy/degradation of infrastructure and material assets
- Erosion of the special character of the area's landscape and built heritage through:
 - Loss of archaeology built/landscape and cultural heritage assets.
 - Saline intrusion.
 - Coastal erosion.
 - Incremental 'suburbanisation' and other changes, including through domestic and holiday home extensions/enlargements and paraphernalia:
 - Metalling of unmade tracks;
 - 'Horsiculture' – proliferation of pony paddocks, stables, Manège s, etc.;
 - Road, rail and navigation improvements/changes;
 - Proliferation of advertisements.
- Potential landscape and economic effects of change, including that driven by market changes (e.g. food prices, bio-fuel).
- Changes in patterns of recreation, including impacts of earlier major decline in hire boat fleet and growth of private boat ownership; higher expectation of facilities for leisure plots, holiday chalets and other accommodation.
- Declining boatyard and boatbuilding industry.
- Loss of local and traditional skills.
- Pinch-points at bridges, no passing places and low levels of infrastructure allied to industry / business and even residential could limit potential for more use of water.
- Major housing and employment growth planned for nearby areas, and associated potential impacts such as:
 - Water quality and quantity loss arising from effluent input and supply extraction.
 - Increased recreational pressure, on both visitor 'honeypots' and remoter, more tranquil and sensitive localities.
 - Traffic growth.
- Passing of the economies, practices and ways of life that generated and sustained those landscapes.

- Unsympathetic design, construction and alterations.
- Loss of local community and/or visitor facilities, often through displacement by higher value activities (principally housing).
- High house prices in the rural areas could affect the willingness of some to train in traditional skills such as reed and sedge cutting as they would need to commute.
- Recent and likely future cuts in budgets and consequent challenges organisations face in light of reduced funds.
- Palaeo-environmental and organic archaeological remains are especially vulnerable and significant in the Broads.
- Potential damage to protected wildlife sites through activities in the Broads and more development in the wider area.
- Major highway improvements and the threat to the special qualities of the Broads that could result.
- Further loss of moorings.
- Vulnerability of subsidised public transport services within the broads (bus and rail).

5. The Sustainability Appraisal Objectives and Decision Making Criteria

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

SA Objective
ENV1: To reduce the adverse effects of traffic (on roads and water).
ENV2: To improve water quality and use water efficiently.
ENV3: To protect and enhance biodiversity and geodiversity.
ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.
ENV5: To adapt to and mitigate against the impacts of climate change.
ENV6: To avoid, reduce and manage flood risk.
ENV7: To manage resources sustainably through the effective use of land, energy and materials.
ENV8: To minimise the production and impacts of waste through reducing what is wasted, re-using and recycling what is left.
ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings
ENV10: To achieve the highest quality of design that is innovative, imaginative, and sustainable and reflects local distinctiveness.
ENV11: To improve air quality and minimise noise, vibration and light pollution.
ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape
ENV13: To reduce vulnerability to coastal change.
SOC1: To improve the health of the population and promote a healthy lifestyle.
SCO2: To reduce poverty, inequality and social exclusion.
SOC3: To improve education and skills including those related to local traditional industries.
SOC4: To enable suitable stock of housing meeting local needs including affordability.
SOC5: To maximise opportunities for new/ additional employment
SOC6a: To improve the quality, range and accessibility of community services and facilities.
SOC6b: To ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.
SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.
ECO1: To support a flourishing and sustainable economy
ECO2: To ensure the economy actively contributes to social and environmental well-being.
ECO3: To improve economic performance in rural areas.
ECO4: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.

The Decision Making Criteria are listed at Appendix F: Decision Making Criteria.

6. Compatibility of the SA Objectives and Local Plan Objectives

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

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

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

7. Assessing the Draft Policies against the Sustainability Appraisal Objectives

The Vision of the Broads Local Plan

Note that an alternative vision has not been produced to then be assessed. The vision is the same as the Broads Plan's vision and the Authority wishes for the two plans to align in this way. The assessment of the vision is generally positive.

		Publication version
Sustainability Appraisal Objectives	ENV1	
	ENV2	+
	ENV3	+
	ENV4	+
	ENV5	
	ENV6	
	ENV7	
	ENV8	
	ENV9	+
	ENV10	
	ENV11	
	ENV12	
	ENV13	
	SOC1	+
	SOC2	
	SOC3	
	SOC4	
	SOC5	
	SOC6ab	
	SOC7	+
	ECO1	
	ECO2	+
	ECO3	
	ECO4	+

Generally the vision seeks to protect what is special about the Broads whilst enabling people to live in, work in and enjoy the area. So whilst these objectives have been classed as positive specifically, the vision relates in some way to each objective.

Policy PUBSP1: DCLG/PINS Model Policy

This has not changed from the Preferred Options policy.

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

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

Removed from Publication Local Plan: Policy POSP2: Sustainable Development in the Broads

Note that this policy has been split into other policies. The table below shows the assessment of the Preferred Options policy. The main reason for this change is to locate topic specific parts of this policy in that particular section as well as to make the strategic policies more manageable; this policy was very big.

		Publication version	No Policy	More detailed policy
Sustainability Appraisal Objectives	ENV1	+	?	Not rated as the individual policies in this Local Plan are detailed and meet the thrust of this overarching policy.
	ENV2	+	?	
	ENV3	+	?	
	ENV4	+	?	
	ENV5	+	?	
	ENV6	+	?	
	ENV7	+	?	
	ENV8	+	?	
	ENV9	+	?	
	ENV10	+	?	
	ENV11	+	?	
	ENV12	+	?	
	ENV13	+	?	
	SOC1	+	?	
	SOC2	+	?	
	SOC3	+	?	
	SOC4	+	?	
	SOC5	+	?	
	SOC6ab	+	?	
	SOC7	+	?	
	ECO1	+	?	
	ECO2	+	?	
	ECO3	+	?	
	ECO4	+	?	

Positive on all aspects. This is an overarching policy that seeks to address all the SA Objective areas. There are more detailed policies that fall from this overarching policy. There could be some conflict between the individual aspects of this policy and this is teased out as each detailed policy is assessed.

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. It addresses all of the aspects of sustainable development in the Broads and relates to the special qualities of the Broads and therefore a policy is prudent.

Removed from Publication Local Plan: Policy POSP3: Air, water and waste

Note that this policy has been split into other policies. The table below shows the assessment of the Preferred Options policy. The main reason for this is to locate topic specific parts of this policy in that particular section as well as to make the strategic policies more manageable.

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

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

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

Policy PUBDM1: Water Quality and Foul Drainage

The changes from the preferred options generally add clarification. No changes to the assessment.

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

Policy PUBDM2: Boat wash down facilities

This policy is the same as the Preferred Options version. No changes to the assessment.

		Publication version	No Policy	More detailed Policy
Sustainability Appraisal Objectives	ENV1			
	ENV2	+ A key aim of the policy is to reduce copper levels in sediment.	?	
	ENV3	+ Copper in sediment can harm biodiversity. The policy also relates to biosecurity and invasive species.	?	
	ENV4			
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
	ECO1	? This extra requirement could add costs to a business.	?	
	ECO2	+ Appropriate wash down facilities will mean that businesses contribute to environmental wellbeing.	?	
	ECO3			
	ECO4	? The types of boats affected by this policy are used for recreation purposes. On one hand this policy requirement helps the environment but on the other it could be an extra financial burden.	?	
			Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. Considering the importance of water quality in the Broads, not having a policy was discounted as an option.	The thrust of a more detailed policy will rate the same as the Publication version. However, by being more detailed, this policy could be overly restrictive and could be more negative against the economy objectives. An overly detailed policy specifying what measures should be put in place could restrict some more innovative and viable options coming forward. As the publication policy strikes a balance, a more detailed policy was not taken forward.

Policy PUBDM3: Water Efficiency

This policy is generally the same as the Preferred Options version although the policy now applies to the entire Broads Authority Executive Area. No changes to the assessment however

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

Developers may set water efficiency beyond building regulations voluntarily. But a policy gives more certainty. With the area being in water stress it seems prudent to tackle this issue.

Policy PUBSP2: Flood Risk

There have been some changes to this policy from the Preferred Options policy, but this clarifies things rather than change the meaning and as such the assessment is the same.

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

Flood risk would still be considered using the NPPF, but a local policy that is in line with the NPPF seems prudent in an area prone to such flooding as it is. As such, not having a policy was discounted.

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

Policy PUBDM4: Development and Flood Risk

There have been some changes to this policy from the Preferred Options policy, but this clarifies things rather than change the meaning and as such the assessment is the same other than a positive at ENV7.

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

Flood risk would still be considered using the NPPF, but a local policy that is in line with the NPPF seems prudent in an area prone to such flooding as it is. As such, not having a policy was discounted.

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

Policy PUBDM5: Surface water run-off

There have been some changes to this policy from the Preferred Options policy, but this clarifies things rather than change the meaning and as such the assessment is the same other than a positive at ENV7.

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

Policy PUBDM6: Open Space on land, play, sports fields and allotments policy

Note that the Publication version of this policy is generally the same as the Preferred Option, but made simpler. The assessment of the policy is the same.

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

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

Other alternatives:

- An alternative option is to undertake our own assessment on open space in the Broads. However, the Authority's constituent districts undertake this study for the entire district. Completing a separate one for the Broads would be duplicating work.
- We could allocate other areas of open space. This is done to some extent as per the Local Green Space policy which allocates some other areas of open/green space.

Policy PUBDM6: Open Space on land, play, sports fields and allotments - individual sites

		Beccles Allotment		Beccles Quay		Beccles Amenity		Belaugh Amenity		Bramerton Amenity		Bramerton Allotment		Outney Play and semi natural		Cantley playing fields		Thurne play and field		
Sustainability Appraisal Objectives	ENV1																			
	ENV2																			
	ENV3	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	
	ENV4	?	Allotments can provide a certain character to an area which may be welcomed by some but not by others.	+	Part of the character of the area.	+	Part of the character of the area.	+	Part of the character of the area.	+	Part of the character of the area.	?	Allotments can provide a certain character to an area which may be welcomed by some but not by others.	+	Part of the character of the area.	?	May give a formal or more urbanised aspect to the character of the area.	?	May give a formal or more urbanised aspect to the character of the area.	
	ENV5																			
	ENV6																			
	ENV7																			
	ENV8																			
	ENV9																			
	ENV10																			
	ENV11																			
	ENV12																			
	ENV13																			
	SOC1	+	Allotments provide healthy food and require physical activity to maintain them.	+	Playing fields and play areas enable physical activity.	?	Could have a positive effect on wellbeing as may enhance the attractiveness of an area.	?	Could have a positive effect on wellbeing as may enhance the attractiveness of an area.	?	Could have a positive effect on wellbeing as may enhance the attractiveness of an area.	+	Allotments provide healthy food and require physical activity to maintain them.	?	Could have a positive effect on wellbeing as may enhance the attractiveness of an area.	+	Playing fields and play areas enable physical activity.	+	Playing fields and play areas enable physical activity.	
	SOC2																			
	SOC3																			
	SOC4																			
	SOC5																			
	SOC6ab																			
	SOC7																			
	ECO1																			
	ECO2																			
	ECO3																			
	ECO4																			

		Ditchingham play		Ellingham playing fields		Gillingham allotments, play and playing field		Great Yarmouth park and garden		Loddon amenity		Oulton Broad park and garden and play		Oulton Broad Cemetery		Rockland allotment		Surlingham natural and semi natural	
Sustainability Appraisal Objectives	ENV1																		
	ENV2																		
	ENV3	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.	+	Can enhance some species.
	ENV4	?	May give a formal or more urbanised aspect to the character of the area.	?	May give a formal or more urbanised aspect to the character of the area. Allotments can provide a certain character to an area which may be welcomed by some but not by others.	+	Part of the character of the area.	+	Part of the character of the area.	+	Part of the character of the area.	+	Part of the character of the area.	?	Allotments can provide a certain character to an area which may be welcomed by some but not by others.	+	Part of the character of the area.		
	ENV5																		
	ENV6																		
	ENV7																		
	ENV8																		
	ENV9																		
	ENV10																		
	ENV11																		
	ENV12																		
	ENV13																		
	SOC1	+	Playing fields and play areas enable physical activity.	+	Playing fields and play areas enable physical activity.	+	Allotments provide healthy food and require physical activity to maintain them. Playing fields and play areas also enable physical activity.	+	Enables physical activity.	+	Could have a positive effect on wellbeing as may enhance the attractiveness of an area.	+	Playing fields and play areas enable physical activity.	+	Could have a positive effect on wellbeing as may enhance the attractiveness of an area.	+	Allotments provide healthy food and require physical activity to maintain them	+	Enables physical activity.
	SOC2																		
	SOC3																		
	SOC4																		
	SOC5																		
	SOC6ab																		
	SOC7																		
	ECO1																		
	ECO2																		
	ECO3																		
	ECO4																		

Policy PUBDM7: Green Infrastructure (GI)

Only minor changes have been made to the Preferred Options version of this policy. No change to the assessment.

	Publication version		No Policy	
Sustainability Appraisal Objectives	ENV1	+ Some types of GI are off-road routes	?	Not having a policy does not mean that GI will be lost or not provided. A policy provides more certainty. As such, not having a policy was discounted.
	ENV2			
	ENV3	+ One of the fundamental aims of GI is to benefit biodiversity.	?	
	ENV4	+ GI can enhance the area	?	
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10	+ GI can be incorporated into a scheme.		
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ GI can be used by people to provide active lifestyles as well as be appreciated by people thus benefiting wellbeing.	?	
	SOC2			
	SOC3			
	SOC4	+ GI can enable some schemes to go ahead – to mitigate recreation impact.		
	SOC5			
	SOC6ab			
	SOC7			
	ECO1			
	ECO2			
	ECO3			
	ECO4	+ Some GI is why people come to the area. For example the long walking routes.	?	

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

Policy PUBSP3: Climate Change

There is one change to the policy that results in a positive against ENV3 – the reference to biodiversity and adaption. The change is highlighted in red.

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

Policy PUBDM8: Climate Smart Checklist

Whilst there is a change to which development this policy applies, this is a clarification added to the Preferred Option version and is not a significant change. No change to the assessment.

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

Policy PUBSP4: Soils

This is a new policy and has not been assessed before.

		Publication version	No policy
Sustainability Appraisal Objectives	ENV1		Not having a policy does not mean that these issues will not be addressed. There are related development management policies as well as the NPPF. This policy however brings soil related issues together. As such, not having a policy was discounted.
	ENV2	+ Policy seeks to prevent soil erosion and therefore the eroded material making its way into water bodies.	
	ENV3	+ The issue of invasive species discussed.	
	ENV4		
	ENV5		
	ENV6		
	ENV7	+ Policy protects best and most versatile agricultural land.	
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ Policy refers to decontaminating land if required.	
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
	ECO1		
	ECO2		
	ECO3		
	ECO4		

Policy PUBDM9: Peat Soils

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

Sustainability Appraisal Objectives					Publication version		No Policy		A strict policy preventing any change to peat.	
ENV1					It is likely that not having a policy could still see peat lost/disrupted depending on the specific detail and location of the scheme. With peat having so many important qualities and being at risk from change in the Broads, a policy is prudent. As such, not having a policy was discounted.					
ENV2	+	Peat has positive effects on water quality	?/-	+		Peat has positive effects on water quality				
ENV3	+	Peat has positive effects on biodiversity.	?/-	+		Peat has positive effects on biodiversity.				
ENV4										
ENV5	+	Peat sequesters carbon	?/-	+		Peat sequesters carbon				
ENV6										
ENV7	+	Policy would seek the effective use of land to minimise peat disruption.	?/-	+		Policy would seek the effective use of land to minimise peat disruption.				
ENV8										
ENV9	+	There is great potential for archaeology within the peat.	?/-	+		There is great potential for archaeology within the peat.				
ENV10										
ENV11										
ENV12										
ENV13										
SOC1										
SOC2										
SOC3										
SOC4	?	A consideration for development, but does not prevent development but seeks minimal peat disruption.		-		Could restrict the delivery of new homes				
SOC5	?	A consideration for development, but does not prevent development but seeks minimal peat disruption.		-		Could restrict the delivery of new employment opportunities.				
SOC6ab										
SOC7										
ECO1	?	A consideration for development, but does not prevent development but seeks minimal peat disruption.		-		Could restrict the delivery of tourism and economy facilities.				
ECO2										
ECO3										
ECO4										

The publication policy strikes a balance and is not rated negative on the aspects a stricter policy would be. As such, the publication version is preferred.

Policy PUBSP5: Historic Environment and Policy PUBDM10: Heritage Assets

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

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

Policy PUBDM11: Re-use of Historic Buildings

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

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

Heritage and historic assets feature quite strongly in the NPPF and NPPG however with heritage and culture being fundamental to the Broads it is prudent to have a local policy. As such, not having a policy was discounted.

The policy is very similar to the Development Management DPD policy DP6 with only minor changes.

Policy PUBSP6: Biodiversity

This is a new policy that is formed from parts of POSP2 and POSP3.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that these issues will not be addressed. There are related development management policies as well as the NPPF. This policy however brings together the headline issues to consider. As such, not having a policy was discounted.</p>
	ENV2		
	ENV3	+ The policy relates to biodiversity.	
	ENV4		
	ENV5	+ Linking fragmented habitats can help wildlife adapt to climate change.	
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10	+ Biodiversity provisions can be designed into schemes.	
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ People appreciate biodiversity. Enjoyment of biodiversity can promote a healthy lifestyle through being an attraction on walks.	
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
	ECO1		
	ECO2		
	ECO3		
	ECO4	+ One of the reasons tourists come to the area is to see the wildlife.	

Policy PUBDM12: Natural Environment

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

		Publication version		No Policy	No change to DP1
Sustainability Appraisal Objectives	ENV1			<p>The NPPF and NPPG address biodiversity. However, considering much development in the Broads is on brownfield land, that element of the policy has been introduced. Furthermore, with biodiversity being so important in the Broads it seems prudent to have a local policy. As such, not having a policy was discounted.</p>	<p>Generally rates the same as the Publication version. The Publication version however clarifies some aspects as well as emphasises the importance of species on brownfield land. These changes mean that the publication version is preferred.</p>
	ENV2				
	ENV3	+ Policy relates to biodiversity.	?		
	ENV4				
	ENV5	+ Linking fragmented habitats can help wildlife adapt to climate change.	?		
	ENV6				
	ENV7				
	ENV8				
	ENV9				
	ENV10	+ Biodiversity provisions can be designed into schemes.	?		
	ENV11				
	ENV12				
	ENV13				
	SOC1	+ People appreciate biodiversity. Enjoyment of biodiversity can promote a healthy lifestyle through being an attraction on walks.	?		
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab				
	SOC7				
	ECO1				
	ECO2				
	ECO3				
	ECO4	+ Biodiversity is one of the reasons people come to the Broads.	?		

Policy PUBDM13: Energy demand and performance

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

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

Policy PUBDM14: Renewable Energy

No changes from the Preferred Options version.

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

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

The policy is the same as Development Management DPD policy DP8.

Policy PUBSP7: Landscape Character

This is a new policy that is formed from parts of POSP2 and POSP3.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1		Not having a policy does not mean that these issues will not be addressed. There are related development management policies as well as the NPPF. This policy however brings together the issues that are important to the area. As such, not having a policy was discounted.
	ENV2		
	ENV3		
	ENV4	+ The policy is about landscape.	
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9	+ Policy refers to the historic and cultural environment.	
	ENV10	+ The design of development can minimise impacts on landscape character.	
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
	ECO1		
	ECO2		
	ECO3		
	ECO4		

Policy PUBDM15: Development and Landscape

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

		Publication version		No Policy	No change to DP2
Sustainability Appraisal Objectives	ENV1			Not having a policy does not mean that landscape will not be an important consideration, but as the Broads is a nationally protected landscape, it is prudent to have a local policy. As such, not having a policy was discounted.	The general thrust of DP2 would score in a similar way to the Publication version. The Publication version has been drafted to separate landscaping from landscape and improve the policy using officer experience of using the current policy. The publication version is therefore preferred.
	ENV2				
	ENV3	+ Some of the traditional characteristics of the Broads which the policy seeks to protect benefit biodiversity.	?		
	ENV4	+ This policy seeks to protect the landscape of the Broads.	?		
	ENV5				
	ENV6				
	ENV7				
	ENV8				
	ENV9	+ The landscape and culture and heritage are linked.	?		
	ENV10	+ Design is important to protecting landscape character.	?		
	ENV11				
	ENV12				
	ENV13				
	SOC1	+ People appreciate the landscape of the Broads.	?		
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab				
	SOC7				
	ECO1				
	ECO2				
	ECO3				
	ECO4				

Policy PUBDM16: Land Raising

Only some minor changes to the Preferred Options version which adds clarity to the policy. The change to the criterion D makes the policy rate stronger against ENV9.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy may still mean that this is a consideration. That being said this is a new policy, introduced to reflect practice that is ongoing in the Broads and not addressed using current policies. It therefore seems prudent to address this issue in the Local Plan. As such, not having a policy was discounted.</p>
	ENV2		
	ENV3	+ Policy refers to impact on biodiversity.	
	ENV4	+ Land raising can impact on landscape	
	ENV5		
	ENV6	+ Whilst land raising may make one plot safer from flooding, the impact is moved elsewhere.	
	ENV7		
	ENV8		
	ENV9	+ Proposals need to have regard to archaeology and other heritage assets.	
	ENV10	+ Land raising has design implications in terms of difference in height between adjacent plots/land holdings.	
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
	ECO1		
	ECO2		
	ECO3		
	ECO4		

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

Policy PUBDM17: Excavated material

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

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

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

Policy PUBDM18: Utilities Infrastructure Development

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

		Publication version		No Policy	As per DP9 with no amendments.
Sustainability Appraisal Objectives	ENV1			Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. As the Broads is a protected landscape, it seems prudent to cover this issue in the Local Plan As such, not having a policy was discounted..	Same rating as the Publication version, but the Publication version relates to other utilities infrastructure such as power cables. The publication version is therefore preferred.
	ENV2				
	ENV3				
	ENV4	+ Policy seeks to ensure that utilities infrastructure does not affect the setting of and landscape of the Broads.	?		
	ENV5				
	ENV6				
	ENV7	+ Policy emphasises the opportunities for sharing masts.	?		
	ENV8				
	ENV9	+ Policy seeks to ensure that utilities infrastructure does not affect the setting of and landscape and heritage assets of the Broads.	?		
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1	+ Health of the community is emphasised in the policy.	?		
	SOC2	? There are some areas which are not served by good broadband or don't have mobile phone coverage. This policy does not necessarily act as a halt to improvements, but emphasises the importance of the landscape of the Broads.	?		
	SOC3				
	SOC4				
	SOC5				
	SOC6ab				
	SOC7				
	ECO1	? See SOC2.	?		
	ECO2				
	ECO3	? See SOC2.	?		
	ECO4				

Policy PUBDM19: Protection and enhancement of settlement fringe landscape character

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

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

Policy PUBDM20: Amenity

There are no changes to the Preferred Options policy.

		Publication version		No Policy		No change to DP28
Sustainability Appraisal Objectives	ENV1			No policy does not mean that development will result in amenity issues. A policy however gives some certainty and specific criteria to assess applications against. As such, not having a policy was discounted.		
	ENV2					
	ENV3					
	ENV4					
	ENV5					
	ENV6					
	ENV7					
	ENV8					
	ENV9					
	ENV10					
	ENV11	+ The policy emphasises air quality, noise, vibration and light pollution.	?		+	Although the Publication version introduces vibration as an important consideration.
	ENV12					
	ENV13					
	SOC1	+ By addressing amenity, there could be benefits to mental health and wellbeing of neighbours by reducing stress of from noise or light pollution for example. The policy addresses other issues like vermin which can affect physical health.	?		+	Although the Publication version introduces other amenity issues which can affect mental and physical health.
	SOC2					
	SOC3					
	SOC4					
	SOC5					
	SOC6ab					
	SOC7	+ Some of the elements the policy addresses could be anti-social if not addressed.	?		+	Some of the elements the policy addresses could be anti-social if not addressed.
	ECO1					
	ECO2	+ Ensures development considers social and environmental wellbeing.	?		+	Ensures development considers social and environmental wellbeing.
	ECO3					
	ECO4					

The changes to DP28 bring in other important considerations and therefore the publication version of this policy is preferred.

Policy PUBDM21: Light pollution and dark skies

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

		Publication version	No Policy	Rely on DP28 only
Sustainability Appraisal Objectives	ENV1			
	ENV2			
	ENV3	+ There is evidence that biodiversity can be harmed by light pollution.	?	
	ENV4	+ The dark skies of the Broads which is between urban areas is distinct.	?	
	ENV5	+ Efficient use of lighting can save energy and thus reduce contributions to climate change.	?	
	ENV6			
	ENV7	+ Efficient use of lighting can save energy.	?	
	ENV8			
	ENV9			
	ENV10	+ Light pollution can be reduced by a well-designed scheme.	?	
	ENV11	+ The policy seeks to reduce light pollution.	?	
	ENV12			
	ENV13			
	SOC1	+ There is evidence that light pollution can be bad for people's health. People enjoy dark skies and seeing stars.	?	
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7	? Some could consider reducing light pollution will increase crime and anti-social activity; however there is no firm evidence of this. It is argued by some that well mounted security lights do not dazzle would be witnesses. Furthermore, tackling light pollution is not necessarily about turning off lights, just using them when needed and making sure they are designed well.	?	
	ECO1			
	ECO2			
	ECO3			
	ECO4	+ Maintaining the dark skies of the Broads could benefit tourism – people could come to the Broads to experience the dark skies.	?	
			No policy does not mean that light pollution in the Broads will not be considered. The evidence however points to the Broads being intrinsically dark and therefore the NPPF seeks to protect such areas. The local policy reflects the data collected. As such, not having a policy was discounted.	Whilst DP28 mentions light pollution, it does not give the detail that the Publication version does and nor does it reflect the dark sky evidence. Furthermore DP28 is more about amenity whereas the Publication version relates more towards tranquillity. The publication version is therefore preferred.

Policy PUBSP8: Getting to the Broads

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

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

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

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

Policy PUBSP9: Recreational access around the Broads

Only some minor changes to the Preferred Options version which adds clarity to the policy. The minor change of adding a reference to historic environment adds a + next to ENV9 however.

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

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

Policy PUBDM22: Transport, highways and access

There are no changes to the Preferred Options version.

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

Policy PUBDM23: Recreation Facilities Parking Areas

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

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

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

Policy PUBSP10: A prosperous local economy

This is a new policy and has not been assessed before.

		Publication version	No Policy	No change to CS22
Sustainability Appraisal Objectives	ENV1	The policy refers to the special qualities of the Broads. A ? as there are many other detailed policies relating to the special qualities which would be used to help determine planning applications.	Not having a policy does not mean that issues relating to economic development will not be addressed. A policy brings together the relevant issues. As such, not having a policy was discounted.	Not much of the original CS22 has been rolled forward to the publication version as it was quite narrow in scope. As such, the publication version is preferred.
	ENV2			
	ENV3			
	ENV4			
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	Policy relates to employment, businesses and the economy.	?	?
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
	ECO1			
	ECO2			
	ECO3			
	ECO4			

Policy PUBSP11: Waterside Sites

This is a new policy and has not been assessed before. It is very similar to the CS23 with very minor changes.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1		? Not having a policy does not mean that issues relating to waterside sites will not be addressed as there are other policies in the Local Plan that may cover them. The issues addressed in the policy will not be covered in national policy however. Considering how important waterside sites are to the Broads, a policy seems prudent. As such, not having a policy was discounted.
	ENV2		
	ENV3		
	ENV4		
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4		
	SOC5	+ Relates to the provision of jobs	
	SOC6ab		
	SOC7		
	ECO1	+ Policy relates to employment, businesses and the economy. Waterside sites are important to tourism in the area.	
	ECO2		
	ECO3		
	ECO4		

Policy PUBDM24: New Employment Development

This is a new policy and has not been assessed before.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1	+ Seeks to minimise impact on highways.	?
	ENV2	+ Seeks to protect water quality.	?
	ENV3		
	ENV4	+ Seeks to protect landscape character.	?
	ENV5		
	ENV6		
	ENV7	+ Seeks to promote previously developed land.	?
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ Seeks to protect amenity.	?
	SOC2		
	SOC3		
	SOC4		
	SOC5	+ Relates to the provision of jobs	
	SOC6ab	+ Seeks to be located in an area that can be accessed by modes of transport other than single occupancy car use. Also refers to home-based businesses.	?
	SOC7		
	ECO1	+ In general relates to economic development.	?
	ECO2		?
	ECO3		?
	ECO4		?

Whilst the issues addressed in this policy will likely be addressed without a policy, there is no policy relating to new employment development which this policy seeks to relate to. It brings together many issues which proposals need to ensure they take account of. As such, it is prudent to have this policy in the Local Plan.

Policy PUBDM25: Protecting General Employment

This is a new policy and has not been assessed before.

		Publication version		No Policy		No change to DP18		
Sustainability Appraisal Objectives	ENV1				Not having a policy does not mean that these issues will not be addressed. However considering how important employment sites are to the economy of the Broads and that land suitable for employment land use is limited in the Broads it is prudent to have a policy on employment sites.		The publication version of this policy is similar to DP18, but there is some changes to the wording to update the text and to add clarification. As such, DP18 would rate similarly to the publication version, but the publication version is preferred as it is more up to date and clearer	
	ENV2							
	ENV3							
	ENV4							
	ENV5							
	ENV6							
	ENV7							
	ENV8							
	ENV9							
	ENV10							
	ENV11							
	ENV12							
	ENV13							
	SOC1							
	SOC2							
	SOC3							
	SOC4							
	SOC5	+	Relates to the provision of jobs					
	SOC6ab							
	SOC7							
	ECO1	+	The policy seeks the retention of employment areas thus benefiting the economy.	?		+		
	ECO2							
	ECO3							
	ECO4							

Policy PUBDM26: Business and Farm Diversification

This is a new policy and has not been assessed before.

		Publication version	No Policy	No change to DP19
Sustainability Appraisal Objectives	ENV1	The policy refers to the other policies in the local plan that may be relevant to proposals. Rates positive on SCO5 as relates to the provision of jobs	Not having a policy does not mean that these issues will not be addressed. However considering how important employment sites and farms are to the economy and enjoyment of the Broads and acknowledging that some change is required to enable them to continue to succeed, it is prudent to have a policy on diversification.	The publication version of this policy is similar to DP19, but there is some changes to the wording to update the text and to add clarification. As such, DP19 would rate similarly to the publication version, but the publication version is preferred as it is more up to date and clearer.
	ENV2			
	ENV3			
	ENV4			
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	Policy enables suitable diversification to enable a business or farm to continue to succeed and the site to continue as an employment site.		
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
	ECO1			
	ECO2			
	ECO3			
	ECO4			

Policy PUBDM27: Development on Waterside Sites

This is a new policy and has not been assessed before.

		Publication version		No Policy		No change to DP20
Sustainability Appraisal Objectives	ENV1			Not having a policy does not mean that these issues will not be addressed. However considering how important waterside sites are to the economy and enjoyment of the Broads, it is prudent to have a policy on tourism. Furthermore, locally, smaller boatyards are struggling to be viable and as such there are currently concerns about what to do with such sites and there could be more in the future.		The thrust of the publication policy and DP20 are the same, but the detail and wording is different. As such DP20 would rate similar to the publication version, but the publication version is preferred as this is more up to date clearer than DP20. It has also been informed by the Employment Topic Paper.
	ENV2	+ Refers specifically to water quality.	?			
	ENV3					
	ENV4					
	ENV5					
	ENV6					
	ENV7					
	ENV8					
	ENV9					
	ENV10					
	ENV11					
	ENV12					
	ENV13					
	SOC1	+ Refers to amenity of adjacent land uses.	?			
	SOC2					
	SOC3					
	SOC4					
	SOC5	+ Relates to the provision of jobs				
	SOC6ab					
	SOC7					
	ECO1	+ Waterside sites covered by the policy tend to be businesses or benefit tourists.	?			
	ECO2		?			
	ECO3		?			
	ECO4		?			

Policy PUBSP12: Sustainable Tourism

This policy has changed, but the general thrust is the same. No change to the assessment.

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

Policy PUBDM28: Sustainable Tourism and Recreation Development

This policy has changed, but the general thrust is the same. No change to the assessment.

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

Policy PUBDM29: Holiday Accommodation – New Provision and Retention

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

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

Policy PUBSP13: Navigable Water Space

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

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

Policy PUBDM30: Access to the Water

Only some minor changes to the Preferred Options version which adds clarity to the policy. There is one amendment that results in a + next to ENV9.

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

Policy PODM31: Riverbank stabilisation

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

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

Policy PUBSP14 Mooring Provision

Only some minor changes to the Preferred Options version which adds clarity to the policy. Stating that existing short stay moorings will be protected does not change the rating. No change to the assessment.

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

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

Please note that the Preferred Options version is the same as the original CS14.

Policy PUBDM32: Moorings, mooring basins and marinas.

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

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

Policy PUBSP15: Residential development

Note that this policy now incorporates PODM31 (see next). Please note that the Objectively Assessed Housing Need figure is appraised separately in this SA. The assessment of the Publication version of this policy rates the same as the Preferred Options version.

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

Policy PODM31: New housing in the Broads Authority Executive Area

In the publication version of the Local Plan, this policy merges with the strategic policy.

		Publication version	No Policy	Meeting the entire OAN in the Broads Executive Area	
Sustainability Appraisal Objectives	ENV1	+ By locating development in areas with good facilities and high levels of access, there could be fewer car journeys when compared to locating dwellings in other locations.	?	?	- Development boundaries and allocations direct housing to more sustainable locations. However, suitable land in sustainable locations in the Borough of Great Yarmouth is limited. This could lead to allowing housing in more rural parts of Great Yarmouth where there could be a need for more car journeys to access services and facilities (when compared to housing being located in an area with many services and facilities where there is a choice of transport modes).
	ENV2				
	ENV3				
	ENV4	+ By locating housing in areas with services there is less impact on the landscape character from individual developments. The policy also directs towards brownfield land which is often in need of regeneration and this can benefit the character of the area.	?	?	- Development boundaries and allocations direct housing to locations where development already exists. However developing land in other locations in the Borough of Great Yarmouth could have landscape impacts as the land could be prominent from the Broads and there could be isolated dwellings which also could impact landscape character.
	ENV5				
	ENV6	+ The issue of flood risk is raised in the allocations and development boundary policies/supporting text. The approach taken regarding meeting the OAN is conducive to minimising flood risk.		?	- The issue of flood risk is raised in the allocations and development boundary policies. However if the entire OAN were to be met, there could be pressure to allocate or develop areas that are at risk of flooding.
	ENV7	+ The policy directs to brownfield land which could be re-used for housing.	?	?	- The policy directs to brownfield land which could be re-used for housing. However in order to meet the OAN there could be pressure to develop gardens or greenfield land.
	ENV8				
	ENV9				
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4	+ The policy fundamentally is about new housing	?	+	This approach would meet the entire OAN in the Broads.

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

Objectively Assessed Housing Need SA Assessment

Meeting need in Waveney and Central Norfolk HMA and working with Great Yarmouth to meet the need in that HMA option effectively comprises the following other policies. Please go to those assessments as well. The assessment below effectively summarises these individual policy approaches.

- Allocations at the Utilities Site (PUBNOR1), Pegasus site (PUBOUL3), Hedera House at Thurne (PUBTHU1) and land at Tiedam (PUBSTO1), Stokesby.
- Development Boundaries policy (PUBDM34)

Furthermore, the completions and permissions since April 2015 also count towards the OAN and this is set out in the Housing Topic Paper².

Some of the options rate as ?/-. It is important to note that there are other policies in the Local Plan that would provide a framework for determining planning applications if such a policy approach was adopted. That being said, the publication version approach does provide many positives.

		Meeting need in Waveney and Central Norfolk Housing Market Areas and working with Great Yarmouth to meet the need in that HMA.	Meeting the entire need of the Broads in the Executive Area.	A higher OAN. Perhaps to enable the delivery of more affordable Homes.	A Lower OAN. Perhaps to reflect the environmental constraints of the area.
Sustainability Appraisal Objectives	ENV1	Overall the approach taken in this local plan is positive. It places development in areas which have good access to services and facilities residents need and want to use (like schools, doctors and supermarkets). The same can be said with the development boundaries (as set out in the Settlement Study ³). Therefore residents have the opportunity to not use single occupancy car use. Stokesby rates negative on this score however as that village has very limited services. There is a topic paper ⁴ that sets out the reasons for allocating this site. Thurne also rates negative.	?/-	?/-	+
	ENV2	The locations for development are very likely to have mains sewage connection rather than rely on package treatments works and septic tanks.	?/-	?/-	+
	ENV3	Whilst all sites need to go through a HRA assessment at Plan Level at the very least, in general, the locations of the development boundaries and the allocations are within urban areas and not directly near to protected sites.	?/-	?/-	+
	ENV4	Whilst assessment of landscape impacts and design responses will need to be addressed when schemes are designed, by have the allocations and development boundaries within urban areas, it could be that the impact on landscape character is minimal.	?/-	?/-	+
	ENV5	As per ENV1 assessment, the locations of development and development boundaries means that people do not have to rely on the private car. As such, overall +. Stokesby and Thurne however does not have the same types of services and facilities as the other allocations in the Local Plan.	?/-	?/-	+
	ENV6	Flood risk is an important issue to address in the Broads. The allocations however address the sequential and exceptions test ⁵ . With regards to the development boundaries, it can be seen that these encompass areas that are at risk of flooding. We asked stakeholders for their thoughts and this seems acceptable in the Broads as residential moorings are directed to development boundaries and by their very nature are located in waterbodies.	?/-	?/-	?
	ENV7	Generally positive as most allocations are on brownfield land.	?/-	?/-	+

²Housing Topic Paper: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local?/-plan/evidence-base2>

³Settlement Study: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

⁴Land at Tiedam Topic Paper: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

⁵Sequential Test: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

		Meeting need in Waveney and Central Norfolk Housing Market Areas and working with Great Yarmouth to meet the need in that HMA.	Meeting the entire need of the Broads in the Executive Area.	A higher OAN. Perhaps to enable the delivery of more affordable Homes.	A Lower OAN. Perhaps to reflect the environmental constraints of the area.
		Stokesby allocation is on greenfield land however.	However in order to meet the OAN there could be pressure to develop gardens or greenfield land.		
	ENV8				
	ENV9				
	ENV10				
	ENV11	+ The allocations and development boundary have facilities and services which could reduce the need to travel by car (other than Thurne and Stokesby as discussed previously).	?/- In order to meet the OAN there could be pressure to allow development in isolated areas which could lead to reliance on the private car.	?/-	+
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4	? / + The current approach over provides in Waveney and Central Norfolk HMAs. It under provides in Great Yarmouth HMA. However, the Broads as a whole has over provided and Great Yarmouth Borough Council intend to meet the entire need of the Borough in their area.	+ This approach would meet the entire OAN in all the HMAs in the Broads.	?/-	-
	SOC5				
	SOC6ab	+ As mentioned previously, most allocations and located in areas well provided with services and facilities. So would rate +. Stokesby and Thurne have limited access to services and facilities and therefore rate -.	?/- Development boundaries and allocations direct housing to more sustainable locations. However, suitable land in sustainable locations in the Borough of Great Yarmouth is limited. This could lead to allowing housing in more rural parts of Great Yarmouth where there could be a need for more car journeys to access services and facilities (when compared to housing being located in an area with many services and facilities where there is a choice of transport modes).	?/-	?
	SOC7				
	ECO1	+ Housing provides homes for the workforce.	+ Housing provides homes for the workforce.	?/-	-
	ECO2				
	ECO3				
	ECO4				

Policy PUBDM33: Affordable Housing

		Publication version	Preferred Options Version	No Policy	No change to DP23
Sustainability Appraisal Objectives		?			
	ENV1		+	This is not a reasonable alternative. The NPPF says that Local Planning Authorities must ensure a wide range of homes and in particular meet the affordable housing need as set out in evidence.	<p>The general thrust of DP23 would score in a similar way to the Publication version. There could be some slight differences as the Publication version also includes:</p> <ul style="list-style-type: none"> • Starter Homes: This could be more positive against SOC4 as the dwellings delivered would be 'suitable' and enable more to buy a home. • Clarity regarding circumstances for reducing affordable housing: On one hand this could be negative when compared to DP23 as less affordable housing could be delivered but on the other hand more positive as more housing in general could be provided • Text relating to size and tenure: This could be more positive against SOC4 as the dwellings delivered would be 'suitable'. <p>Fundamentally, DP23 has been rated as not being in conformity with the NPPF. This is mainly because of the Rural Exception Site element of the policy. As such, this policy needs to be amended to ensure conformity with the NPPF.</p>
	ENV2				
	ENV3				
	ENV4	?	+		
	ENV5	In order to be in line with our district's policy approach relating to rural exceptions sites (which are located outside of development boundaries), the 'sequential' test relating to location has been removed.			
	ENV6				
	ENV7				
	ENV8				
	ENV9	The changes however could result in more affordable housing coming forward.			
	ENV10				
	ENV11				
	ENV12				
	ENV13	It therefore seems that the changes to the policy have made the policy not as positive as it can be, but there are other policies in the Local Plan to provide a framework for determining rural exception site applications. Furthermore, as set out in the Housing Topic Paper, delivery of Affordable Housing in the Broads is difficult due to the Government set thresholds and the usual size of residential planning applications. This policy could go some way to helping the delivery of affordable housing in the Broads.			
	SOC1				
	SOC2				
	SOC3				
	SOC4	+	+		
	SOC5				
	SOC6ab	?	+		
	SOC7				
	ECO1				
	ECO2				
	ECO3				
	ECO4				

Policy PUBDM34: Residential Development within Defined Development Boundaries

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

		Publication version		No Policy	No change to DP22, HOR1, HOV1, OUL1, TSA5.	Additional development boundaries	Employment directed to development boundaries.
Sustainability Appraisal Objectives	ENV1	+ By locating affordable housing in development boundaries which area areas with good facilities and high levels of access, there could be fewer car journeys when compared to locating dwellings in other locations.	?	Not having a police does not mean that these issues will not be considered. There are some areas in the Broads suitable for windfall development because of the services and facilities that is nearby. A policy relating to development boundaries that reflects the Settlement Study is prudent.	These policies would score in a similar way to the Publication Local Plan. However the Publication version combines these five policies. There are some changes proposed to some of the development boundaries: <ul style="list-style-type: none">The change to HOV1 removes car parks and thus protects them from development. This could be more positive in relation to tourism and the economy of the area as the car parking brings visitors to the area who spend money in the shops.The change to OUL1 adds an area of garden. This could be a more positive approach to delivery of housing as more land is in the development boundary. There is no change to the landscape impact as this area is screened by another garden. This could be more negative in relation to efficient use of land as garden land is not previously developed land.The change to HOR1 removes some areas of gardens that are prominent in the street and landscape. This could be more positive against efficient use of land as it removes some garden land from the development boundary. The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.	The Settlement Study and Development Boundaries Topic Paper have assessed settlements and identified that there are some areas which are as sustainable as the four areas with development boundaries. There could be more areas available for residential development (so more positive against SCO4). However there are limited areas within the Broads part of the settlements for development (so by going with this policy the impact on landscape character could be negative). One area which was being considered as having a development boundary was Stalham Staithe. This area generally scored well in the Settlement Study. This scoring however relies on the ability to cross the A149 using the pedestrian refuge as many facilities and services are fairly close to the Staithe area once the A149 is crossed. Regarding the pedestrian refuge, the following organisations were contacted: <ul style="list-style-type: none">Local businesses operating in the staithe: Consider the route important for visitors to the staithe area to visit the town. The refuge could be improved. The time taken to get to the town centre could be around 12 minutes or so.Norfolk County Council Highways initial opinion: refuge appears to be well used and there have been no reports incidents at the refuge in the last five years (although the absence of such accidents does not necessarily indicate a route is safe). While Staithe Road is suitable for two way traffic in peak tourist season, the pressure for tourist parking could restrict its width. The other roads are all primarily single track lanes with little or no passing provision and not ideally suited to any material increase in traffic movements.Parish Council – The pedestrian routes between the refuge and the staithe and to the town are both very well used particularly in the summer months with more visitors to the Broads. Consider that the routes need to be improved to make more obvious to drivers on the A149 and to pedestrians who could use it. Another consideration is the impact of development in the area on the character of the staithe. The Conservation Area Re-Appraisal is to be adopted by the end of the summer. Reflecting the work undertaken in relation to the re-appraisal: <ul style="list-style-type: none">It is not clear where new development would go as the staithe area has seen much infill developmentThe mixed land uses are part of the character.Community consider the area is at capacity and there is likely to be opposition to a development boundary in the area. On balance, while the services and facilities in Stalham can be accessed by pedestrians using the pedestrian refuge, further development in the area has the potential to negatively impact the character of the area and also the highway network. As such, a development boundary for the Stalham Staithe area is not proposed to be taken forward. It is important to note that there are other areas where residential development can take place outside of development boundaries – allocations, rural enterprise related dwellings. The residential moorings policy directs towards development boundaries. However, polices in the Site Specific section of the Local Plan state that there are some areas that should be deemed as next to a development boundary for residential mooring purposes to reflect the services and facilities nearby (namely Brundall, Stalham and Beccles).	An option considered during the Issues and Options consultation was to reinstate the 1997 Local Plan approach of development boundaries applying to residential and employment land uses. On reflection it was felt that this could stifle the economy (therefore scoring negative against the economy objectives). That being said, access to these employment sites by employees and visitors could be easier by a variety of modes in employment was directed to development boundaries (so positive against SCO6ab). There would likely be lots of exceptions e.g. boatyards and tourism development which could result in a complicated policy. The areas where the development boundaries are chosen are not necessarily appropriate for employment.
	ENV2						
	ENV3						
	ENV4	+ By locating housing in areas with services there is less impact on the landscape character from individual developments.	?				
	ENV5						
	ENV6	The issue of flood risk is raised in the supporting text of the policy and also on the related maps.	?				
	ENV7	+ There is less likelihood of greenfield land being developed by directing development to development boundaries. Development boundaries exclude larges parts of residential gardens.	?				
	ENV8						
	ENV9	+ Archaeology is referred to in the Oulton Broads part of the policy.	?				
	ENV10						
	ENV11						
	ENV12						
	ENV13						
	SOC1						
	SOC2						
	SOC3						
	SOC4	+ Development Boundaries enable the delivery of housing.	?				
	SOC5						
	SOC6ab	+ By locating affordable housing in development boundaries which area areas with good facilities and high levels of access, there could be fewer car journeys when compared to locating dwellings in other locations.	?				
	SOC7						
	ECO1						
	ECO2						
	ECO3						
	ECO4						

Policy PUBDM35: Gypsy, Traveller and Travelling Show People

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1	+ Policy requires proposals to ensure there is no impact on safe and efficient operation of the highway network.	Without a policy, proposals will need to be assessed using existing policies which could address these issues. A criteria based policy however meets the requirements of the Government Policy and will set out what proposals will need to address clearly. As such, not having a policy was discounted
	ENV2	+ Policy requires proposals to be serviced thus addressing water quality.	
	ENV3	+ Reference to Natura 2000 sites.	
	ENV4	+ Policy requires proposals to respect the landscape and special qualities of the area.	
	ENV5		
	ENV6	+ Proposals need to have regard to all types of flood risk.	
	ENV7	+ Policy refers to previously developed land.	
	ENV8	+ Policy requires proposals to be serviced	
	ENV9	+ Policy requires proposals to respect the heritage and special qualities of the area.	
	ENV10	+ By meeting the various criteria requirements, proposals should be well designed.	
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2	? This policy could address social exclusion and inequality by being in place to assess applications for the needs of a particular group in society.	
	SOC3		
	SOC4	+ This policy will be able to assess applications for Gypsy and Traveller sites.	
	SOC5		
	SOC6ab	+ Policy requires sites or pitches to be well located to services and facilities.	
	SOC7		
	ECO1		
	ECO2		
	ECO3		
	ECO4		

Gypsy and Traveller and Travelling Show People Need

The Needs Assessment (2017) concludes that there is not a Gypsy, Traveller and Travelling Showpeople need for the Broads Authority area. As such, no sites are allocated for this land use type. The Authority has a criteria based policy to assess such applications if they were to come forward. The lack of need rates as neutral against SOC4. If there was a need, this would rate positively against SOC4. In relation to the other SA objectives, the location and design of sites will be assessed against Policy PUBDM35: Gypsy, Traveller and Travelling Show People which is assessed previously.

Policy PUBDM36: New Residential Moorings

Only some minor changes to the Preferred Options version which adds clarity to the policy. One change would rate more positive against ENV4 as this relates to ensuring that the associated residential paraphernalia is considered up front.

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

Houseboat Need

The Needs Assessment (2017) concludes that there is a houseboat/residential mooring need for the Broads Authority area of 63. Sites are allocated later in the Local Plan for around 25 residential moorings. This leaves around 28 moorings to be found. As the Residential Moorings Topic Paper explains, to date, the Authority has undertaken the following tasks in relation to residential moorings:

1. Since 2011, there has been a policy to guide planning applications for proposals for residential moorings.
2. During the Publication stage of the Sites Specifics Local Plan (2014), a proposal for residential moorings at Brundall Gardens was put forward and subsequently included in that Local Plan.
3. A call for residential moorings was undertaken as part of the Issues and Options consultation in 2016. One site was submitted for consideration – Hipperson's Boatyard which is assessed within this document.
4. Temporary planning permission was granted for ten residential moorings at Waveney River Centre to reflect supporting the viability of the business.
5. A second call for residential moorings, targeted at boatyards and marinas located in line with the adopted policy's location criteria was undertaken summer 2017. Nominations were received for residential moorings at Greenway Marine, Loddon Marina, Beauchamps Arms and Berney Arms⁶. These have all been assessed in this report.
6. The Authority also suggested, in the same letter, that those marinas or boatyards that do have people living on boats within them may wish to formalise this through the planning system. The Authority received one query with regards to information on how to receive planning permission for residential moorings in a boatyard.
7. The Development Management criteria based policy relating to residential moorings is to be rolled forward into the Local Plan.

By allocating sites for 25 residential moorings as well as undertaking a call for residential mooring sites on two occasions as well as having a criterion based policy to help determine applications the Authority has sought to meet its needs whilst ensuring the sites do not harm the special qualities of the Broads and are not in an isolated location.

Whilst not meeting the entire needs of residential moorings in the Broads could be a negative against SOC4, in order to protect the special qualities of the Broads, such sites need to be allocated in line with the criteria in PUBDM36.

The sites allocated for residential moorings are Brundall Gardens (BRU6), Hipperson's Boatyard (BEC2), Greenway Marine ((CHE1) and Loddon Marina (LOD1). These are assessed later in the SA.

The sites not allocated for residential moorings, which came forward as a result of the call for sites for residential moorings are Beauchamps Arms, Berney Arms and Waveney River Centre. Again, these are assessed later in the SA.

⁶ Please note that Loddon Marina, Beauchamps Arms and Berney Arms are owned by the same person. They were contacted in relation to Loddon Marina but decided to nominate the two pubs as well.

Policy PUBDM37: Permanent and Temporary Dwellings for Rural Enterprise Workers

Only some minor changes to the Preferred Options version which adds clarity to the policy. No change to the assessment.

		Publication version	No Policy	Existing policy with no changes
Sustainability Appraisal Objectives	ENV1	<p>Depends on the design of the development and the actual location. Whilst there may not be specific criteria addressing each and every SA objective in the policy, proposals will be assessed using all relevant policies in the local plan.</p>	<p>Without a policy, such applications would be assessed against other criteria in the Local Plan and likely fail as they will probably be outside of development boundaries. As such a functional need of a business may not be met thus potentially affecting its ability to continue to be in operation. As such, not having a policy was discounted</p>	<p>Generally positive although rates negative in relation to access to services and facilities as the very nature of the enterprise dwelling is outside of a development boundary. The changes bring into the policy and reasoned justification some useful guidance and criteria for preparing and assessing such applications. With the special qualities of the Broads Executive Area, a policy that is more detailed than the NPPF and more detailed than the existing policy is deemed necessary by the Authority.</p>
	ENV2			
	ENV3			
	ENV4			
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Such businesses that may 'benefit' from this policy could improve the skills of the community.	?	
	SOC4	? This does not necessarily meet the Objectively Assessed Housing need, but meets the functional needs of a particular business.	?	
	SOC5			
	SOC6ab	- As such sites are outside of development boundaries, it is likely that they are not going to be sustainably located with good access to services and facilities. This is acknowledged and the policy seeks to ensure that such development is thoroughly justified.	?	
	SOC7			
	ECO1	+ The policy enables development that is aimed at ensuring a business continues to run and therefore benefit the local economy and continues to employs people.	-	
	ECO2		-	
	ECO3		-	
	ECO4		-	

Policy PUBDM38: Residential Ancillary Accommodation

Whilst this policy looks different to the Preferred Options version, the general thrust of the policy is the same. The changes add clarity. Note however that the 'sequential' test in relation to location of the Accommodation could have a positive impact on landscape character and this is shown in the table below. This policy (and the Preferred options version on reconsidering what the policy could result in) is also a + against social exclusion and health and wellbeing.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. Officer experience indicates that the Authority does get some of these applications and a lack of policy is not helpful. Note that there was a policy on this issue in the 1997 Local Plan. The publication version is therefore preferred</p>
	ENV2		
	ENV3		
	ENV4	+ The sequential approach to location could help protect landscape character.	
	ENV5		
	ENV6		
	ENV7	+ Policy seeks re-use of existing buildings.	
	ENV8		
	ENV9		
	ENV10	+ Design is an important factor in the policy.	
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ The provision of suitable accommodation near to family members who can provide support rates positive against wellbeing.	
	SOC2	+ The policy seeks to provide accommodation for family members in need.	
	SOC3		
	SOC4	+ Does enable annexes in appropriate location which could meet the need of some of society.	
	SOC5		
	SOC6ab		
	SOC7		
	ECO1		
	ECO2		
	ECO3		
	ECO4		

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

Policy PUBDM39: Replacement Dwellings

Only some minor changes to the Preferred Options version which adds clarity to the policy and removes repetition. No change to the assessment.

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

Policy PUBDM40: Elderly and Specialist Needs Housing

This is a new policy.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2		
	ENV3	+ Policy seeks to protect species and habitats.	?
	ENV4	+ Policy seeks to protect landscape character.	?
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9	+ Policy seeks to protect heritage assets	?
	ENV10	+ Design of the facility can address many aspects of the policy.	?
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ Such facilities provide care and support for those in need.	?
	SOC2		
	SOC3		
	SOC4	+ This is a new policy. A need for the Broads Authority has not been calculated and as such this rates as a neutral against providing housing needs. This criteria based policy can help assess any planning applications.	?
	SOC5	+ These facilities provide job opportunities.	?
	SOC6ab	+ This policy emphasises good access to services and facilities.	?
	SOC7		
	ECO1		
	ECO2		
	ECO3		
	ECO4		

Not having a policy does not mean that these issues will not be addressed. This type of application could arise in the Broads as a reflection of the population profile and therefore a policy addressing this topic is prudent.

Policy PODM41: Custom/self-build

There are no changes to this policy from the Preferred Options stage.

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

Policy PUBDM42: Design

Only some minor changes to the Preferred Options version which adds clarity to the policy. The policy now requires a certain number of dwellings above a certain threshold to be compliant with an optional building regulations standard – this was encouraged in the preferred options.

			Publication version	No Policy	No change to DP4
Sustainability Appraisal Objectives	ENV1	+	Policy refers to ease of movement as well as relating to cycle storage.	?	<p>DP4 would score in a similar way to the Publication version. There are some changes however that could improve the rating of the Publication Local Plan when compared to DP4. Landscaping – a new element could see a more positive score on local distinctiveness and landscape character. Wheelchair access and lifetime homes – could see a more positive score relating to suitable housing stock and exclusion. The publication version is therefore preferred.</p>
	ENV2				
	ENV3	+	Policy refers to biodiversity.	?	
	ENV4	+	Policy refers to landscape, landscaping and local character.	?	
	ENV5				
	ENV6	+	Policy refers to flood risk.	?	
	ENV7	+	Policy refers to adaptability of homes as well as the design reflecting local features etc.	?	
	ENV8	+	Policy refers to waste management.	?	
	ENV9	+	Policy refers to local character.	?	
	ENV10	+	Policy fundamentally seeks excellent design.	?	
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4	+	Now requires accessible above a certain threshold.		
	SOC5				
	SOC6ab	+	Policy refers to ease of movement as well as relating to cycle storage.	?	
	SOC7				
	ECO1				
	ECO2				
	ECO3				
	ECO4				

Whilst the NPPF and NPPG have policies and guidance relating to design, with the Broads being a protected landscape it is prudent to have a local policy.

Policy PUBSP16: New Community Facilities

There are no changes to this policy from the Preferred Options stage.

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

Please note that this policy is the same as the Core Strategy Policy CS25.

Policy PUBDM43: Visitor and Community Facilities and Services

There is a slight change to this policy. The historic environment is referred to (see ENV4).

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

Policy PUBDM44: Designing Places for Healthy Lives

This policy has not changed from the Preferred Options version.

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

Policy PUBDM45: Safety by the Water

The changes to this policy add clarity to what type of developments this policy applies to. No change to the assessment.

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

Policy PUBDM46: Planning Obligations and Developer Contributions

The Strategic Policy has not changed. The Development Management Policy has changed slightly to add clarification. No change to the assessment.

		Publication version	No Policy	No change to DP30 or CS21
Sustainability Appraisal Objectives	ENV1	?	?	<p>DP30 and CS21 scores in a similar way to the Publication version. However there are some changes such as the addition of moorings to the list of infrastructure and the removal of reference to CIL. The publication version is therefore preferred.</p>
	ENV2	?	?	
	ENV3	?	?	
	ENV4	?	?	
	ENV5	?	?	
	ENV6	?	?	
	ENV7	?	?	
	ENV8	?	?	
	ENV9	?	?	
	ENV10	?	?	
	ENV11	?	?	
	ENV12	?	?	
	ENV13	?	?	
	SOC1	?	?	
	SOC2	?	?	
	SOC3	?	?	
	SOC4	?	?	
	SOC5	?	?	
	SOC6ab	?	?	
	SOC7	?	?	
	ECO1	?	?	
	ECO2	+	+	
	ECO3	?	?	
	ECO4	+	+	

Policy PUBDM47: Conversion of Buildings

There are some minor changes to add clarification. No change to the assessment.

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

Policy PUBDM48: Advertisements and Signs

The changes add clarity in the main, but the addition of considering road, rail and water users results in a positive against ENV1 as below.

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

Policy PUBDM49: Leisure plots and mooring plots

The changes add clarity. The insertion of 'not normally' rather than a blanket ban could be seen as not as positive as the Preferred Options policy, however there are other policies to help guide such development. No change to the assessment.

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

Policy PUBACL1: Acle Cemetery Extension

This policy has not changed since the Preferred Options.

		Publication version		No Policy	No change to ACL1
Sustainability Appraisal Objectives	ENV1				
	ENV2	+	The policy emphasises the need to understand if groundwater pollution will be an issue.	?	
	ENV3	+	The policy emphasises good management to benefit biodiversity.	?	
	ENV4	+/?	There is a criterion in the policy that seeks good landscaping as part of the scheme. Currently the land use is agriculture and the proposed new land use is a cemetery. They are different in terms landscape impact as the cemetery is more organised.	?	
	ENV5				
	ENV6				
	ENV7	?	On one hand, this is greenfield land in agriculture use. According to East Region land classification the soil class in this area is good to moderate. On the other hand, cemeteries are green infrastructure so what will replace the agriculture land is not urban development per se.	?	
	ENV8				
	ENV9				
	ENV10	+	The policy seeks good design of boundary treatments.	?	
	ENV11	+	Policy seeks to avoid light pollution.	?	
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab	+	By locating the cemetery extension next to the existing one the cemetery will be in one place in an accessible location of the town.	?	
	SOC7				
	ECO1				
	ECO2				
	ECO3				
	ECO4				

Not having a policy does not mean that proposals for a cemetery will not address these issues. There could also be scope for a cemetery to come forward elsewhere. That being said, the Parish Council have assessed other areas of land and this area is most suitable as it is a natural extension to the cemetery as well as being out of flood risk. The policy gives more certainty in terms of allocating a suitable location for a cemetery and highlighting criteria to address that reflect the special qualities of the Broads. As such, not having a policy was discounted

The original ACL1 would rate in a similar way to the Publication version. The Publication version however includes criterion relating to light pollution as well as managing the site to benefit biodiversity and therefore scores more positively against ENV3 and ENV11 and is therefore preferred.

Policy PUBACL2: Acle Playing Field Extension

This policy has not changed since the Preferred Options.

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

Policy PUBBEC1: Former Loaves and Fishes, Beccles

This policy has not changed since the Preferred Options.

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

Policy PUBBEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard)

This policy has not changed since the Preferred Options.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2		
	ENV3	+ Policy refers to the site being within SSSI Impact Zone.	?
	ENV4		
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4	+ Residential moorings provide somewhere for those who live in their boat to stay.	?
	SOC5		
	SOC6ab	+ Whilst not adjacent to a development boundary, this is on the edge of Beccles and walking distance to many services and facilities.	?
	SOC7		
	ECO1	+ Seeks retention of boatyards thus not affecting businesses. Furthermore, residential moorings bring natural surveillance to marinas as well as an income from renting the mooring.	?
	ECO2		
	ECO3		
	ECO4		

Not having a policy does not mean that these issues will not be considered or addressed. Indeed an application could still come forward for residential moorings in this area. However, because of the site not being next to a development boundary as well as having some important local characteristics (SSSI impact zone) a policy is prudent that reflects the sustainable location of the site as well as important criteria to be considered. The Authority also undertook a call for residential moorings, highlighting the criteria to address and this site came forward and meets the criteria well. As such, not having a policy was discounted

Policy PUBBRU 1: Riverside chalets and mooring plots

There is a minor change with the addition of reference to water quality which rates as a positive against ENV2 as shown below.

		Publication version	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that these objectives will be impacted negatively but a policy provides more certainty and sets out criteria which development needs to meet. With the specific location characteristics and constraints a policy is prudent for this area of the Broads.</p> <p>As such, not having a policy was discounted</p>	<p>Policy would rate in a similar way to the Publication version. However the wording relating to ENV4 and ENV6 is stronger in the Publication version. The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2	+ Policy refers to water quality.		
	ENV3			
	ENV4	+ The policy emphasises the importance of design but is stronger in its wording that the original.		
	ENV5			
	ENV6	+ The policy refers to the issue of flood risk but is stronger in its wording that the original.		
	ENV7	+ The policy enables replacement buildings.		
	ENV8			
	ENV9			
	ENV10	+ The policy emphasises the importance of design.		
	ENV11	+ Amenity issues are included within the policy.		
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Enables use of the water which is traditional in the Broads.		
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
	ECO1			
	ECO2			
	ECO3			
	ECO4	+ Policy refers to enabling enjoyment of the Broads.		

Policy PUBBRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line

The main change to the Preferred Options version is enabling change to length of occupancy. This could see the policy rate more positive against ECO4 which is a plus already. No change to the assessment.

		Publication version	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty for development proposals in this area. As such, not having a policy was discounted	<p>This policy would rate in a similar way to the Publication version. The differences are:</p> <ul style="list-style-type: none"> Stronger wording relating to wind shadow (more positive against ECO4). Permanent occupation of buildings is not allowed to clarify this part of the policy (no change to scoring). <p>The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2	+ Policy refers to water quality		
	ENV3	+ Policy seeks additional tree or shrub planting.		
	ENV4	+ Policy refers to setting of the boatyards		
	ENV5			
	ENV6	+ Policy refers to flood risk		
	ENV7			
	ENV8			
	ENV9			
	ENV10	+ Policy refers to design elements.		
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Enables use of the water and boatyard industries which is traditional in the Broads.		
	SOC4	+ The policy states that the area is generally suitable for residential moorings. Residential moorings provide somewhere for those who live in their boat to stay.		
	SOC5			
	SOC6ab			
	SOC7			
	ECO1	+ Seeks retention of boatyards.		
	ECO2			
	ECO3			
	ECO4	+ Seeks to address the issue of wind shadow but is stronger in its wording than the original.		

Policy PUBBRU3: Mooring Plots

Minor changes add clarification. No change to the assessment.

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

Policy PUBBRU4: Brundall Marina

Minor changes add clarification. No change to the assessment.

		Publication version	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty for development proposals in this area. As such, not having a policy was discounted	<p>This policy would rate in a similar way to the Publication version. The difference is:</p> <ul style="list-style-type: none"> Stronger wording relating to wind shadow (more positive against ECO4). Stronger wording relating to permeable surfaces and drainage (more positive against ENV6). <p>The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2	+ Policy refers to water quality		
	ENV3	+ Policy seeks additional tree or shrub planting.		
	ENV4	+ Policy refers to setting of the boatyards		
	ENV5			
	ENV6	+ Policy refers to flood risk		
	ENV7			
	ENV8			
	ENV9			
	ENV10	+ Policy refers to design elements.		
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Enables use of the water which is traditional in the Broads.		
	SOC4	+ The policy states that the area is generally suitable for residential moorings.		
	SOC5			
	SOC6ab			
	SOC7			
	ECO1	+ Seeks retention of boatyards.		
	ECO2			
	ECO3			
	ECO4			

Policy PUBBRU5: Land east of the Yare public house

This policy has not changed since the Preferred Options version. No change to the assessment.

		Publication version		No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty for development proposals in this area. As such, not having a policy was discounted</p>	<p>This policy would rate in a similar way to the Publication version. The difference is:</p> <ul style="list-style-type: none"> Stronger wording relating to retaining flood capacity (more positive against ENV6). <p>The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2				
	ENV3	+ Protection would benefit biodiversity.	?		
	ENV4	+ Adds to the visual amenity of the area.	?		
	ENV5				
	ENV6	+ Enables flood capacity. Stronger wording than the original is this regard.	?		
	ENV7				
	ENV8				
	ENV9				
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab				
	SOC7				
	ECO1				
	ECO2				
	ECO3				
	ECO4				

Policy PUBBRU6: Brundall Gardens

Change to the policy improves reference to water quality. Please note that the Preferred Options policy was the same as the Sites Specifics 2014 policy.

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

Not having a policy does not mean that these issues will not be considered or addressed. Indeed an application could still come forward for residential moorings in this area. However, because of the site not being next to a development boundary as well as having some important local characteristics a policy is prudent that reflects the sustainable location of the site as well as important criteria to be considered. As such, not having a policy was discounted

Policy PUBCAN1: Cantley Sugar Factory

Minor change to refer to receptors in the area in relation to impact on views. No change to the assessment. Please note that the Preferred Options policy was the same as the Sites Specifics 2014 policy.

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

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

Policy PUBCHE1: Greenway Marine Residential Moorings

A new policy

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1	+ Refers to junction visibility issue.	
	ENV2	+ Policy refers to water quality.	?
	ENV3	+ Policy refers to SSSI nearby.	?
	ENV4		
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9	+ Refers to being near to conservation area.	
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3	+ Enables use of the water which is traditional in the Broads.	?
	SOC4	+ The policy states that the area is generally suitable for residential moorings. Residential moorings provide somewhere for those who live in their boat to stay.	?
	SOC5		
	SOC6ab		
	SOC7		
	ECO1	+ Seeks retention of boatyards thus not affecting businesses.	?
	ECO2		
	ECO3		
	ECO4		

Not having a policy does not mean that these issues will not be considered or addressed. Indeed an application could still come forward for residential moorings in this area. However, because of the site not being next to a development boundary as well as having some important local characteristics a policy is prudent that reflects the sustainable location of the site as well as important criteria to be considered As such, not having a policy was discounted

Policy PUBDIL1: Dilham Marina (Tyler's Cut Moorings)

Minor changes to add clarification. No change to the assessment.

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

Policy PUBDIT1: Maltings Meadow Sports Ground, Ditchingham

Minor changes to add clarification. No change to the assessment.

		Publication version		No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	+ The policy requires new car parking to be justified as well as requires a travel plan.	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. Such a facility is not that common in the Broads and so a policy is prudent. As such, not having a policy was discounted	<p>This policy would rate in a similar way to the Publication version. The difference is:</p> <ul style="list-style-type: none"> • Reference to design (more positive ENV10) • Reference to light pollution (more positive ENV11) • Flood risk is included (more positive ENV6) <p>The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2				
	ENV3				
	ENV4	+ The policy seeks to maintain the open character of the area.	?		
	ENV5				
	ENV6	+ Flood risk is emphasised in the policy.	?		
	ENV7	+ The reference to the sand and gravel will enable sustainable management of resources.	?		
	ENV8				
	ENV9				
	ENV10	+ Design is emphasised in the policy.	?		
	ENV11	+ Light pollution is mentioned in the policy.	?		
	ENV12				
	ENV13				
	SOC1	+ Not only does the policy relate to a venue that offers sport facilities which have related health benefits, amenity of neighbours is important.	?		
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab	+ The venue is a sports centre and is an important facility for the community.	?		
	SOC7	+ The venue has facilities that can be used by various groups in the community.	?		
	ECO1				
	ECO2				
	ECO3				
	ECO4				

Policy PUBDIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck

No changes to policy since the Preferred Options.

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

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

Policy PUBFLE1: Broadland Sports Club

No changes to policy since the Preferred Options.

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

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

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

Changes improve reference to the natural environment but these are already rated as positive as shown below. No change to the assessment. Please note that the Preferred Options policy was the same as the Sites Specifics 2014 policy. The alternative option is rated as uncertain or could have negative effects. As such, the publication version is preferred. See also the HELAA for an assessment of both options for the site.

		Publication version		No Policy		Allowing holiday homes and residential and increasing size of allocation.	
Sustainability Appraisal Objectives	ENV1				Not having a policy does not mean that change will not happen in this area or that the proposals will not address these issues. This is a previously developed site that has not been used for a number of years and so the Authority considers a policy prudent. As such, not having a policy was discounted	?/-	Impact of traffic on the junction could be an issue.
	ENV2	+	Water quality is included in the policy.	?		?/+	Water quality would be a consideration in the policy (as per the publication version).
	ENV3	+	Its role as a landscape buffer could benefit wildlife.	?		?/-	Would extend the built up area further into the rural transition area.
	ENV4	+	Landscaping and the neighbouring Bure Park is addressed in the policy.	?		?/-	Traffic related amenity issues could occur.
	ENV5					?	Agent's proposal sees some holiday accommodation in front of flood defences.
	ENV6	+	Flood risk is emphasised in the policy.	?		?	Whilst some land in the proposed allocation may be flood defence, other parts seem to not be previously developed land.
	ENV7	+	This is previously developed land.	?			
	ENV8						
	ENV9						
	ENV10	+	Design is emphasised in the policy with some criteria to address.	?		?/+	Design would be a consideration in the policy (as per the publication version).
	ENV11						
	ENV12						
	ENV13						
	SOC1						
	SOC2						
	SOC3						
	SOC4					+	Could results in residential development.
	SOC5	?	The future use of this site could result in jobs.	?		?	The future use of this site could result in jobs.
	SOC6ab						
	SOC7	+	By enabling change to this area, there could be a reduction in graffiti.	?		+	By enabling change to this area, there could be a reduction in graffiti.
	ECO1	?	The future use could benefit the economy and/or tourism.	?		?	The future use could benefit the economy and/or tourism.
	ECO2			?			
	ECO3			?			
	ECO4			?			

Policy PUBHOR1: Car Parking

Change means policy now addresses surface water and this is assessed below.

		Publication version	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	+ Supports cycle parking and seeks retention of the car park in such a use.	?	<p>This policy would rate in a similar way to the Publication version. The difference is:</p> <ul style="list-style-type: none"> Original policy referred to what to address in order to change the land use. Publication version seeks protection of the car park and therefore could be more positive against ENV1 (traffic) and ECO4 (visitors). Publication version also refers to cycle parking and therefore could be more positive in relation to SOC1 (health) and ENV1 (traffic) and SOC6ab (access) <p>The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2			
	ENV3			
	ENV4	+ Relates to changes to improve impact on local area and conservation area.	?	
	ENV5			
	ENV6	+ Refers to surface water.	?	
	ENV7			
	ENV8			
	ENV9	+ Relates to changes to improve impact on local area and conservation area.	?	
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1	+ Refers to cycle parking which enables active travel.	?	
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
	ECO1	+ Seeks retention of car park. There is the opportunity for those who travel by car to park and either go to work in the town or spend money in the town.		
	ECO2			
	ECO3			
	ECO4		?	

Policy PUBHOR2: Horning Open Space (public and private)

No change to policy.

		Publication version		No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. The open space in this area is very prominent and enhances the area so a policy is prudent. As such, not having a policy was discounted	<p>This policy would rate in a similar way to the Publication version. The difference is:</p> <ul style="list-style-type: none"> Improving the mapping to identify areas of roads and car park. Amending policy to address the private open space of the pub garden (could be more positive against ECO4 (visitors)). <p>The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2				
	ENV3				
	ENV4	+ The open space adds to the attractiveness and character of the village.	?		
	ENV5	+ Open space helps mitigate impacts from climate change. For example as a permeable area when it rains.	?		
	ENV6	+ As above regarding the open space.	?		
	ENV7				
	ENV8				
	ENV9	+ Enhances the setting of the conservation area.	?		
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1	+ Open space can enable active lifestyles as well as be an area to enjoy with benefits to mental health and wellbeing.	?		
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab				
	SOC7				
	ECO1				
	ECO2				
	ECO3				
	ECO4	+ The open space adds to the appeal of the area to visitors. For the pub in particular, it is an asset which could attract customers.	?		

Policy PUBHOR3: Waterside plots

Change means policy now addresses surface water and this is assessed below.

		Publication version	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			<p>This policy would rate in a similar way to the Publication version. The difference is:</p> <ul style="list-style-type: none"> Quay heading replaced with moorings. This would rate more positively on design (ECO10) as according to the Authority's Mooring Guide there are other ways to moor than quay heading. The area to which this policy applies has increased when compared to the 2014 adopted policy. The development boundary is proposed to be removed from this area. <p>The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2	+ Policy refers to upgrading private sewerage systems.	?	
	ENV3			
	ENV4	+ Policy generally relates to impact of change on the character of the area.	?	
	ENV5			
	ENV6	+ Policy refers to flood risk and surface water.	?	
	ENV7			
	ENV8			
	ENV9	+ Policy generally relates to impact of change on the character of the area.	?	
	ENV10	+ Design elements referred to. The wording change to moorings from quay headings is more positive when compared to the original as there are other less obtrusive ways to moor a vessel.	?	
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Enables use of the water which is traditional in the Broads.	?	
	SOC4	+ Policy allows appropriate upgrades to the existing buildings.	?	
	SOC5			
	SOC6ab			
	SOC7			
	ECO1			
	ECO2			
	ECO3			
	ECO4	+ Refers to windshadow.	?	

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

Policy PUBHOR4: Horning Sailing Club

Change means policy now addresses surface water but this was positive already. No change to the assessment.

		Publication version		No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. The sailing club is an important asset to the area in a prominent location and therefore a policy is prudent. As such, not having a policy was discounted	<p>This policy would rate in a similar way to the Publication version. The difference is:</p> <ul style="list-style-type: none"> • Providing impermeable surfaces rather than seeking (more positive on ENV6). • Avoid impact on navigation rather than consider (more positive on ECO4 and SOC3). • Other wording to aid clarity and readability of the policy. <p>The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2				
	ENV3	+ Policy refers to the Natura 2000 sites. Similar to the original policy, but stronger wording.	?		
	ENV4	+ Policy generally relates to impact of change on the character of the area.	?		
	ENV5	+ Policy seeks impermeable surfaces. Similar to the original policy, but stronger wording.	?		
	ENV6	+ Policy seeks impermeable surfaces and refers to flood risk.	?		
	ENV7				
	ENV8				
	ENV9	+ Policy generally relates to impact of change on the character of the area.	?		
	ENV10	+ Policy generally relates to impact of change on the character of the area.	?		
	ENV11				
	ENV12				
	ENV13				
	SOC1	+ Sailing in general is an activity which benefits health and wellbeing.	?		
	SOC2				
	SOC3	+ Sailing is a locally important skill.	?		
	SOC4				
	SOC5				
	SOC6ab				
	SOC7				
	ECO1				
	ECO2				
	ECO3				
	ECO4	+ Seeks retention/improvements to the car park. Also seeks to avoid impacting navigation. Similar to the original policy, but stronger wording.	?		

Policy PUBHOR5: Crabbett's Marsh

No change to policy since Preferred Options version.

		Publication version	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. The Marsh is an important feature in the area and therefore a policy is prudent. As such, not having a policy was discounted</p>	<p>This policy would rate in the same way to the Publication version. Change puts some detail into the reasoned justification rather than leaving it in the policy. No change to the thrust of the policy as a result.</p>
	ENV2			
	ENV3	+ Nature conservation is referred to in the policy.		
	ENV4	+ Policy generally relates to impact of change on the character of the area.		
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9	+ Policy generally relates to impact of change on the character of the area.		
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
	ECO1			
	ECO2			
	ECO3			
	ECO4			

Policy PUBHOR6: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.

Changes improve reference to surface water and heritage assets and are assessed below.

		Publication version		No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With the varied land uses in this area, a policy is prudent. As such, it is prudent to have a policy for this area</p>	<p>This policy would rate in a similar way to the Publication version. The difference is:</p> <ul style="list-style-type: none"> Stronger wording relating to wind shadow (more positive against ECO4). Ferry Corner removed from this policy as it will have its own policy. Other amendments aid clarity and readability of policy. <p>The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2	+ Policy refers to water pollution.	?		
	ENV3	+ Policy refers to biodiversity.	?		
	ENV4	+ Policy generally relates to impact of change on the character of the area.	?		
	ENV5				
	ENV6				
	ENV7	+ Policy addresses surface water.	?		
	ENV8				
	ENV9	+ Policy addresses nearby heritage assets.	?		
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4	+ Area is deemed suitable for residential moorings.	?		
	SOC5				
	SOC6ab				
	SOC7				
	ECO1	+ Area is treated as a general employment area	?		
	ECO2				
	ECO3	+ Area is treated as a general employment area	?		
	ECO4	+ Seeks to address the issue of wind shadow.	?		

Policy PUBHOR7: Woodbastwick Fen moorings

No change to Preferred Options policy.

		Publication version		No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1				
	ENV2				
	ENV3	+	Policy emphasises importance of protecting biodiversity	?	
	ENV4	+	Policy generally relates to impact of change on the character of the area.	?	
	ENV5				
	ENV6				
	ENV7				
	ENV8				
	ENV9	+	Policy generally relates to impact of change on the character of the area.	?	
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4	-	Policy states that the area is not deemed suitable for houseboats or residential moorings and seeks removal of these. Residential moorings provide somewhere for those who live in their boat to stay.	?	
	SOC5				
	SOC6ab				
	SOC7				
	ECO1				
	ECO2				
	ECO3				
	ECO4	?	On one hand seeks to prevent moorings but on the other hand seeks to avoid impacting navigation.	?	
				Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. The area is an important boating resource, but very sensitive in terms of landscape, wildlife and habitats, and also with potential to impinge on navigation. A policy is therefore prudent. As such, it is prudent to have a policy for this area	This policy would rate in a similar way to the Publication version. The difference is quay heading replaced with moorings. This would rate more positively on design (ECO10) as according to the Authority's Mooring Guide there are other ways to moor than quay heading. The publication version is therefore preferred.

Policy PUBHOR8: Land on the Corner of Ferry Road, Horning

Policy now refers to surface water assessed below.

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

Policy PUBHOV1: Green Infrastructure

No change to Preferred Options policy which is the policy in the Sites Specifics 2014.

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

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

Policy PUBHOV2: Station Road car park

No change to Preferred Options policy.

		Publication version		No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	+	Seeks retention of the car park in such a use.	?	This policy would rate in a similar way to the Publication version. The difference is that the original policy referred to what to address in order to change the land use. Publication version seeks protection of the car park and therefore could be more positive against ENV1 (traffic) and ECO4 (visitors). The publication version is therefore preferred.
	ENV2				
	ENV3				
	ENV4	+	Relates to changes to improve impact on local area.	?	
	ENV5				
	ENV6				
	ENV7				
	ENV8				
	ENV9	+	Relates to changes to improve impact on local area.	?	
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab				
	SOC7				
	ECO1	+	Seeks retention of car park. There is the opportunity for those who travel by car to park and either go to work in the town or spend money in the town.	?	
	ECO2				
	ECO3				
	ECO4				

Policy PUBHOV3: Brownfield land off Station Road, Hoveton

Minor changes add clarification. No change to the assessment.

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

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

Policy PUBHOV4: BeWILDerwood Adventure Park

New policy.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1	+ Policy refers to access routes.	?
	ENV2	+ Policy refers to water quality.	?
	ENV3	+ Policy refers to protected species.	?
	ENV4	+ Policy refers to the trees and woodland.	?
	ENV5		
	ENV6	+ Policy refers to flood risk.	?
	ENV7	+ Policy approach of dividing area into different uses seeks efficient use of land.	?
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ The policy supports the retention of the facility that is an outdoor adventure centre.	?
	SOC2		
	SOC3	+ Policy relates to an education centre.	?
	SOC4		
	SOC5	+ The Park employs local people.	?
	SOC6ab		
	SOC7		
	ECO1	+ The policy supports the retention of the facility contributes to the tourism offer in the Broads.	?
	ECO2		?
	ECO3		?
	ECO4		?

Not having a policy does not mean that there will not be positive change to this site. However given that this is a unique tourist attraction, important to the local economy and that change can happen regularly at this site, a policy is prudent. As such, not having a policy was discounted

Policy PUBHOV5: Hoveton Town Centre

New policy. In part, this replaces the former HOV 4 from the Sites Specifics Local Plan 2014.

		Publication version	No Policy	
Sustainability Appraisal Objectives	ENV1	+ The policy seeks to address the issue of people crossing the road through considering placement of retail units.	?	Not having a policy does not mean that there will not be positive change to the town centre. However given that this is the only part of town centre in the Broads, it is important to the local economy and that change can happen regularly at this site, a policy is prudent. As such, not having a policy was discounted
	ENV2			
	ENV3			
	ENV4	+ Policy seeks improvements to the public realm.	?	
	ENV5			
	ENV6			
	ENV7	+ The policy promotes extensions and re-use of vacant buildings.	?	
	ENV8			
	ENV9	+ Policy refers to the historic nature of the town.	?	
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5	+ Policy enables growth and change to the town centre which could result in more job opportunities.	?	
	SOC6ab			
	SOC7			
	ECO1	+ Fundamentally, the policy seeks to protect and improve where appropriate the vitality and viability of the town centre.	?	
	ECO2		?	
	ECO3		?	
	ECO4		?	

Policy PUBLOD1: Loddon Marina Residential Moorings

A new policy

		Publication version		No Policy	Allocating for more than 10 and up to 40.		
Sustainability Appraisal Objectives	ENV1	+	Refers to High Street and Church Plain issues	?	Not having a policy does not mean that these issues will not be considered or addressed. Indeed an application could still come forward for residential moorings in this area. However, because of the site not being next to a development boundary as well as having some important local characteristics a policy is prudent that reflects the sustainable location of the site as well as important criteria to be considered As such, not having a policy was discounted	?	Many more than ten could have an impact on highways that is more difficult to mitigate.
	ENV2	+	Policy refers to water quality.	?		?	More boats being lived on could have more of an impact on water quality.
	ENV3	+	Policy refers to SSSI nearby.	?		?	More boats being lived on could see more people accessing the SSSI or being near to the SSSI.
	ENV4						
	ENV5						
	ENV6						
	ENV7						
	ENV8						
	ENV9	+	Refers to being in a conservation area.	?		?	More residential moorings with associated residential paraphernalia could have a greater impact on the character of the area.
	ENV10						
	ENV11						
	ENV12						
	ENV13						
	SOC1						
	SOC2						
	SOC3	+	Enables use of the water which is traditional in the Broads.	?		+	Enables use of the water which is traditional in the Broads.
	SOC4	+	The policy states that the area is generally suitable for residential moorings. Residential moorings provide somewhere for those who live in their boat to stay.	?		+	The policy states that the area is generally suitable for residential moorings. Residential moorings provide somewhere for those who live in their boat to stay.
	SOC5						
	SOC6ab						
	SOC7						
ECO1	+	Seeks retention of boatyards thus not affecting businesses.	?	?	Many more than ten could change the type of operation at this boatyard which could be a benefit or negative to the local economy. The effect is uncertain.		
ECO2							
ECO3							
ECO4							

Policy PUBNOR1: Utilities Site

Whilst the thrust of the policy is the same, there is some detail that is assessed below. Reference to high quality landscaping scheme (ENV4) and reference to self/custom build (SOC4).

		Publication version		No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1				
	ENV2	+ Policy seeks water efficient dwellings.	?		
	ENV3	+ Brownfield land can have biodiversity value, but this will be understood more as part of the planning application. There is scope for mitigation or compensation which can provide biodiversity gains. Policy seeks protection and enhancement of natural assets.	?		
	ENV4	+ Policy seeks a high quality environment and high quality landscaping scheme.	?		
	ENV5	+ Has various elements that address this objective such as walking, cycling, and flood risk. Note there will be emissions from developing the site, but the policy seeks the development itself to consider climate change.	?		
	ENV6	+ Area is at risk of flooding but policy emphasises this.	?		
	ENV7	+ Site is brownfield land. Refers to the potential for minerals that can be used as part of the development.	?		
	ENV8				
	ENV9		?		
	ENV10	+ Policy includes design elements.	?		
	ENV11	+ Policy seeks walking and cycling links			
	ENV12				
	ENV13				
	SOC1	+ Policy seeks walking and cycling links	?		
	SOC2				
	SOC3				
	SOC4	+ As part of mixed use scheme, residential dwellings are expected and the scale could trigger affordable housing. Policy encourages self/custom build.	?		
	SOC5	+ Employment land could come forward as part of a mixed use scheme.	?		
	SOC6ab	+ Located centrally to Norwich with many facilities nearby like sports centres, supermarket and shops.	?		
	SOC7				
	ECO1	+ Employment land could come forward as part of a mixed use scheme.	?		
	ECO2				
	ECO3				
	ECO4	+ .Stronger wording than the original Sites Specific policy in relation to offering benefits for recreation and tourism.	?		

Policy PUBNOR2: Riverside walk and cycle path

No changes to Preferred Options Policy.

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

Policy PUBORM 1: Ormesby waterworks

The minor changes add clarification. No change to the assessment.

		Publication version	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1			
	ENV2	+ Policy relates to a waterworks site and any changes to the site.	?	
	ENV3	+ Policy seeks biodiversity enhancements and protecting designated sites.	?	
	ENV4	+ Policy seeks landscape enhancements.	?	
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11	+ Policy refers to light pollution.		
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4	+ Potentially positive as new development in areas served by Essex and Suffolk Water will	?	
	SOC5	+ need adequate water to be extracted from the area.	?	
	SOC6ab			
	SOC7			
	ECO1			
	ECO2			
	ECO3			
	ECO4			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With the waterworks being so important to the local area, but located in a designated landscape, a policy is prudent. As such, not having a policy was discounted

This policy would rate in a similar way to the Publication version. The difference is that the original policy does not mention light pollution specifically as an important factor in this area. The publication version is therefore preferred.

Policy PUBOUL1: Boathouse Lane Leisure Plots

Minor changes add clarification. No change to the assessment.

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

Policy PUBOUL2: Oulton Broad - Former Pegasus/Hamptons Site

Some changes relating to conservation area and self-custom build as assessed at ENV9 and SOC4.

		Publication version	No Policy	No change to Sites Specifics 2014 version.	
Sustainability Appraisal Objectives	ENV1		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With this area of Oulton Broad being brownfield land and underused, a positive policy that seeks change can benefit the Broads and Oulton Broad. A policy is therefore prudent. As such, not having a policy was discounted	This policy would rate in a similar way to the Publication version. The difference is: <ul style="list-style-type: none">High quality landscaping is required (more positive on ENV4).Appropriate and safe access to the water is also required (more positive on ECO4). The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.	
	ENV2				
	ENV3	? Brownfield land can have biodiversity value, but this will be understood more as part of the planning application. There is scope for mitigation or compensation which can provide biodiversity gains.			?
	ENV4	+ Policy seeks a high quality landscaping			?
	ENV5				
	ENV6	+ Area is at risk of flooding but policy emphasises tis.			?
	ENV7	+ Site is brownfield land			?
	ENV8				
	ENV9	+ Refers to the Conservation Area.			
	ENV10	+ Policy includes design elements.			?
	ENV11				
	ENV12				
	ENV13				
	SOC1	+ Policy seeks slipways etc. to access the water.			?
	SOC2				
	SOC3				
	SOC4	+ As part of mixed use scheme, residential dwellings are expected and the scale could trigger affordable housing. Also encourages self-build.			?
	SOC5	+ Employment land could come forward as part of a mixed use scheme.			?
	SOC6ab	+ Located in a town with many facilities nearby.			?
	SOC7				
	ECO1	+ Employment land could come forward as part of a mixed use scheme.			?
	ECO2				
	ECO3				
	ECO4	+ Policy seeks slipways etc. to access the water.			?

Policy PUBOUL3 - Oulton Broad District Shopping Centre

New policy.

		Publication version		No Policy	
Sustainability Appraisal Objectives	ENV1				Not having a policy will not necessarily result in negative changes to the Centre. The policy reflects the evidence produced in relation to the Centre and therefore it is prudent to have such a policy. As such, not having a policy was discounted
	ENV2				
	ENV3				
	ENV4				
	ENV5				
	ENV6				
	ENV7				
	ENV8				
	ENV9				
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4				
	SOC5	+	There are job opportunities as the Centre.		
	SOC6ab	+	The District Centre is well located to be accessed by a variety of means of transport.		
	SOC7				
	ECO1	+	The policy is a positive stance regarding protecting and seeking improvements to the Centre.		
	ECO2				
	ECO3				
	ECO4				

Policy PUBPOT1 – Bridge Area

This policy was not included in the Preferred Options, but is now in the Publication Version. Not necessarily a new policy as it is rolled over from the Sites Specifics, but is new to this Local Plan.

		Publication version		No Policy		No change to the Sites Specifics POT1.	
Sustainability Appraisal Objectives	ENV1	+	Refers to cycle parking.	Not having a policy will not necessarily result in negative changes to the Bridge Area. This is one of the busiest parts of the Broads with different types of land use and as such a policy that guides change in that area is prudent. As such, not having a policy was discounted			
	ENV2						
	ENV3						
	ENV4	+	Refers to the dark skies of the area. Also refers to public realm improvements.				
	ENV5						
	ENV6						
	ENV7						
	ENV8						
	ENV9	+	Policy seeks proposals to respect the bridge.		+	Policy seeks proposals to respect the bridge.	
	ENV10						
	ENV11						
	ENV12						
	ENV13						
	SOC1	+	Seeks to protect the amenity of locals.		+	Seeks to protect the amenity of locals.	
	SOC2						
	SOC3						
	SOC4						
	SOC5	+	Job opportunities at the Bridge Area.		+	Job opportunities at the Bridge Area.	
	SOC6ab	+	Refers to cycle parking.		+	Refers to cycle parking.	
	SOC7						
	ECO1	+	Generally a positive stance taken to the area which is important to tourism and the economy of the Broads.			Generally a positive stance taken to the area which is important to tourism and the economy of the Broads.	
	ECO2						
	ECO3						
	ECO4						

The publication version is more positive in relation to ENV1 and ENV4 and is therefore favoured of the original.

Policy PUBPOT2: Waterside plots

No changes to the Preferred Options version.

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

Policy PUBPOT3: Green Bank Zones

No changes to the Preferred Options version which is the same as the original Sites Specifics 2014 policy.

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

Not having a policy does not mean that these areas will be developed on. A policy does however provide more certainty. The zones are an important contributor to the character of this area and enable views out from the Broads and therefore a policy to protect them seems prudent. As such, not having a policy was discounted

Policy PUBSOL1: Riverside area moorings

No changes to the Preferred Options version.

		Publication version	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. Management of a potential proliferation of development in this area has been an issue going back some years so a policy is prudent. As such, not having a policy was discounted</p>	<p>This policy would rate in a similar way to the Publication version. The difference is:</p> <ul style="list-style-type: none"> Quay heading replaced with moorings. This would rate more positively on design (ECO10) as according to the Authority's Mooring Guide there are other ways to moor than quay heading. <p>The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2			
	ENV3			
	ENV4	Policy seeks general openness of the area and reflects local character. Any changes will need to be sensitively designed and landscaped.		
	ENV5			
	ENV6			
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
	ECO1			
	ECO2			
	ECO3			
	ECO4	The policy provisions in general assist in recreation use of the area and the Broads.		

Policy PUBSOL2: Land adjacent to A143 Beccles Road and the New Cut (Former Queen’s Head Public House)

Some changes to the Preferred Options are factual corrections. The changes relating to the types of use appropriate could benefit tourism but that is already positive. Please note that the Preferred Options policy was the same as the Sites Specifics 2014 policy.

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

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

No changes to the policy from the Preferred Options version.

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

Policy PUBSTO1 Land adjacent to Tiedam, Stokesby

A new policy. Please note that this does rate negatively against some SA objectives. Please see the related Topic Paper⁷ for discussion.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1	? The access into the site could be an issue that needs addressing.	<p>No policy would mean that there are no negative or positive effects on the criteria. Note that without this policy residential dwelling would not likely be permitted due to its location away from services and facilities. Taking the issues discussed in the Topic Paper in the round, it has been decided to allocate the land for some dwellings.</p>
	ENV2		
	ENV3		
	ENV4	+ Seeks to retain hedgerows and mature trees. Policy refers to character of the village.	
	ENV5		
	ENV6		
	ENV7	- Land is greenfield land.	
	ENV8		
	ENV9		
	ENV10	+ Importance of design emphasised.	
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ Seeks the protection of the amenity of neighbours.	
	SOC2		
	SOC3		
	SOC4	+ Would contribute to housing need in the Borough.	
	SOC5		
	SOC6ab	- Few facilities provided in the village.	
	SOC7		
	ECO1	+ More dwellings could result in support of the local businesses.	
	ECO2		
	ECO3		
	ECO4		

⁷ Land at Tiedam, Stokesby Topic Paper: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

Policy PUBTSA1: Cary's Meadow

No change to the preferred options policy which is the same as the Sites Specifics 2014 version. Please note that the slight change to the Sites Specifics Local Plan 2014 version is simply to aid understanding and provide clarification. The Publication version is therefore treated as being the same as the original policy.

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

Policy PUBTSA2: Thorpe Island

Replaces the 1997 saved policy. It should be noted that much change has happened on the Island since 1997 and so the tone of the policy has changed to reflect the situation as it is now and to reflect the various Planning Inspector and Judge's decisions.

		Publication version		No change to 1997 Local Plan version	No Policy
Sustainability Appraisal Objectives	ENV1	+ Refers to issue of car parking.	+	Limited change to the Island would likely mean limited moored boats or parked cars.	?
	ENV2	+ Refers to issue of water quality.	+	Limited change to the Island would likely mean limited impacts on water quality.	?
	ENV3	+ Policy seeks biodiversity enhancements.			
	ENV4		+	Seeks to prevent change or development other than essentially needed at Eastern end.	?
	ENV5				
	ENV6	+ Refers to the issue of flood risk.			?
	ENV7				
	ENV8				
	ENV9	+ States impact of change on Conservation Area will be managed.	+	Seeks to prevent change or development other than essentially needed at Eastern end.	?
	ENV10	+ States impact of change on Landscape will be managed. Seeks to improve the current mooring format and associated paraphernalia			
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4	+ States impact of change on amenity of neighbours will be managed.			?
	SOC5	+ Enables part of the site to remain in boatyard use and there could be job opportunities.	+	Seeks to prevent change or development other than essentially needed at Eastern end.	?
	SOC6ab				
	SOC7				
	ECO1	+ Permits development needed to support the boatyards needs on the eastern end.	+	Permits development needed to support the boatyards needs on the eastern end.	?
	ECO2				?
	ECO3				?
	ECO4				?

Whilst not having a policy does not mean that change on the Island cannot be assessed as there are numerous other relevant policies in the Local Plan. That being said, the use of the Island can have effects on nearby communities and being in a Conservation Area as well, it seems prudent to have a policy. As such, not having a policy was discounted

Policy PUBTSA3: Griffin Lane – boatyards and industrial area

No changes to the Preferred Options version which is the same as the original Sites Specifics 2014 policy.

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

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

Policy PUBTSA4: Bungalow Lane – mooring plots and boatyards

Minor changes to the Preferred Options policy. No change to the assessment.

		Publication version		No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	+ Refers to poor road access.		<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. This is a small riverside area of mooring plots, chalets and boatyards important to the Broads and therefore a policy is prudent. As such, not having a policy was discounted</p>	<p>This policy would rate in a similar way to the Publication version. The difference is:</p> <ul style="list-style-type: none"> • Permanent occupation of buildings is not allowed to clarify this part of the policy (no change to scoring). • Stronger wording relating to semi-rural character (more positive in relation to ENV4) <p>The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2				
	ENV3	+ Seeks retention of trees and enhancements to the landscaping which can benefit biodiversity.	?		
	ENV4	+ Policy refers to design and landscaping	?		
	ENV5				
	ENV6	+ The issue of flood risk is emphasised in the policy.	?		
	ENV7				
	ENV8				
	ENV9				
	ENV10	+ Policy refers to design and landscaping	?		
	ENV11				
	ENV12				
	ENV13				
	SOC1				
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab				
	SOC7				
	ECO1				
	ECO2				
	ECO3				
	ECO4	+ The mooring plots and boatyard are generally protected and enable the use of the Broads for recreation and tourism purposes.	?		

Policy PUBTSA5: River Green Open Space

No changes to the Preferred Options version which is the same as the original Sites Specifics 2014 policy.

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

Policy PUBTHU1: Tourism development at Hedera House, Thurne

There are some changes to the Preferred Options policy and these are assessed below in red. Note that the Preferred Options version was the same as the 2014 Sites Specifics version.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2	+ Policy specifically refers to issue relating to water.	?
	ENV3	+ Landscaping can benefit biodiversity.	?
	ENV4	+ The policy emphasises the importance of reinforcing local distinctiveness.	?
	ENV5		
	ENV6	+ Refers to flood risk.	
	ENV7	+ The land is brownfield land.	?
	ENV8		
	ENV9	+ Refers to nearby heritage assets.	
	ENV10	+ Design is important as emphasised in the policy.	?
	ENV11		
	ENV12		
	ENV13		
	SOC1		
	SOC2		
	SOC3		
	SOC4	+ The policy enables the provision of some market housing.	?
	SOC5		
	SOC6ab	- According to the Settlement Study ⁸ , the facilities in Thurne are limited. This policy has been rolled forward from the Sites Specifics Local Plan where this allocation was put forward at publication stage and assessed as part of the examination. The Inspector recommended the inclusion of this allocation ⁹ .	?
	SOC7		
	ECO1		
	ECO2		
	ECO3		
	ECO4	+ The policy requires the provision of improved holiday accommodation.	?

Proposals to regenerate this area could still come forward but this policy sets out important criteria to be addressed. Note that without this policy residential dwelling would not likely be permitted due to its location away from services and facilities. As such, not having a policy was discounted

⁸ Settlement Study: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

⁹ See section 82 of the Inspector's Report: http://www.broads-authority.gov.uk/_data/assets/pdf_file/0011/508268/Inspector-Report-for-Sites-Specifics-Local-Plan-June-2014-inc-Main-Modifications.pdf

Policy POWHI1: Whitlingham Country Park

Some changes to add clarification. Another changes sees a positive against SOC6.

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

Policy PUBSSTRI: Trinity Broads

Changes do not alter the thrust of the Preferred Options policy but add clarification. Same assessment as the Preferred Options version.

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

Policy PUBSSUT: Upper Thurne

Changes do not alter the thrust of the Preferred Options policy but add clarification. Same assessment as the Preferred Options version.

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

Policy PUBSSCOAST: The Coast

No changes to the Preferred Options. The Preferred Options was the same as the Sites Specific 2014 version.

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

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

Policy PUBSSROADS: Main road network

No changes to the Preferred Options. The Preferred Options was the same as the Sites Specific 2014 version.

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

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

Policy PUBSSMILLS: Drainage Mills

Minor change to the Preferred Options version adds clarification. No change to assessment.

		Publication version	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	? The mills tend to be isolated and need boats or cars to access them. However proposals to mills will need to consider access as set out in other policies of the Local Plan. The effect will depend on the detailed proposal for the site.	Not having a policy does not mean that these issues will not be addressed. Mills are a prominent feature in the landscape of the Broads and of varying state of repair. It is prudent to have a policy on such locally important and appreciated structures. As such, not having a policy was discounted.	The general thrust of the original policy would score in a similar way to the Publication version. However the Publication version policy does clarify some elements of the existing policy and is therefore favoured.
	ENV2	+ Any works to the mills needs to consider water quality.		
	ENV3	+ Any works to the mills needs to consider biodiversity.		
	ENV4	+ Mills are distinctive in the landscape.		
	ENV5			
	ENV6	? Mills tend to be in areas of flood risk. However proposals to mills will need to consider flood risk as set out in other policies of the Local Plan. The effect will depend on the detailed proposal for the site.		
	ENV7			
	ENV8			
	ENV9	+ Many mills are listed or locally listed assets.		
	ENV10	+ Mills are locally distinctive and therefore any change needs to be well designed.		
	ENV11			
	ENV12			
	ENV13			
	SOC1			
	SOC2			
	SOC3	+ Changes to the mills will require particular traditional skills.		
	SOC4			
	SOC5			
	SOC6ab			
	SOC7			
	ECO1			
	ECO2			
	ECO3			
	ECO4	+ The Mills are an attraction in the Broads.		

Policy PUBSSPUBS: Waterside Pubs Network

Minor change to the Preferred Options version adds clarification. No change to assessment.

		Publication version	No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. With pubs an essential element to the tourist network in the Broads it seems prudent to have a policy. As such, not having a policy was discounted.	<p>This policy would rate in a similar way to the Publication version. The difference is:</p> <ul style="list-style-type: none"> • provide benefits to river/water users (such as canoe slipways and electric charging points) • provide well designed cycle parking facilities • address light pollution <p>The assessment of the publication policy is therefore more positive against related SA Objectives and is therefore favoured.</p>
	ENV2	+ Policy includes a criteria on foul drainage		
	ENV3			
	ENV4			
	ENV5			
	ENV6	+ Policy included a criteria on flood risk.		
	ENV7			
	ENV8			
	ENV9			
	ENV10			
	ENV11	+ Policy includes a criteria on light pollution.		
	ENV12			
	ENV13			
	SOC1	? On one hand pubs could enable unhealthy lifestyles but on the other hand are a place to socialise.		
	SOC2			
	SOC3			
	SOC4			
	SOC5			
	SOC6ab	+ Pubs are an important facility to the community.		
	SOC7	+		
	ECO1	+ Pubs are a business in themselves and this policy seeks their protection and changes which are acceptable in relation to other policies as well as improve the viability of the pubs.		
	ECO2			
	ECO3			
	ECO4	+ Pubs are an important asset used by visitors to the area as well as locals.		

Policy PUBSSSTATIONS: Railway stations/halts

Minor change to the Preferred Options version adds clarification. No change to assessment.

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

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

Policy PUBSSTRACKS: Former rail trackways

Minor change to the Preferred Options version adds clarification. One change makes ENV3 more positive as shown below.

		Publication version		No Policy	No change to Sites Specifics 2014 version.
Sustainability Appraisal Objectives	ENV1	+ If the trackways become Public Rights of Way, they will offer routes for walking and cycling.	?	Whilst not having a policy does not mean that the potential for using these trackways in the future will be lost because of development and change, a policy that identifies these local trackways is prudent. The Integrated Access Strategy in particular emphasises the important of these former rail trackways. As such, not having a policy was discounted.	XNS7 would score the same as the Publication version, but is only applicable to one trackway. The Publication version applies to three trackways and the benefits that safeguarding can bring can be spread to other areas of the Broads.
	ENV2				
	ENV3	+ As they are now, these trackways will provide benefits for biodiversity. If they become a Public Right of Way, that benefit will still remain. Policy refers to potential recreation impacts issue.	?		
	ENV4	+ Public Rights of Way can add an element of local distinctiveness to an area as well as enabling people to enjoy the landscape.	?		
	ENV5				
	ENV6				
	ENV7	+ This land is not used at the moment and the policy seeks to safeguard it for use in the future.	?		
	ENV8				
	ENV9	+ Trackways are historic in nature and therefore seeking to safeguard them will enable a link to the past railways.	?		
	ENV10				
	ENV11				
	ENV12				
	ENV13				
	SOC1	+ If the trackways become Public Rights of Way, they can be used for active travel.	?		
	SOC2				
	SOC3				
	SOC4				
	SOC5				
	SOC6ab	+ Such trackways could link people to some services and facilities which can then be accessed by walking and cycling.	?		
	SOC7				
	ECO1				
	ECO2				
	ECO3				
	ECO4	+ Such trackways, if delivered as Public Rights of Way, become another attraction in the area.	?		

Policy PUBSSLGS: Local Green Space Policy

Minor change to the policy itself would make ENV4 more positive. Note that there has been a change to the actual sites of Local Green Space with one at Chedgrave being removed, Chedgrave Common being added. These changes do not affect the assessment below and are assessed in the Local Green Space Topic Paper¹⁰ and on the following page.

		Publication version	No Policy
Sustainability Appraisal Objectives	ENV1		
	ENV2		
	ENV3	+ These green spaces benefit wildlife.	?
	ENV4	+ These green spaces are important to local communities and benefit the landscape/townscape.	?
	ENV5		
	ENV6		
	ENV7		
	ENV8		
	ENV9		
	ENV10		
	ENV11		
	ENV12		
	ENV13		
	SOC1	+ Local Green Spaces can be used by people to enable active lifestyles as well as benefitting wellbeing.	?
	SOC2		
	SOC3		
	SOC4		
	SOC5		
	SOC6ab		
	SOC7		
	ECO1		
	ECO2		
	ECO3		
	ECO4		

No policy does not mean these areas will not be protected and will be lost. But these sites have been nominated by the community as areas important to them and therefore it is prudent to have this policy. As such, not having a policy was discounted.

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

¹⁰ Local Green Space Topic Paper: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

Policy PUBSSLGS: Local Green Space Individual Sites

		Bridge Green, Potter Heigham		Chedgrave Common		Part of Waveney Meadow that is not open space, Puddingmoor, Beccles		Land surrounding Beccles Rowing Club, Off Puddingmoor, Beccles		The Stone Pit, Station Road, Geldeston		The playing field, Station Road, Geldeston	
Sustainability Appraisal Objectives	ENV1												
	ENV2												
	ENV3	+	Positive to some extent, although a well maintained area primarily for public use.	+	Likely to be important for some species.	+	Likely to be important for some species.	+	Likely to be important for some species.	+	Likely to be important for some species.	+	Likely to be important for some species.
	ENV4	+	Well maintained area that contributes to the local character.	+	Contributes to the local character.	+	Contributes to the local character.	+	Contributes to the local character.	+	Contributes to the local character.	+	Contributes to the local character.
	ENV5												
	ENV6												
	ENV7												
	ENV8												
	ENV9												
	ENV10												
	ENV11												
	ENV12												
	ENV13												
	SOC1	+	An area more for sitting and resting rather than activity, but benefits wellbeing.	+	An area to walk around so benefits physical health and wellbeing.	+	An area to walk around so benefits physical health and wellbeing.	+	Not accessible, but appreciated by the community.	+	Not accessible, but appreciated by the community.	+	An area to walk around so benefits physical health and wellbeing.
	SOC2												
	SOC3												
	SOC4												
	SOC5												
	SOC6ab												
	SOC7												
	ECO1												
	ECO2												
	ECO3												
	ECO4												

The sites discussed in the Topic Paper that have not been taken forward to the Local Plan are additional options. However, as these have not passed the tests in the Topic Paper, these are effectively unreasonable options and therefore not assessed.

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

Policy PUBSSSTAITHES: Staithes

The Publication version of the Staithes policy rates the same, although some text has changed. The changes text sees extra explanatory text next to ENV9.

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

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

Policy PUBSSA47: Changes to the Acle Straight (A47T)

Minor change to the Preferred Options version adds clarification. No change to assessment.

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

8. Other sites put forward for consideration during the Preferred Options Consultation but not taken forward.

The following sites were put forward for consideration during the Preferred Options consultation or on discussions with Development Management Officers but on assessment (Housing and Economic Land Availability Assessment and Sustainability Appraisal) have not been included within the Publication Local Plan. Whilst the residential moorings sites have not passed the tests of the Topic Paper and therefore could be seen as unreasonable sites, they have still been assessed in the SA as there is a residential moorings need that the Local Plan seeks to meet.

		Thunder Lane, Thorpe St Andrew Care home for elderly	Marina Quays Residential – market and holiday	21A Church Close, Chedgrave Market residential	Blackgate Farm, Great Yarmouth Gypsy and Traveller site	Broadland Nurseries, Ormesby St Margaret Market residential	Land opposite Morrison's, Beccles Hotel
Sustainability Appraisal Objectives	ENV1		? Increased car usage of junction could be an issue.	? Increased car usage of junction could be an issue.	? Increased car usage of junction could be an issue but Highways England content impact on roundabout acceptable.	- Site is around 2 miles from services and facilities. Likely reliant on car use.	- Access to the site could be problematic due to level changes and other destinations nearby.
	ENV2						
	ENV3	? Whilst no species surveys have been completed, the site is greenfield and could be important for ecological networks.		? Whilst no species surveys have been completed, the site is greenfield and could be important for ecological networks.		? Note that a SSSI is adjacent to the site.	? Whilst no species surveys have been completed, the site is greenfield and could be important for ecological networks.
	ENV4	- Could impact on the conservation area and views to the Broads.	? Extends built development further from edge of Great Yarmouth which could have a landscape impact.	? Depending on design and location, could have a negative impact on landscape character.			- Site provides an undeveloped gateway to Beccles.
	ENV5						
	ENV6	- Site is mostly at risk of flooding.	- Site is mostly at risk of flooding.		- Site is mostly at risk of flooding.	Housing proposed in areas not at risk of flooding.	- Site is mostly at risk of flooding.
	ENV7	- Is greenfield land	? Whilst some of the site is derelict land and this could be an efficient use of such land, the proposal extends the site to land that is currently in other uses which may be greenfield and brownfield land.	- Is greenfield land (garden)	- Is greenfield land (garden)	? Land is occupied by a nursery, but unsure if this is classed as agricultural land. If is agricultural land, then this is not included in the previously developed land definition in the NPPF.	- Is greenfield land
	ENV8						
	ENV9	- Could impact on the conservation area.					
	ENV10						
	ENV11						
	ENV12						
	ENV13						
	SOC1						
	SOC2						
	SOC3						
	SOC4	+ Would be for elderly care home	+ Would be for residential	+ Would be for residential	+ Would be for gypsy and traveller site	+ Would be for residential	
	SOC5	+ Care home would provide employment	? Note that whilst not in use now, was a commercial premises which would have employed people.			- Would replace the nursery	
	SOC6ab	+ Well located to services and facilities.	+ On the edge of Great Yarmouth which has many services and facilities.	+ Well located to services and facilities.	+ Well located to services and facilities.	- Site is around 2 miles from services and facilities. Likely reliant on car use.	+ Well located to services and facilities albeit on the edge of Beccles.
	SOC7						
	ECO1	+ Care home would provide employment opportunities.	? Note that whilst not in use now, was a commercial premises which would have employed some people.			- Would replace the nursery	+ Hotel would provide employment opportunities.
	ECO2						
	ECO3						
	ECO4						+ Hotel could be used by tourists to the area.

		Beauchamps Arms – Residential Moorings		Berney Arms – Residential Moorings		Waveney River Centre – Residential Moorings	
Sustainability Appraisal Objectives	ENV1	-	Concerns regarding road access and junctions with main road.	-	Concerns regarding road access and junctions with main road.		
	ENV2						
	ENV3	?/-	Located near to designated sites.	?/-	Located within a designated site.		
	ENV4						
	ENV5						
	ENV6						
	ENV7						
	ENV8						
	ENV9						
	ENV10						
	ENV11						
	ENV12						
	ENV13						
	SOC1						
	SOC2						
	SOC3						
	SOC4	+	Residential moorings provide a form of residential accommodation.	+	Residential moorings provide a form of residential accommodation.	+	Residential moorings provide a form of residential accommodation.
	SOC5						
	SOC6ab	-	Isolated from services and facilities.	-	Isolated from services and facilities.	-	Whilst provides pub and shop on site, isolated from other facilities like GP, pharmacy and perhaps work opportunities.
	SOC7						
	ECO1	+	Residential moorings can enhance security. Can also provide a regular income.	+	Residential moorings can enhance security. Can also provide a regular income.	+	Residential moorings can enhance security. Can also provide a regular income.
	ECO2						
	ECO3						
	ECO4						

These sites are not allocated in the Local Plan for the following reasons. Also see the HELAA, Residential Moorings topic Paper and Towards allocations - Housing and Economic Land Availability Assessment which can all be found here: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

Thunder Lane, Thorpe St Andrew

Scores negatively against many objectives in the Sustainability Appraisal.

Marina Quays

Much uncertainty around the impacts of this development. Scores negatively against flood risk.

21A Church Close, Chedgrave

Much uncertainty around the impacts of this development. Scores negatively against greenfield land. Objectively Assessed Housing Need for the Broads Authority part of Central Norfolk Housing Market Area met and exceeded so no need to allocate this garden site.

Blackgate Farm, Great Yarmouth

Flood risk is the main concern here. There could be more suitable areas in other parts of the Borough to allocate land for permanent Gypsy and Travellers.

Broadland Nurseries, Ormesby St Margaret

Scores negatively against many objectives in the Sustainability Appraisal.

Land opposite Morrison’s, Beccles

Scores negatively against many objectives in the Sustainability Appraisal.

Beauchamps Arms and Berney Arms

Scores negatively against transport and roads and access to facilities.

Waveney River Centre

Scores negatively against access to services and facilities.

9. Cumulative effects of the Publication Local Plan

This matrix identifies the impacts of the Local Plan policies on the various SA Objectives, taken as a whole. Please note that this table does not include assessment of the vision, the housing or residential mooring numbers and not the specific Local Green Space and Open Space allocations that are related to the relevant policies. It is simply a matrix of the policies.

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	ENV13	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6ab	SOC7	ECO1	ECO2	ECO3	ECO4
Policy PUBSP1: DCLG/PINS Model Policy	All of the topic areas covered by the Sustainability Appraisal Objectives relate to aspects of sustainable development and relate to the NPPF and NPPG.																							
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 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: Protection and enhancement of settlement fringe			+	+																			?	
Policy PUBDM20: Amenity											+			+						+		+		
Policy PUBDM21: Light pollution and dark skies			+	+	+		+			+	+			+						?				?
Policy PUBSP8: Access around the Broads	+				+									+				+						+
Policy PUBSP9: Getting 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																		+			+	+	+	+
PUBDM24: New Employment Development	+	+		+			+							+				+	+		+	+	+	+
PUBDM25: Protecting General Employment																		+			+	+	+	+
PUBDM26: Business and Farm Diversification	?																				+	+	+	+
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 PUBSP14: Mooring Provision	+			+												+		+		+	+	+	+	+
Policy PUBDM30: Access to the Water	+	+	+	+		+	+		+					+				+		+	+			+
Policy PUBDM31: Riverbank stabilisation	+		+	+						+														
Policy PUBDM32: Moorings, mooring basins and marinas.	+	+	+	+			+			+				+		+		+		?	?	?	?	?
Policy PUBSP15: Residential development	+			+			+										+							
Policy PUBDM33: Affordable Housing	?			?													+		?					
Policy PUBDM34: Residential Development within Defined Development Boundaries	+			+			+		+								+	+						
Policy PUBDM35: Gypsy, Traveller and Travelling Show People	+	+	+	+		+	+	+	+	+					?		+	+						
Policy PUBDM36: New Residential Moorings	+	+	+	+			+							+			+	+		+	+			+
Policy PUBDM37: Permanent and Temporary 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				+		+	+			+				?				+	+	+				+

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	ENV13	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6ab	SOC7	ECO1	ECO2	ECO3	ECO4
Policy PUBBEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard)			+														+		+					
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, Habitat Area and Alma Beck		+	+	+	+	+			+					+					+					
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: Staithe	+			+					+							+					?	?	?	?
Policy PUBSSA47: Changes to the Acle Straight (A47T)	+	+	+	+		+	+		+	+	+							?			?		?	?

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

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	ENV13	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6a b	SOC7	ECO1	ECO2	ECO3	ECO4
+	46	46	69	87	20	38	42	6	54	49	15	5	2	51	3	24	26	17	35	10	38	31	27	60
?	9	4	5	8	4	5	6	4	4	5	5	4	4	5	5	5	16	11	5	6	16	13	16	19
-	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	3	0	0	0	0	0
?/+	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

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

- Traffic
- Water quality and efficiency
- Biodiversity and geodiversity

- Landscape
- Sustainable resources
- Heritage
- Design
- Health
- Tourism

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

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

- Coastal change
- Renewable energy
- Poverty and inequality
- Waste

10.Other effects of the Publication Local Plan

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

Short, medium and long term effects

S - Short term – 0-5 years. M - Medium term – 5-15 years. L - Long term – beyond 2036

Permanent and Temporary

P – permanent. T - temporary

Secondary Effects

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

Synergistic Effects

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

Maximise positives and mitigate negatives

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

Other effects of the proposed policies of the Proposed Local Plan						
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy PUBSP1: DCLG/PINS Model Policy	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Not topic specific so has many potential effects, secondary effects and synergistic effects but depends on the specific scheme being determined using this policy. See relevant linked DM policy for detail. Also see related DM policy.		None identified.	No specific monitoring indicator for this policy. Depending on type of development, other policies and their indicators will be of relevance.
Policy PUBDM1: Water Quality and Foul Drainage	Water quality can improve within a few years of the source of pollution being removed.	Intended to be permanent.	Good water quality not only benefits biodiversity but also continues to attract visitors.		Refer specifically to types of waste water infrastructure.	Applications involving sewage treatment works and what type of system used.
Policy PUBDM2: Boat wash down facilities	This policy does not rectify what has happened in the past, but seeks to reduce the impact in the future. So Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Boats could be moved to other waterways than the Broads. Boats coming out of the Broads and then into other waterways could protect those from any issues as well and vice versa.		None identified.	Boat wash down areas and filtration devices delivered as a result of relevant planning applications.
Policy PUBDM3: Water Efficiency	Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Whilst housing development numbers in the Broads is small when compared to other Authorities, by being water efficient there is less need for extraction with associated energy savings and potentially less impact on habitats from where water is extracted.		Specify water efficiency levels.	Dwellings permitted at 110 l/h/d. Non-residential buildings achieving 50% on the BREEAM water calculator.
Policy PUBSP2: Strategic Flood Risk Policy	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Policy emphasises that It is important to not make flood risk worse elsewhere.		None identified.	Permissions granted contrary to Environment Agency Flood Risk advice.
Policy PUBDM4: Development and Flood Risk						
Policy PUBDM5: Surface water run-off	Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	SuDS contribute to a network of Green Infrastructure which benefits people and wildlife. They are a response to seeking to not make flood risk worse elsewhere. By addressing surface water run-off, also addresses water quality as pollutants could be carried in the water.		None identified.	SuDS delivered in line with the hierarchy.
Policy PUBDM6: Open Space on land, play, sports fields and allotments	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Contributes to a network of Green Infrastructure which benefits people and wildlife. Enables healthy lifestyles. Permeable so allows water to infiltrate rather than run off thus not contributing to flood risk.		None identified.	Open space lost. Open space delivered in line with the policy.
Policy PUBDM7: Green Infrastructure	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified.	Green Infrastructure lost. Green Infrastructure delivered in line with this policy.

Other effects of the proposed policies of the Proposed Local Plan						
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy PUBSP3: Climate Change	Reducing emissions (mitigating) – an individual’s reduction on their own will not have a major impact on climate change, but collectively, there can be impacts beyond thirty years or so as we are ‘locked in’ to the scenario that will arise over the coming few decades.	Intended to be permanent.	By walking rather than going by car or by using less energy, not only will emissions be reduced and resources saved but user would save money.		None identified.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBDM8: Climate Smart Checklist	Adapting - Effects can be felt from the short term after policy used to inform/determine relevant applications. But the policy emphasises the need to look long term to see what the effects could be.					Development proposals that have adequately completed the checklist.
Policy PUBSP4: Soils	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Similar effects as the Peat policy, but also seeks the efficient use of land.		None identified.	Planning applications in accordance (or otherwise) with this policy. Number of planning approvals leading to permanent loss of ‘best and most versatile’ (BMV) agricultural land’
Policy PUBDM9: Peat soils			Policy has many effects: Climate change through the continued sequestration of carbon. Preserving archaeology and the palaeoenvironment Benefitting water quality Benefitting biodiversity			Development on areas of peat permitted in line with this policy.
Policy PUBSP5: Historic Environment and Policy PUBDM10: Heritage assets	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Maintains a link, knowledge and appreciation to the past.	Such assets are an attraction in the area (on their own and in combination)	None identified.	Heritage at risk Archaeological field evaluations ‘Unknown’ assets identified. Applications with an interpretation element. Heritage assets re-used. Applications granted contrary to Historic Environment Manager advice.
Policy PUBDM11: Re-use of Historic Buildings	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Bringing an asset into use maintains the link to the past. Can also save energy from using materials and building already in place as well as realising the embodied energy of the building. Provides space for use by businesses for example with wider benefits to the economy through the supply chain.		None identified.	
Policy PUBSP6: Biodiversity	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Such assets are an attraction in the area. Biodiversity provides many varied benefits. For example, a larger number of plant species means a greater variety of crops. Greater species diversity ensures natural sustainability for all life forms. Healthy ecosystems can better withstand and recover from a variety of disasters.		None identified.	Brownfield sites with high environmental value and how incorporated in schemes. Biodiversity and geodiversity features incorporated into schemes. Planning Application Habitat Regulation Assessments completed to an acceptable quality. Applications permitted against the advice of Natural England.
Policy PUBDM12: Natural Environment						
Policy PUBDM13: Energy demand and performance	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Not only reduces carbon emissions but also running costs of the home.		With many historic buildings, refer to energy performance and historic buildings.	Relevant schemes meeting 10% of predicted energy requirements as per the hierarchy. Non-housing schemes meeting BREEAM very good standard
Policy PUBDM14: Renewable Energy	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has	Permitted schemes will contribute to the energy needs of the population. Reduced carbon emissions.		Developer to remove equipment when redundant to limit landscape impact.	Renewable energy development type and scale

Other effects of the proposed policies of the Proposed Local Plan						
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
		positive effects which are permanent and any negative effects are temporary.				
Policy PUBSP7: landscape Character	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	A graphic showing what landscape character means is at the end of this document.		None identified.	Applications permitted contrary to Landscape Architect advice.
Policy PUBDM15: Development and Landscape						
Policy PUBDM16: Land Raising	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	See graphic above re landscape. Flood risk can be made worse elsewhere by raising land.		None identified.	Applications permitted contrary to Landscape Architect advice. Applications permitted contrary to Tree Officer advice.
Policy PUBDM17: Excavated material	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Ensures waste material disposed of in appropriate way and seeks to ensure this is planned at the start of the scheme rather than afterwards.	None identified.	None identified.	Planning applications in accordance with the disposal hierarchy.
Policy PUBDM18: Utilities Infrastructure Development	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Still enables utilities infrastructure with associated benefits such as mobile phone coverage, gas and electricity supply.	Such infrastructure is part of a network.	Policy is relevant to all utilities infrastructure.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBDM19: Protection and enhancement of settlement fringe landscape character	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	See graphic above re landscape.		None identified.	Applications permitted contrary to Landscape Architect advice.
Policy PUBDM20: Amenity	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Amenity policy benefits wellbeing and health of people. Can also contribute to tranquillity of an area. Considering amenity issues early on can prevent expensive retrofit measures.		Refer to other amenity issues such as vermin.	Applications refused on amenity grounds.
Policy PUBDM21: Light pollution and dark skies	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Reduces energy costs, does not harm wildlife and benefits wellbeing through tranquillity. Can be an attraction to tourists.		None identified.	Lighting schemes in accordance with zone the application is located in.
Policy PUBSP8: Getting to and around the Broads	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Will enable visitors to arrive to enjoy the Broads and contribute to the economy. More sustainable modes of transport can have health benefits as well as emit less air pollution and carbon.		None identified.	Parking areas provided as part of relevant applications/schemes. Schemes permitted contrary to Highways Authority advice. Schemes permitted contrary to Highways England advice. Changes to the PROW network. Launch facilities for small craft gained or lost. Travel Plans produced.
Policy PUBSP9: Recreation access around the Broads	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Will enable visitors to enjoy the Broads once here. Part of the attractions to the area as well. Paths etc. are part of a Green Infrastructure network.		None identified.	
Policy PUBDM22: Transport, highways and access	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	More sustainable modes of transport can have health benefits as well as emit less air pollution and carbon. Safety is an important consideration in relation to highways.		Ensure potential future routes are not compromised by development.	
Policy PUBDM23: Recreation Facilities Parking Areas	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has	Could help to ensure the facility is well used bringing more visitors to the area to benefit the economy.		Address light pollution as could be in isolated areas.	

Other effects of the proposed policies of the Proposed Local Plan							
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator	
		positive effects which are permanent and any negative effects are temporary.					
Policy PUBSP10: A prosperous local economy	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Generally, a prosperous economy will benefit local people and local businesses but also other business through supply chains.		None identified.	New employment land. Employment land lost to other uses. Planning applications in accordance (or otherwise) with this policy	
Policy PUBSP11: Waterside sits.					None identified.		
Policy PUBDM24: New employment development	Effects felt from the short term after policy used to inform/determine relevant applications.				None identified.		
Policy PUB25: Protecting general employment					None identified.		
Policy PUBDM26: Business and farm diversification					None identified.		
Policy PUBDM27: Development on Waterside Sites.					None identified.		
Policy PUBSP12: Sustainable Tourism	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Generally the policy seeks to minimise the impacts felt on the special qualities of the Broads as a result of any schemes. So there would be many varied secondary and synergistic effects related to the special qualities of the Broads. Many of which have been discussed elsewhere in relation to the specific DM policy relating to that quality (for example landscape, biodiversity, surface water run off)		None identified.	Tourism development located as set out in policy Tourism land use Provision of new holiday accommodation. Holiday accommodation changed to permanent residential use.	
Policy PUBDM28: Sustainable Tourism and Recreation Development	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.			None identified.		
Policy PUBDM29: Holiday Accommodation – New Provision and Retention	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Provides accommodation for visitors. Benefits local economy and supply chain.	Network of holiday accommodation around the Broads.	None identified.		
Policy PUBSP13: Navigable Water Space	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Would benefit users of the water by both individuals and businesses. Ensures the Broads continues to be a top attraction for fun on the water which benefits health and wellbeing of users as well as the local economy.		None identified.	2/10% moorings delivered on site/off site contributions. Moorings provided – type and in line with guide. Riverbank stabilisation provided – type and in line with guide. Provision for launching of small vessels. Schemes permitted deemed to have significant impact on navigation	
Policy PUBDM30: Access to the Water	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.			Ensure do not impact navigation.		
Policy PUBDM31: Riverbank stabilisation	Effects felt from the short term after policy used to inform/determine relevant applications.	The effect would depend on the type of stabilisation used and if it were maintained well. Different methods have different lifetimes and need different maintenance regimes.	Other than stabilising riverbanks, the method chosen can benefit biodiversity or landscape character.	The policy applies all around the Broads and therefore the benefits could materialise around the entire system.	Refer to guidance. Mention maintenance.		
Policy PUBSP14 Mooring Provision	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Enables people to enjoy the Broads from the water. Can provide an income to some organisations.	Moorings are part of a network around the Broads so boats can travel around knowing there is somewhere to moor.	None identified.		
Policy PUBDM32: Moorings, mooring basins and marinas.	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.			Refer to guidance. Clarify what type of moorings the 2/10% element of the policy relates to.		

Other effects of the proposed policies of the Proposed Local Plan						
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy PUBSP15: Residential development	Housing is intended to be delivered within the Local Plan period (2036). Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years.	Enabling market housing can bring affordable housing in certain schemes. Contributes to the housing need of the wider housing market area. Meets the Government's targets for home delivery.		None identified.	Number of dwellings delivered. Development in line with spatial strategy. Affordable housing delivered. Development within development boundaries.
Policy PUBDM33: Affordable Housing	Housing is intended to be delivered within the Local Plan period (2036). Effects felt from the short term after policy used to inform/determine relevant applications.	Affordable housing will provide benefits for as long as it is affordable housing. There is however the right to buy scheme. That being said, a particular house that changes from affordable to market is still providing for a need. The lifetime of homes, in relation to flood risk in the NPPG, is 100 years.	Such homes provide some of the community with suitable accommodation at an acceptable cost to them. There will be benefits to their wellbeing at the very least, but other benefits to their lives.		None identified.	
Policy PUBDM34: Residential Development within Defined Development Boundaries	Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	By ensuring residential development is located near to services and facilities, there could be reduced trips by motor vehicles for the school run or to see the GP for example. A scheme could be more financially viable by being located in these areas in relation to, for example, the opening costs (linking to the highway or sewerage network) as facilities and services could already be in place.		None identified.	
Policy PUBDM35: Gypsy, Traveller and Travelling Show People	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	The various criteria address the special qualities of the Broads as well as the likely needs of the user of the site. There will be many varied secondary effects depending on the final scheme.	Sites are part of a network around the country enabling Gypsy and Travellers to move around and have somewhere to stay.	None identified.	Gypsy and Traveller and Travelling Show People sites delivered in line with this policy.
Policy PUBDM36: New Residential Moorings	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Whilst living on boats is a lifestyle choice, it can still help to meet people's accommodation needs. It can be a more affordable way to live. By ensuring these are located near to services and facilities, there could be reduced trips by motor vehicles for the school run or to see the GP for example.		None identified.	Provision of residential moorings in line with this policy.
Policy PUBDM37: Permanent and Temporary Dwellings for Rural Enterprise Workers	Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Enables rural businesses to run effectively.	Benefits the local economy and supply chain.	Access to services and facilities cannot be mitigated as the point of the policy is to allow dwellings in less accessible or less well serviced areas if there is a demonstrable need.	Rural enterprise dwellings permitted in accordance (or otherwise) with this policy.
Policy PUBDM38: Residential Ancillary Accommodation	Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Allows for family members to live nearby and to have support provided if needed. Could reduce demand on other type of accommodation.		None identified.	Residential ancillary accommodation permitted (integral or not integral) in line with this policy.
Policy PUBDM39: Replacement Dwellings	Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Allows the dwelling to be built to modern standards regarding space and energy efficiency.		Refer to demolition of existing dwelling.	Replacement dwellings permitted in line with this policy
Policy PUBDM40: Elderly and Specialist Needs Housing	Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Such specific accommodation could 'free up' other accommodation for other people to live in. Could be another way of helping to meet the housing need for the area.		None identified	Elderly and specialist housing delivered in line with this policy.
Policy PUBDM41: Custom/self-build	Effects felt from the short term after policy used to inform/determine relevant applications.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Allows owner to have control of the design and function of their future house to ensure it meets their needs.	None identified.	None identified.	Permissions for self-build
Policy PUBDM42: Design	Effects felt from the short term after policy used to inform/determine relevant applications. That being said, some landscaping could take until the medium or long term to be fully in place as intended.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Generally the policy seeks to minimise the impacts felt on the special qualities of the Broads as a result of new or replacement schemes. So there would be many varied secondary and synergistic effects related to the special qualities of the Broads. Making homes adaptable can help ensure people remain in their homes longer.		Refer to adaptation and lifetime homes	Schemes permitted contrary to design expert, landscape consultant advice.

Other effects of the proposed policies of the Proposed Local Plan						
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy PUBSP16: New Community Facilities	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Such venues can be at the heart of communities and benefit community pride and inclusion.	None identified.	None identified.	Visitor and community services and facilities delivered in accordance with this policy.
Policy PUBDM43: Visitor and Community Facilities and Services					Refer to minimising running costs and management and maintenance.	
Policy PUBDM44: Designing Places for Healthy Lives	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Enabling walking and cycling for example can reduce air pollution and emissions from motor vehicles.	Active lifestyles can prevent some serious health conditions.	None identified.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBDM45: Safety by the Water	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	None identified.	These features will be located around the Broads for use in an emergency.	None identified.	Relevant schemes providing adequate safety features on site.
Policy PUBDM46: Planning Obligations and Developer Contributions	Effects felt from the short term after policy used to inform/determine relevant applications. Also depends on the particular infrastructure which development contributes and if it has a delivery timeline or not.	Depends on the actual infrastructure the contributions are towards. Could be temporary or permanent.	Can make development more acceptable.	Can provide needed infrastructure.	None identified.	Developer Contributions monitoring statement – by the Broads Authority as well as Norfolk and Suffolk County Council
Policy PUBDM47: Conversion of Buildings	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Bringing a building into use maintains the link to the past. Can also save energy from using materials and building already in place as well as realising the embodied energy of the building. Provides space for use by businesses for example with wider benefits to the economy through the supply chain.		Refer to building making a positive contribution to the area.	Buildings converted and final use.
Policy PUBDM48: Advertisements and Signs	Effects felt from the short term after policy used to inform/determine relevant applications. Note that what the policy seeks to protect are in place now.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Policy still enables signs and adverts to benefits users of the Broads and businesses.	None identified.	Seek to keep to a minimum and combine with other signposts.	Adverts and signs permitted in accordance with policy
Policy PUBDM49: Leisure plots and mooring plots	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.	Environmental improvements can contribute to a network of Green Infrastructure which benefits people and wildlife. The owners of the moorings will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.	None identified.	Encourage appropriate landscaping.	Mooring and leisure plots provided in line with this policy.
Policy PUBACL1: Acle Cemetery Extension	Short term	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified.	Cemetery delivered as per policy.
Policy PUBACL2: Acle Playing Field Extension	Short term	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife. Benefit health of users.		None identified.	Sports field delivered as per policy
Policy PUBBEC1: Former Loaves and Fishes, Beccles	Short to medium term.	Depends on the type of change or development. Intended to be permanent.	Businesses will provide wider benefits to the economy through supply chains.	If becomes a pub, the pubs together are a network of pubs around the Broads benefiting the community and visitors alike.	None identified.	Loaves and Fishes brought back into use in line with this policy.
Policy PUBBEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard)	Short term.	Intended to be permanent.	Residential moorings do meet the housing needs of some.		None identified.	Residential moorings provided as per policy.
Policy PUBBRU 1:	Seeks to protect the	Depends on the type of	Environmental	None identified.	None identified.	Planning applications

Other effects of the proposed policies of the Proposed Local Plan						
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Riverside chalets and mooring plots	current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	change or development. Intended to be permanent. The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	improvements can contribute to a network of Green Infrastructure which benefits people and wildlife.			in accordance (or otherwise) with this policy.
Policy PUBBRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent.	Environmental improvements can contribute to a network of Green Infrastructure which benefits people and wildlife. Those hiring boats from this area can benefit the local and wider economy	This boatyard is part of the network of boatyards around the Broads.	None identified.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBBRU3: Mooring Plots	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent.	Environmental improvements can contribute to a network of Green Infrastructure which benefits people and wildlife. The owners of the moorings will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.	None identified.	Refer to moorings rather than quay heading as there are different types of moorings.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBBRU4: Brundall Marina	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent.	Businesses will provide wider benefits to the economy through supply chains. Those hiring boats from this area can benefit the local and wider economy.	This boatyard is part of the network of boatyards around the Broads.	None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBBRU5: Land east of the Yare public house	Seeks to protect the current land use for the long term. Effects will be felt from the short term	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified	Open space lost/negatively affected by development.
Policy PUBBRU6: Brundall Gardens	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Intended to be permanent.	Residential moorings do meet the housing needs of some.		None identified.	Residential moorings provided as per policy.
Policy PUBCAN1: Cantley Sugar Factory	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	The lifetime of new buildings will depend on the type and their use.	Environmental improvements can contribute to a network of Green Infrastructure which benefits people and wildlife. Wider benefits to economy through supply chain.	None identified.	None identified.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBCHE1: Greenway Marine Residential Moorings	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Intended to be permanent.	Residential moorings do meet the housing needs of some.		None identified.	Residential moorings provided as per policy
Policy PUBDIL 1: Dilham Marina (Tyler's Cut Moorings)	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent.	Environmental improvements can contribute to a network of Green Infrastructure which benefits people and wildlife. The owners of the moorings will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.	None identified.	Refer to moorings rather than quay heading as there are different types of moorings.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBDIT1: Maltings Meadow Sports Ground, Ditchingham	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	The lifetime of new buildings will depend on the type and their use.	Benefit health of users.	None identified.	Dark skies study shows the area as particularly dark. Criteria added re light pollution.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBDIT2: Ditchingham Maltings Open Space, Habitat	Seeks to protect the current land use for the long term. Effects will be felt from the short term	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified	Habitat area/open space/Beck lost/negatively affected by

Other effects of the proposed policies of the Proposed Local Plan						
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Area and Alma Beck						development.
Policy PUBFLE1: Broadland Sports Club	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	The lifetime of new buildings will depend on the type and their use.	Benefit health of users.	None identified.	None identified.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBGTY 1: Marina Quays (Port of Yarmouth Marina)	Change is envisaged in the short term.	The lifetime of new buildings will depend on the type and their use.	Depending on use, economy could benefit and jobs could be provided.	The site is quite prominent from the water so regeneration will benefit views from the river.	None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBHOR1: Car Parking	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Intended to be permanent.	Environmental improvements can be part of a network of green infrastructure	The car park will enable people to visit the village for work, recreation, tourism or to use the shops.	Refer to cycle parking.	Car parking lost/negatively affected by development.
Policy PUBHOR2: Horning Open Space (public and private)	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Intended to be permanent.	Retaining flood capacity continues to benefit the wider catchment. Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified	Open space lost/negatively affected by development.
Policy PUBHOR3: Waterside plots	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Allows the maintenance and upgrading or appropriate replacement of existing buildings subject to other criteria.	Environmental improvements can be part of a network of green infrastructure		Refer to moorings rather than quay heading as there are different types of moorings.	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.
Policy PUBHOR4: Horning Sailing Club	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent.	Enables people to enjoy the Broads through sailing benefitting health and wellbeing.	Sailing club is part of a network of sailing clubs around the Broads.	None identified.	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.
Policy PUBHOR5: Crabbett's Marsh	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified.	Marsh lost/negatively affected by development.
Policy PUBHOR6: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Depends on the type of change or development. Intended to be permanent.	Environmental improvements can contribute to a network of Green Infrastructure which benefits people and wildlife. Those hiring boats from this area can benefit the local and wider economy	This boatyard is part of the network of boatyards around the Broads.	Corner of Ferry Road to have own policy.	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.
Policy PUBHOR7: Woodbastwick Fen moorings	Effects will be felt from the short term.	Intended to be permanent.	General appearance of the area could be improved.	Reducing the impact on navigation will enable smooth use of the waterway.	Whilst seeking the removal of residential moorings may be negative, other elements of the policy bring benefits to the SA criteria. Mitigation is not possible.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBHOR8: Land on the Corner of Ferry Road, Horning	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years. Other land uses could have a similar lifetime, but that depends on the actual use.	Live work units can enhance security of the property and business. Businesses will provide wider benefits to the economy through supply chains.	None identified	None identified	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.
Policy PUBHOV1: Green Infrastructure	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Intended to be permanent.	Retaining flood capacity continues to benefit the wider catchment. Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified	Green Infrastructure lost/negatively affected by development.
Policy PUBHOV2: Station Road car park	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Intended to be permanent.	Environmental improvements can be part of a network of green infrastructure	The car park will enable people to visit the village for work, recreation, tourism or to use the shops.	None identified	Car parking lost/negatively affected by development.
Policy PUBHOV3: Brownfield land off Station Road, Hoveton	Change is likely to happen short term to medium term.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years. Other land uses could have a similar lifetime, but that depends on the actual	It could also provide some employment opportunities.		Some of the sites could be combined to give a comprehensive scheme. Also, potential to relate to the riverside walk.	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.

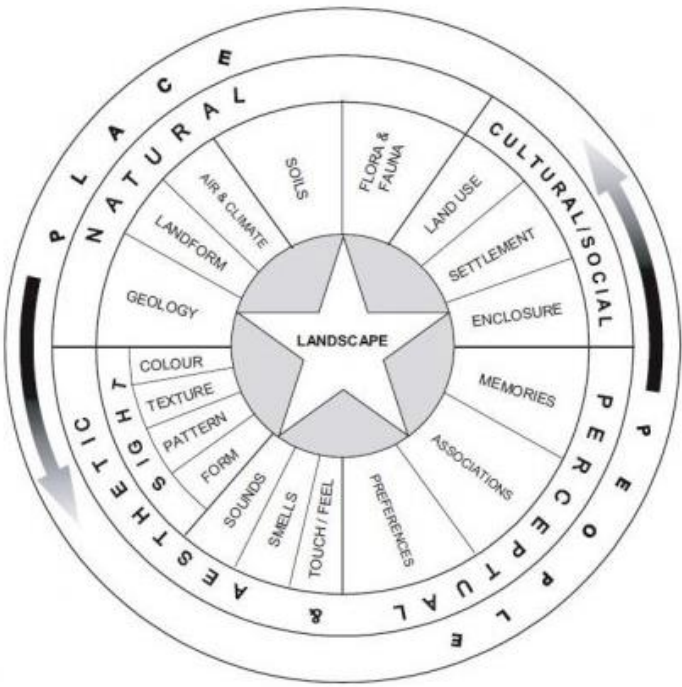
Other effects of the proposed policies of the Proposed Local Plan						
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
		use.				Number of units delivered.
Policy PUBHOV4: BeWILDerwood Adventure Park	It is intended that the effects from the policy will be felt from the short term and last for the long term. Does allow certain changes but there is no time line.	Intended to be permanent.	Generally it is hoped the policy will enable BeWILDerwood to continue to be successful benefitting the local economy and also part of the general attractions of the Broads.		None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBHOV5: Hoveton Town Centre	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Intended to be permanent.	Generally, the policy should ensure the area's vitality and vibrancy.		None identified	Planning applications in accordance (or otherwise) with this policy. Vacant units.
Policy PUBLOD1: Loddon Marina Residential Moorings.	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Intended to be permanent.	Residential moorings do meet the housing needs of some.		None identified.	Residential moorings provided as per policy
Policy PUBNOR1: Utilities Site	Likely to be delivered in the short to medium term.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years. Other land uses could have a similar lifetime, but that depends on the actual use.	This would provide market houses thus contributing to the OAN. It could also provide some employment opportunities.		None identified	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.
Policy PUBNOR2: Riverside walk and cycle path	The effects will materialise if and when routes are developed. There is no set time frame for delivering the sites. Once in place, the effects are likely to be long term/permanent.		These trackways, if delivered, can bring more people to the area which could benefit the local economy.		None identified	Delivery of path in line with policy.
Policy PUBORM1: Ormesby waterworks	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Intended to be permanent.	Such a policy will enable the waterworks to continue to provide water for the local population and improve or amend operations in an appropriate way.		Dark skies study shows the area as particularly dark. Criteria added re light pollution.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBOUL1: Boathouse Lane Leisure Plots	It is intended that the effects from the policy will be felt from the short term and last for the long term. Does allow certain changes but there is no time line.	Intended to be permanent	Retaining flood capacity continues to benefit the wider catchment.	None identified	None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBOUL2: Oulton Broad - Former Pegasus/Hamptons Site	Likely to be delivered in the short term.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years. Other land uses could have a similar lifetime, but that depends on the actual use.	This would provide market houses thus contributing to the OAN. It could also provide some employment opportunities.		The waterside location offers potential for moorings and appreciation of the water which could be added to the policy.	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.
Policy PUBOUL3 - Oulton Broad District Shopping Centre	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Allows the maintenance and upgrading or appropriate replacement of existing buildings subject to other criteria. According to the NPPF, in flood risk terms, such buildings have a life time of 100 years.	Undeveloped plots contribute to a network of Green Infrastructure which benefits people and wildlife. The owners of the plots will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.	The areas together, if meeting the policy, will provide interesting and appreciated landscape and views for people to enjoy.	Dark skies study shows the area as particularly dark. Criteria added re light pollution.	Planning applications in accordance (or otherwise) with this policy. Vacant units.
Policy PUBPOT1: Bridge Area	It is intended that the effects from the policy will be felt from the short term and last for the long term. Does allow certain changes but there is no time line.	Intended to be permanent	Generally, the policy should ensure the area's vitality and vibrancy.		Refer to cycle parking.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBPOT2: Waterside plots	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Intended to be permanent although guides change in the area.	Undeveloped plots contributes to a network of Green Infrastructure which benefits people and wildlife.	None identified	None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBPOT3: Green Bank Zones	Seeks to protect the current land use for the long term. Effects will be felt from the short term.	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.	The areas combined gives open areas to enable the enjoyment of the landscape.	None identified	Green Banks lost/negatively affected by development.
Policy PUBSOL1: Riverside area moorings	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes	Intended to be permanent	The owners of the moorings will be able to moor their boats and enjoy the Broads benefitting health and	None identified	None identified	Planning applications in accordance (or otherwise) with this policy.

Other effects of the proposed policies of the Proposed Local Plan						
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
	but there is no time line.		wellbeing.			
Policy PUBSOL2: Land adjacent to A143 Beccles Road and the New Cut (Former Spinnakers restaurant)	There is no set time line for when this property will be brought back into use.	This depends on final use, but it is intended to be permanent.	Depends on final use. If a business would benefit the economy.	Being brought back into use would benefit the landscape in this area as the building is currently vacant.	None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBSTA1: Land at Stalham Staithe (Richardson's Boatyard)	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Intended to be permanent	Those hiring boats from this area can benefit the local and wider economy. Environmental improvements can contribute to a network of Green Infrastructure which benefits people and wildlife.	This boatyard is part of the network of boatyards around the Broads.	None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBSTO1 Land adjacent to Tiedam, Stokesby	Likely to be delivered in the short term.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	This would provide market houses thus contributing to the OAN. This would also provide holiday accommodation contributing to the network of holiday accommodation in the Broads.	The site that is being improved cannot be relocated and it is not of a scale to attract services and facilities. The negative effect of lack of access to services and facilities cannot be mitigated.	Ensure design is responsive to its local context.	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered."
Policy PUBTSA1: Cary's Meadow	It is intended that the open space remains in such a land use for the long term and permanently. Does allow certain changes but there is no time line.	Intended to be permanent	Being maintained as open space allows these areas to contribute to a network of Green Infrastructure which benefits people and wildlife.		None identified	Meadow lost/negatively affected by development.
Policy PUBTSA2: Thorpe Island	It is intended that the effects from the policy will be felt from the short term and last for the long term. Does allow certain changes but there is no time line	Intended to be permanent	Those hiring boats from this area can benefit the local and wider economy. Environmental improvements can be part of a network of green infrastructure	None identified	None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBTSA3: Griffin Lane – boatyards and industrial area	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no time line.	Intended to be permanent	Those hiring boats from this area can benefit the local and wider economy. Environmental improvements can be part of a network of green infrastructure	This boatyard is part of the network of boatyards around the Broads.	None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBTSA4: Bungalow Lane – mooring plots and boatyards	It is intended that the effects from the policy will be felt from the short term and last for the long term. Does allow certain changes but there is no time line.	Intended to be permanent	Those hiring boats from this area can benefit the local and wider economy. Environmental improvements can contribute to a network of Green Infrastructure which benefits people and wildlife. The owners of the plots will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.	This boatyard is part of the network of boatyards around the Broads.	None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBTSA5: River Green Open Space	It is intended that the effects from the policy will be felt from the short term and last for the long term.	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified	Open space lost/negatively affected by development.
Policy PUBTHU1: Tourism development at Hedera House, Thurne	Likely to be delivered in the short term.	The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	This would provide market houses thus contributing to the OAN. This would also provide holiday accommodation contributing to the network of holiday accommodation in the Broads.		The site that is being improved cannot be relocated and it is not of a scale to attract services and facilities. The negative effect of lack of access to services and facilities cannot be mitigated.	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered."

Other effects of the proposed policies of the Proposed Local Plan						
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy PUBWHI1: Whitlingham Country Park	It is intended that the effects from the policy will be felt from the short term and last for the long term. Does allow certain changes but there is no time line.	It is intended that the Country Park and changes are permanent.	Whitlingham gives a taster of what the Broads can offer, including using the water and could enable people to be more active and see more of the Broads benefitting health and wellbeing and the local economy.		The health benefits which can arise from the use of Whitlingham can be emphasised more.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBSSTRI: Trinity Broads	Effects will be felt in the short term and intended to last for the long term.	The area could change but proposals are required to meet the aims of the policy.	By maintaining the tranquillity of the area, there could be benefits for the wildlife in the area.	These two policies are similar in their approach and when combined provide a large area of the Broads which is tranquil in nature for people and wildlife to get away from it all.	Maximise the positive effects of the current policy by extending the thrust of the policy to the built up areas.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBSSUT: Upper Thurne		Towards permanent. One of the main reasons this area is tranquil is Potter Heigham Bridge which is a Scheduled monument. This prevents larger boats heading towards the Upper Thurne because of the low air draught.				
Policy PUBSSCOAST: The Coast	The policy is in conformity with the Shoreline Management Plan. According to the Shoreline Management Plan, in the short and medium, term the present defences are to be maintained while a retired line option is fully investigated in terms of its social, economic and environmental consequences.		The policy is in conformity with the Shoreline Management Plan for the entire area which relates to the approach to coastal erosion.		None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBSSROADS: Main road network	This depends on if and when applications that can impact highways come forward. The effects can be from short to long term.	Roads can change to reflect how they are used and any safety issues. Whilst the route maybe permanent, perhaps the actual road provided can be temporary.	The economy of the area could benefit from a smooth running highway network.		None identified	Schemes permitted contrary to Highways advice.
Policy PUBSSMILLS: Drainage Mills	This depends on if and when applications for changes to mills come forward. The effects can be from short to long term.	If mills are restored, it is envisaged this will be permanent.	The mills could become more of an attraction for the area.	The landscape could change if mills are restored. This would be a positive change.	None identified	Mills brought back into use. Changes to mills in line with this policy.
Policy PUBSSPUBS: Waterside Pubs Network	Effects will be felt in the short term. Policy seeks to retain in long term use. Further benefits could arise from changes that the policy permits but there is no set time line or guarantee of improvements. Whilst the policy may protect the pubs, change could still occur.		Waterside pubs can benefit the wider economy through supply chains.	The pubs together are a network of pubs around the Broads benefiting the community and visitors alike.	Rather than just allocating the pubs for protection, the policy promotes appropriate change.	Improvements to pubs in line with policy. Pubs lost from public house land use.
Policy PUBSSSTATIONS: Railway stations/halts	It is intended that the effects from the policy will be felt from the short term and last for the long term. Does allow certain changes but there is no time line.	It is intended that the halts and improvements will be permanent.	Visitors and workers (those using the trains that stop at these halts) originate elsewhere. They can spend money etc. at that origin as well as the destination.	The stations are part of a network of rail halts.	Rather than just allocating the halts for protection, the policy promotes appropriate change.	Improvements to stations in line with policy. Stations lost to other uses.
Policy PUBSSTRACKS: Former rail trackways	The effects will materialise if and when routes are developed. There is no set time frame for delivering the sites. Once in place, the effects are likely to be long term/permanent.		These trackways, if delivered, can bring more people to the area which could benefit the local economy.		The positives of the original policy are maximised by including three areas (the original include one area only)	Recreation routes delivered on these schemes. Development that encroaches onto these trackways.
Policy PUBSSLGS: Local Green Space	Effects will be felt in the short term. Allocation intended to be permanent (and long term), but the NPPF states that change can happen if under very special circumstances.		Being maintained as open space allows these areas to contribute to a network of Green Infrastructure which benefits people and wildlife.		None identified	Local Green Spaces lost/negatively affected by development.
Policy PUBSSSTAITHES: Staithes	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Benefit economy through enabling the loading and unloading of goods.		None identified.	Staithes lost/negatively affected by development.
Policy PUBSSA47: Changes to the Acle Straight (A47T)	Some changes could occur in the short and medium term, but larger scale changes are likely to be felt (as the scheme is delivered) beyond 2036. Effects felt from the short term after policy used to inform/determine relevant applications.		Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent and any negative effects are temporary.		Generally the policy seeks to minimise the impacts felt on the special qualities of the Broads as a result of any schemes.	Changes to A47 in line with this policy.

Other effects of the proposed policies of the Proposed Local Plan						
Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
					So there would be many varied secondary and synergistic effects related to the special qualities of the Broads. Many of which have been discussed elsewhere in relation to the specific DM policy relating to that quality (for example landscape, biodiversity, surface water run off)	

Graphic showing what landscape character means and the benefits it provides



The following table describes the other effects of the alternative options of the proposed policies of the Local Plan. These options have not been taken forward (for reasons as explained in the individual policy assessments tables).

Please note that in general, it is difficult to evaluate not having a policy on the considerations in the table below. The current situation could still occur, but also the effects of the publication policy may not occur either. Also, some parts of policies are covered elsewhere in the NPPG, NPPF, other policies in the Local Plan or other guidance or regulations.

Other effects of the alternative options of the proposed policies (options not taken forward)					
Policy	Alternative	Short / medium / long term effects S - Short term – 0-5 years M - Medium term – 5-15 years L - Long term – beyond 2036	Permanent / Temporary P – permanent T - temporary	Secondary Effects These effects arise not as a direct result of the policy, but occur away from the original effect or as a result of a complex pathway.	Synergistic Effects These are effects that interact to produce a total effect greater than the sum of the individual effects.
Policy PUBSP1: DCLG/PINS Model Policy	No alternative considered	No Model Policy. This option has been discarded as it is normal for Local Plans to include this policy. This model policy is also rolled forward from the 2014 Site Specific Local Plan.			
Policy PUBDM1: Water Quality and Foul Drainage	No policy	Development and change could occur in the area without a negative impact on water quality. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen. That being said, some issues may be addressed through other rules and regulations.			
	No change to DP3	Water quality can improve within a few years of the source of pollution being removed.	Intended to be permanent.	Good water quality not only benefits biodiversity but also continues to attract visitors	
Policy PUBDM2: Boat wash down facilities	No policy	Without a policy, boat wash down facilities could still be put in place. That being said, they might not be considered without a policy. The impact of not having a policy is therefore uncertain.			
	More detailed wash down policy.	This policy does not rectify what has happened in the past, but seeks to reduce the impact in the future. So Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Setting stricter requirements could have impacts on the viability of any scheme. That being said, the positive benefits would still occur.	
Policy PUBDM3: Water Efficiency	No policy.	Some schemes may choose to implement 110l/h/d. Future residents may choose to add some water saving devices, so the benefits of using less water could still occur. The Building Regulations standard may also change to requiring less water per head per day and again, benefits of using less water could occur. Without a policy and without the changes as described previously, dwellings will use 125 l/h/d. This is more water used that now and may contribute to AWS and E&S Water experiencing a deficit (although the BA housing need is much less than surrounding LPAs).			
Policy PUBSP2: Flood Risk	No policy	The NPPF would be used. The NPPF sets out detail and a strong stance on flood risk. As such, the effects could be similar to the final policy.			
	No change to CS20	Similar to the publication version in the main and as such, the effects could be similar to the final policy.			
Policy PUBDM4: Development and Flood Risk	No policy	The NPPF would be used. The NPPF sets out detail and a strong stance on flood risk. As such, the effects could be similar to the final policy.			
	No change to DP29	Similar to the publication version in the main and as such, the effects could be similar to the final policy.			

Other effects of the alternative options of the proposed policies (options not taken forward)					
Policy	Alternative	Short / medium / long term effects S - Short term – 0-5 years M - Medium term – 5-15 years L - Long term – beyond 2036	Permanent / Temporary P – permanent T - temporary	Secondary Effects These effects arise not as a direct result of the policy, but occur away from the original effect or as a result of a complex pathway.	Synergistic Effects These are effects that interact to produce a total effect greater than the sum of the individual effects.
Policy PUBDM5: Surface water run-off	No policy	Surface Water could still be addressed. Would rely on NPPF and LLFA policy and guidance. So the effects could be similar to the publication policy.			
	More detailed policy which specifies types of SuDS appropriate to different areas.	The aim would be to aid developers more in addressing surface water run-off. The effects could be similar to the publication policy.			
Policy PUBDM6: Open Space on land, play, sports fields and allotments policy	No policy	Currently, open spaces identified in our district’s assessments that are within the Broads Authority Executive Area are not protected through planning policy and could be at risk. The effects of this could be less space for active lifestyles. Furthermore, there would be no official standards for new open space in the Broads. The current open space will not be protected as such and could change use again resulting in less space for active lifestyles for example.			
Policy PUBDM7: Green Infrastructure (GI)	No policy	Could rely on NPPF and some other policies in the Local Plan. As such GI proposals could come forward and current assets protected from inappropriate change. The effects could therefore be similar as the publication version of the policy but this is uncertain – a policy provides certainty. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen			
Policy PUBSP3: Climate Change	No policy	Could rely on NPPF so some considerations in the policy could still occur. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to CS8	Would rate in a similar way to the publication policy. But the effects could not be as great as the publication version. The publication version is more up to date as well.			
Policy PUBDM8: Climate Smart Checklist	No policy	The NPPF could be relied upon, but the checklist seeks applicants to go through it step by step to ensure that each of the effects is considered. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBSP4: Soils	No policy	The effects of having a policy could still occur as there is still the NPPF and other policies of the Local Plan. A policy brings the criteria together and gives some certainty that these issues are considered. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBDM9: Peat Soils	No policy	Peat is not protected from removal in relation to development in the NPPF (only for mineral extraction). Without a policy, development may not consider how its impact on peat can be reduced. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects (such as carbon sequestration and relating to water quality) of having a policy may not happen.			
	A strict policy preventing any change to peat.	Intended to protect peat in perpetuity.		Such a strict approach could limit development in the Broads and this could have knock on effects such as affecting the economy of the area.	
Policy PUBSP5: Historic Environment and Policy PUBDM10: Heritage assets	No policy	Could rely on NPPF so some considerations in the policy could still occur. The policy brings criteria for consideration together. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to CS5 and CS6 and DP5	Would rate in a similar way to the publication policy. But the effects could not be as great as the publication version. The publication version is more up to date as well.			
Policy PUBDM11: Re-use of Historic Buildings	No policy	Could rely on NPPF so some considerations in the policy could still occur. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBSP6: Biodiversity	No policy	Could rely on NPPF so some considerations in the policy could still occur. So there are other regulations and guidance that could mean the secondary and synergistic effects are similar to the publication version. Having a policy brings considerations together.			
Policy PUBDM12: Natural Environment	No policy	Could rely on NPPF so some considerations in the policy could still occur. So there are other regulations and guidance that could mean the secondary and synergistic effects are similar to the publication version. Having a policy brings considerations together.			
	No change to DP1	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification.			
Policy PUBDM13: Energy demand and performance	No policy	Some of the policy is covered in the NPPF in general, so the secondary and synergistic effects identified in relation to the publication policy could still occur. Some parts of the policy are down to the Local Planning Authority to introduce in a Local Plan. Whilst the approach set out in the Local Plan is logical and developers may undertake such an approach anyway, The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to DP7	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification.			
Policy PUBDM14: Renewable Energy	No policy	Some of the policy is covered in the NPPF in general, so the secondary and synergistic effects identified in relation to the publication policy could still occur. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBSP7: Landscape Character	No policy	Some of the policy is similar to the NPPF in general, so the secondary and synergistic effects identified in relation to the publication policy could still occur. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBDM15: Development and Landscape	No policy	Some of the policy is similar to the NPPF in general, so the secondary and synergistic effects identified in relation to the publication policy could still occur. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to DP2	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification.			
Policy PUBDM16: Land Raising	No policy	This issue is not covered in the NPPF in detail. Without a policy, development may not consider how the impact of land raising can be reduced. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBDM17: Excavated material	No policy	This issue is not covered in the NPPF in detail. Without a policy, development may not consider how to deal with excavated material. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBDM18: Utilities Infrastructure Development	No policy	The issues addressed in the policy might be considered in line with the NPPF and other policies of the Local Plan, so the secondary and synergistic effects identified in relation to the publication policy could still occur.			
	As per DP9 with no amendments.	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification. Also, the publication version applies more widely than DP9 and so the secondary and synergistic effects could relate to more development types than the original.			

Other effects of the alternative options of the proposed policies (options not taken forward)					
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Policy PUBDM19: Protection and enhancement of settlement fringe landscape character	No policy	The NPPF and other policies could address these issues. That being said the policy is quite detailed and specific to the Broads. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBDM20: Amenity	No policy	In general, this is covered in the NPPF. The policy brings the various issues together into one place and provides detail. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to DP28	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification. Also, the publication version includes more considerations than DP28 and so the secondary and synergistic effects could relate to more development types than the original.			
Policy PUBDM21: Light pollution and dark skies	No policy	Light pollution is covered to some extent in the NPPF, but there is local evidence that the Broads does have intrinsic dark skies. Furthermore the evidence shows the locations of the various zones of dark skies. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
	Rely on DP28 only	Similar to above – there is local evidence for a stronger policy than DP28 so some synergistic and secondary effects of having a policy may not happen.			
Policy PUBSP8: Getting to the Broads	No policy	Travel and transport is covered by the NPPF as well as Highways Authority policies. Not having a policy may still result in effects similar to the strategic policy to some extent. The policy however tries to reflect local circumstances and brings criteria for consideration together.			
Policy PUBSP9: Recreational Access around the Broads	No policy	Some issues may be covered by the NPPF and other documents, but access to the water for example is not. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBDM22: Transport, highways and access	No policy	Travel and transport is covered by the NPPF as well as Highways Authority policies. Not having a policy may still result in effects similar to the strategic policy to some extent. The policy however tries to reflect local circumstances and brings criteria for consideration together.			
	No change to DP11	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBDM23: Recreation Facilities Parking Areas	No policy	Whilst here are parking guidelines at district or county level, this relates to a more local issue in the Broads. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBSP10: A prosperous local economy	No policy	The economy is covered in the NPPF, but there is local evidence that the publication policy seeks to reflect. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
	No change to CS22	The publication policy has changed quite a bit when compared to CS22 in order to improve it. Without the new policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen if CS22 is used.			
Policy PUBSP11: Waterside Sites	No policy	Whilst the economy is covered in the NPPF it does not go into detail about the considerations relating to waterside sites in the Broads. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBDM24: New Employment Development	No policy	The economy is covered in the NPPF, but there is local evidence that the publication policy seeks to reflect. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBDM25: Protecting General Employment	No policy	The economy is covered in the NPPF, but there is local evidence that the publication policy seeks to reflect. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
	No change to DP18	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBDM26: Business and Farm Diversification	No policy	The economy is covered in the NPPF, but there is local evidence that the publication policy seeks to reflect. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
	No change to DP19	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBDM27: Development on Waterside Sites	No policy	Whilst the economy is covered in the NPPF it does not go into detail about the considerations relating to waterside sites in the Broads. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
	No change to DP10	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBSP12: Sustainable Tourism	No policy	Whilst tourism is covered in the NPPF it does not go into detail about the considerations relating to the Broads. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
	Keep original policies from Core Strategy (CS9, 11, 12, 19, 21)	In general, these have the same intention as the publication policy and therefore have similar effects. The publication policy brings them together and adds some clarity.			
Policy PUBDM28: Sustainable Tourism and Recreation Development	No policy	Whilst tourism is covered in the NPPF it does not go into detail about the considerations relating to the Broads. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
	No change to DP14	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBDM29: Holiday Accommodation – New Provision and Retention	No policy	Whilst tourism is covered in the NPPF it does not go into detail about the considerations relating to the Broads. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
	No change to DP15	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBSP13: Navigable Water Space	No policy	This issue is not addressed in the NPPF and the policy brings together locally important considerations. Some of the secondary and synergistic effects may not happen if there was not a policy.			
	No change to CS13 and CS15	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			

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Policy	Alternative	Short / medium / long term effects S - Short term – 0-5 years M - Medium term – 5-15 years L - Long term – beyond 2036	Permanent / Temporary P – permanent T - temporary	Secondary Effects These effects arise not as a direct result of the policy, but occur away from the original effect or as a result of a complex pathway.	Synergistic Effects These are effects that interact to produce a total effect greater than the sum of the individual effects.
Policy PUBDM30: Access to the Water	No policy	This issue is not addressed in the NPPF and the policy brings together locally important considerations. Some of the secondary and synergistic effects may not happen if there was not a policy.			
	No change to DP12	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBDM31: Riverbank stabilisation	No policy	This issue is not addressed in the NPPF and the policy brings together locally important considerations. Some of the secondary and synergistic effects may not happen if there was not a policy.			
	No change to DP13	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBSP14: Mooring Provision	No policy	This issue is not addressed in the NPPF and the policy brings together locally important considerations. Some of the secondary and synergistic effects may not happen if there was not a policy.			
Policy PUBDM32: Moorings, mooring basins and marinas.	No policy	This issue is not addressed in the NPPF and the policy brings together locally important considerations. Some of the secondary and synergistic effects may not happen if there was not a policy.			
	No change to DP16	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBSP15: Residential development	No policy	The policy reflects local evidence findings and local considerations. Some of the secondary and synergistic effects may not happen if there was not a policy.			
Objectively Assessed Housing Need SA Assessment	Meeting the entire need of the Broads in the Executive Area.	Development from the short term.	It is presumed that dwellings are in place for 100 years.	More housing would be delivered in the Broads part of Great Yarmouth. But settlements in that part of the Broads tend to be isolated with few services and therefore not complaint with other policies in the Local Plan and the NPPG more generally.	
	A higher OAN. Perhaps to enable the delivery of more affordable Homes.	Development from the short term.	It is presumed that dwellings are in place for 100 years.	More housing would be delivered in the Broads. Similar to the above, other parts of the Broads may be more isolated as well as have other constraints such as flood risk and landscape impact and therefore not complaint with other policies in the Local Plan and the NPPG more generally.	
	A Lower OAN. Perhaps to reflect the environmental constraints of the area.	Development from the short term.	It is presumed that dwellings are in place for 100 years.	The housing need of the Broads would not be met and this need is evidences in the SHMA.	
Policy PUBDM33: Affordable Housing	No policy	Affordable housing is important to the Broads. To not have a policy would make delivery more difficult. Furthermore the policy brings together local considerations important to such schemes in the Broads. Some of the secondary and synergistic effects may not happen if there was not a policy.			
	No change to DP23	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBDM34: Residential Development within Defined Development Boundaries	No policy	These four locations are shown to be suitable for development boundaries through the settlement study and indeed adoption of the 2014 Site Specific Local Plan. To not have a development boundary policy to reflect the studies would seem unreasonable and could prevent			
	No change to DP22, HOR1, HOV1, OUL1, TSA5.	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept. The proposed policy also combines these policies into one.			
	Additional development boundaries	On one hand this would rate in a similar way to the proposed policy but effects would be felt in more places if more areas had development boundaries. That being said, the settlement study shows that there are not any other areas where development boundaries could be suitable, for example in relation to access to important services and facilities, so, using that example, there could be greater reliance on private cars in such areas with associated carbon emissions. There could also be landscape impacts by urbanising the fringes of settlements in some locations.			
	Employment directed to development boundaries.	This could negatively affect the economy in the area as there are many rural located businesses that may need to expand or diversify for example.			
Policy PUBDM35: Gypsy, Traveller and Travelling Show People	No policy	The NPPF and to some extent other policies could guide schemes. That being said the policy however brings together important local considerations in one place and the Authority gets many applications for such schemes. Some of the secondary and synergistic effects may not happen if there was not a policy.			
Policy PUBDM36: New Residential Moorings	No policy	This is not addressed specifically in National Policy. Other policies in the Local Plan could help determine such applications. But the policy brings together details local considerations to help determine such schemes. As such, some of the secondary and synergistic effects may not happen if there was not a policy.			
	No change to DP25	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Houseboat need	Meeting all the need	Development from the short term.	Permanent	More residential moorings would be delivered in the Broads. The sites allocated came forward after two call for sites. Some not allocated in other parts of the Broads are more isolated as well as have other constraints such as potential ecological and landscape impact and therefore not complaint with other policies in the Local Plan and the NPPG more generally.	
Policy PUBDM37: Permanent and Temporary Dwellings for Rural Enterprise Workers	No policy	The NPPF to some extent covers this, but since the remove of the PPS there are some areas that the policy seeks to address in order to determine applications. As such, some of the secondary and synergistic effects may not happen if there was not a policy.			
	Existing policy with no change	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBDM38: Residential Ancillary Accommodation	No policy	The NPPF and to some extent other policies could guide schemes. That being said the policy however brings together important local considerations in one place and the Authority gets many applications for such schemes. Some of the secondary and synergistic effects may not happen if there was not a policy.			
Policy PUBDM39: Replacement Dwellings	No policy	The NPPF and to some extent other policies could guide schemes. That being said the policy however brings together important local considerations in one place and the Authority gets many applications for replacement dwellings. Some of the secondary and synergistic effects may not happen if there was not a policy.			
	No change to DP24	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			

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Policy PUBDM40: Elderly and Specialist Needs Housing	No policy	The NPPF and to some extent other policies could guide design. That being said the policy however brings together important local considerations in one place. Some of the secondary and synergistic effects may not happen if there was not a policy.			
Policy PUBDM41: Custom/self-build	No policy	The NPPF and to some extent other policies could guide design. Not having a policy could rate in a similar way to having a policy. The policy states the position in respect to self and custom build.			
Policy PUBDM42: Design	No policy	The NPPF and to some extent other policies could guide design. That being said the policy however brings together important local considerations in one place. Some of the secondary and synergistic effects may not happen if there was not a policy.			
	No change to DP4	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBSP16: New Community Facilities	No policy	The NPPF and to some extent other policies could guide design. That being said the policy however brings together important local considerations in one place. Some of the secondary and synergistic effects may not happen if there was not a policy.			
Policy PUBDM43: Visitor and Community Facilities and Services	No policy	Would rely on NPPF, NPPG and other Local Plan policies. The policy however brings together important local considerations in one place. Some of the secondary and synergistic effects may not happen if there was not a policy.			
	No change to DP27	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBDM44: Designing Places for Healthy Lives	No policy	Would rely on NPPF, NPPG and other Local Plan policies. The policy however brings together important local considerations in one place (that reflects Norfolk County Council work). Some of the secondary and synergistic effects may not happen if there was not a policy.			
Policy PUBDM45: Safety by the Water	No policy	This policy is not covered in NPPF or NPPG. It is a locally important issue. Features may still be put in place without a policy, but the policy brings considerations together and seeks to ensure safety is an important consideration in schemes. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
	More prescriptive and detailed policy.	Development could happen in the short term.	Change could be intended to be permanent. Maintenance may be needed to safety features or new ones put in place.	The health and safety of those by the water would benefit from such safety devices if they fall in the water.	
Policy PUBDM46: Planning Obligations and Developer Contributions	No policy	Would rely on NPPF, NPPG and other Local Plan policies. The policy however brings together important local considerations in one place. Some of the secondary and synergistic effects may not happen if there was not a policy.			
	No change to DP30 or CS21	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBDM47: Conversion of Buildings	No policy	Would rely on NPPF, NPPG and other Local Plan policies. The policy however brings together important local considerations in one place. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
	No change to DP21	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
Policy PUBDM48: Advertisements and Signs	No policy	This would rely on existing regulations already in place. The policy however brings together important local considerations such as impact on landscape and potentially dark skies. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
	No change to DP10	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept. Note that the new policy refers to light pollution.			
Policy PUBDM49: Leisure plots and mooring plots	No policy	These are not covered in the NPPF or NPPG. Other policies of the Local Plan could be used to address proposals for such schemes. A policy brings considerations together and provides local and specific detail on these plots. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed. So some synergistic and secondary effects of having a policy may not happen.			
	No change to DP17	Would result in similar effects to the publication version. The publication version is updated and some areas of the policy improved to aid clarification so some of the secondary and synergistic effects may not happen if the original policy was kept.			
	As per Preferred Option, but allowing Leisure Plots	Development could happen in the short term.	Change could be intended to be permanent.	On one hand, such plots may enable the owners to enjoy the Broads more. That being said, depending on the detailed design, there could be impacts on landscape character as areas could become more ‘urbanised’.	
Policy PUBACL1: Acle Cemetery Extension	No policy	There is an infrastructure deficit which this policy seeks to address. There is no other obvious extension to the current playing fields. So without a policy, this deficit would still be in place.			
	No change to ACL1	The main change relates to light pollution and relating to enhancing biodiversity. So the publication version will ensure the site reduces light pollution and is part of the network of green infrastructure in the area. The original policy does not require that, although could still be designed in a way to bring those benefits.			
Policy PUBACL2: Acle Playing Field Extension	No policy	There is an infrastructure deficit which this policy seeks to address. There is no other obvious extension to the current playing fields. So without a policy, this deficit would still be in place.			
Policy PUBBEC1: Former Loaves and Fishes, Beccles	No policy	The site would continue to be used as it is now. It is used for storage, but more could be made of the site to benefit the local economy.			
	Another land use is acceptable for the former pub	Development could happen in short term.	Change could be intended to be permanent.	The effect of change to the site would depend on the final land use. If residential for example this would mean more houses for people to live in, but would replace a use that could benefit the economy.	
Policy PUBBEC2: Beccles Residential Moorings (H. E. Hipperson’s Boatyard)	No policy on residential moorings at Beccles	The site contributes to the demand for residential moorings. If not allocated, as not next to or within a development boundary, residential moorings may not be permitted. That being said, the site is well located for access to services and facilities so could still be permitted. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBBRU 1: Riverside chalets and mooring plots	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBBRU2: Riverside Estate Boatyards, etc., including land adjacent to railway	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen			
	No change to Sites Specifics	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			

Other effects of the alternative options of the proposed policies (options not taken forward)					
Policy	Alternative	Short / medium / long term effects S - Short term – 0-5 years M - Medium term – 5-15 years L - Long term – beyond 2036	Permanent / Temporary P – permanent T - temporary	Secondary Effects These effects arise not as a direct result of the policy, but occur away from the original effect or as a result of a complex pathway.	Synergistic Effects These are effects that interact to produce a total effect greater than the sum of the individual effects.
line	2014 version.				
Policy PUBBRU3: Mooring Plots	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBBRU4: Brundall Marina	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBBRU5: Land east of the Yare public house	No policy	This open space could still be protected. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. This policy adds a further layer of protection to the site from inappropriate change however.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBBRU6: Brundall Gardens	No policy	The site contributes to the demand for residential moorings. If not allocated, as not next to or within a development boundary, residential moorings may not be permitted. That being said, the site is well located for access to services and facilities so could still be permitted. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBCAN1: Cantley Sugar Factory	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen			
Policy PUBCHE1: Greenway Marine Residential Moorings	No policy	The site contributes to the demand for residential moorings. If not allocated, as not next to or within a development boundary, residential moorings may not be permitted. That being said, the site is well located for access to services and facilities so could still be permitted. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBDIL 1: Dilham Marina (Tyler’s Cut Moorings)	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBDIT1: Maltings Meadow Sports Ground, Ditchingham	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly. That being said, the new policy does seek to address travel to the site so carbon emissions from transport could be an effect of the new policy rather than the current policy.			
Policy PUBDIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck	No policy	This open space could still be protected. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. This policy adds a further layer of protection to the site from inappropriate change however.			
Policy PUBFLE1: Broadland Sports Club	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen			
Policy PUBGTY 1: Marina Quays (Port of Yarmouth Marina)	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen			
Policy PUBHOR1: Car Parking	No policy	This car park could still be protected. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. The policy brings together important considerations and provides local detail relating to the site.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly. That being said, another area is included in the car parking so the effects of the policy would relate to that area as well.			
Policy PUBHOR2: Horning Open Space (public and private)	No policy	This open space could still be protected. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is scope for some change, but the impact depends on the detail of the scheme.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBHOR3: Waterside plots	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBHOR4: Horning Sailing Club	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBHOR5: Crabbett’s Marsh	No policy	The area could still generally be protected using other policies. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed as the site is close to SAC, SPA, Ramsar site, SSSI, NNR.			
	No change to Sites Specifics	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			

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	2014 version.				
Policy PUBHOR6: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBHOR7: Woodbastwick Fen moorings	No policy	The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed as the site is immediately adjacent to (and slightly overlaps) SSSI, SAC, SPA, Ramsar site.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBHOR8: Land on the Corner of Ferry Road, Horning	No policy	The NPPF and NPPG would be of relevance. In particular national policy on flood risk. Other uses here would be directed by their vulnerability in relation to flood zones. As such, the type of land use available here would still be similar to the policy and therefore would rate in a similar way to the publication policy assessment.			
	Allow other land uses in this area				
Policy PUBHOV1: Green Infrastructure	No policy	This Green Infrastructure could still be protected. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBHOV2: Station Road car park	No policy	This car park could still be protected. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. The policy brings together important considerations and provides local detail relating to the site.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBHOV3: Brownfield land off Station Road, Hoveton	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. The sites are within a development boundary. The policy brings together important considerations and provides local detail relating to the site.			
Policy PUBHOV4: BeWILDerwood Adventure Park	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. The policy brings together important considerations and provides local detail relating to the site.			
Policy PUBHOV5: Hoveton Town Centre	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. That being said, the policy reflects a study into this site and reflects the recommendations to enable this area to thrive. Not having a policy with specific detail may or may not enable the area to thrive.			
Policy PUBL0D1: Loddon Marina Residential Moorings	No policy	The site contributes to the demand for residential moorings. If not allocated, as not next to or within a development boundary, residential moorings may not be permitted. That being said, the site is well located for access to services and facilities so could still be permitted. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	Allocating for more than 10 and up to 40	Moorings would likely be delivered in the short term.	Would be permanent.	Would provide more moorings for those living on boats to live on. Could result in traffic issues on roads and water but these could be mitigated for. Potential to change the character of the area from a boatyard mainly for those not living on boats, to a more residential area with associated paraphernalia.	
Policy PUBNOR1: Utilities Site	No policy	Development and change could occur in the area using other policies in the Local Plan although difficult as the site is outside of a development boundary. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without the policy, it would not be easy for change to happen. The buildings could still be run down and not contribute as well as they could to the local economy. Whilst the site is located outside of a development boundary, the site could still be developed for residential reflecting its location with good access to services and facilities.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBNOR2: Riverside walk and cycle path	No policy	The path could still come forward using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. That being said, by not safeguarding the land, there is a chance the land could be used in another way and so not contribute to walking routes in the City for example.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBORM 1: Ormesby waterworks	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBOUL1: Boathouse Lane Leisure Plots	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBOUL2: Oulton Broad - Former Pegasus/Hamptons Site	No policy	Development and change could occur in the area using other policies in the Local Plan although difficult as the site is outside of a development boundary. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without the policy, it would not be easy for change to happen. The buildings could still be run down and not contribute as well as they could to the local economy. Whilst the site is located outside of a development boundary, the site could still be developed for residential reflecting its location with good access to services and facilities.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			

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Policy PUBOUL3 - Oulton Broad District Shopping Centre	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as benefitting the local economy) included in the policy could still be addressed. That being said, the policy reflects a study into this site and reflects the recommendations to enable this areas to thrive. Not having a policy with specific detail may or may not enable the area to thrive.			
Policy PUBPOT1 – Bridge Area	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	Whilst the publication policy has an improved map, the previous policy would rate in a similar way to the publication version.			
Policy PUBPOT2: Waterside plots	No policy	This open space could still be protected. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBPOT3: Green Bank Zones	No policy	This open space could still be protected from inappropriate development with flood risk, landscape character and conservation area being considerations. Without a policy, there is scope for some change, but the impact depends on the detail of the scheme.			
Policy PUBSOL1: Riverside area moorings	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed.			
	No change to Sites Specifics 2014 version.	Whilst the publication policy has an improved map, the previous policy would rate in a similar way to the publication version.			
Policy PUBSOL2: Land adjacent to A143 Beccles Road and the New Cut (Former Queen’s Head Public House)	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen. The site would continue to be used as it is now. But more could be made of the site to benefit the local economy.			
Policy POSTA1: Land at Stalham Staithe (Richardson’s Boatyard)	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBSTO1 Land adjacent to Tiedam, Stokesby	No policy	This site would not be able to be developed as it is generally contrary to policies in the Local Plan. So there would be no change to this site. So the site would continue to act as an area of green infrastructure, but not contribute to housing need. Other uses could be acceptable, so the site may not stay in its current format in perpetuity.			
Policy PUBTSA1: Cary’s Meadow	No policy	As this is a County Wildlife Site, there is still an element of protection to the site so the synergistic and secondary benefits to people, landscape and wildlife as identified in the assessment of the policy could still occur. A policy however would give it greater protection.			
Policy PUBTSA2: Thorpe Island	No change to 1997 Local Plan version	It is intended that the effects from the policy will be felt from the short term and last for the long term.	Intended to be permanent	Boatyard is part of a network of boatyards around the Broads. Island is generally part of a network of Green Infrastructure in the area.	
	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBTSA3: Griffin Lane – boatyards and industrial area	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBTSA4: Bungalow Lane – mooring plots and boatyards	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. The policy brings criteria for consideration together. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBTSA5: River Green Open Space	No policy	This open space could still be protected from inappropriate development with flood risk, landscape character and conservation area being considerations. Without a policy, there is scope for some change, but the impact depends on the detail of the scheme.			
Policy PUBTHU1: Tourism development at Hedera House, Thurne	No policy	Development and change could occur in the area using other policies in the Local Plan although difficult as the site is outside of a development boundary. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Without the policy, it would not be easy for change to happen. The buildings could still be run down and not contribute as well as they could to the local economy.			
Policy POWHI1: Whitlingham Country Park	No policy	Development and change could occur in the area using other policies in the Local Plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. The Park still provides a taster of what the Broads can offer. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBSSTRI: Trinity Broads	No policy	This area could be protected using other policies in the local plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Area still likely to be tranquil to reflect the use of the Broads for water extraction. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			

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Policy PUBSSTHU: Upper Thurne	No policy	This area could be protected using other policies in the local plan. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Area still likely to be tranquil because of the Potter Heigham Bridge. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBSSCOAST: The Coast	No policy	The coast will still be protected and changes assessed in line with other policies. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. The coast will still be managed in line with the Shoreline Management Plan which looks at a stretch of coast much longer than the stretch in the Broads Authority.			
Policy PUBSSROADS: Main road network	No policy	The impact of change and development on these roads will still be considered when assessing applications. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. The economy of the area could still benefit from a smooth running highway network.			
Policy PUBSSMILLS: Drainage Mills	No policy	These mills could still remain and be improved in line with other policies. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. They are still an attraction in the area. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBSSPUBS: Waterside Pubs Network	No policy	These pubs could still remain as pubs with changes assessed by other policies. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Pubs will be in place until proposals come in for change and therefore are still part of a network of pubs, benefitting the economy. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
	No change to Sites Specifics 2014 version.	This policy and the publication version are generally similar in their intentions and therefore would rate similarly.			
Policy PUBSSSTATIONS: Railway stations/halts	No policy	These stations could still be protected and any proposals for change assessed against other relevant policies. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. These stations will still be part of a network of stations unless this use is stopped by the operator. If this use is stopped then rail access would not be possible to the areas served by these stations.			
Policy PUBSSTRACKS: Former rail trackways	No policy	These tracks could still be used for walking routes in the future. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Will still form part of a network of green infrastructure unless they change. If they do not come forward as walking routes, then the effect depends on the final land use, but the network of walking routes in the area would not include these particular routes.			
Policy PUBSSLGS: Local Green Space Policy	No policy	These green spaces could still remain as green spaces. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed. Will still form part of a network of green infrastructure unless they change. Without a policy, there is no guarantee that the criteria stated within the policy will all be addressed however. So some synergistic and secondary effects of having a policy may not happen.			
Policy PUBSSSTAITHES: Staithes	No policy	Staithes could still be protected and the Authority does have powers in relation to staithes. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed.			
Policy PUBSSA47: Changes to the Acle Straight (A47T)	No policy	Development and change can still go ahead. The considerations (and resultant effects such as landscape and ecology) included in the policy could still be addressed as and when the Broads Authority is consulted on any scheme.			
	Allocate site for dualling	Allocated in the short term, but likely to be towards the end of the plan period or beyond.	The resultant scheme has positive effects which are intended to be permanent and any negative effects are intended to be temporary.	The resultant scheme could relate to the special qualities of the Broads. So there would be many varied secondary and synergistic effects related to the special qualities of the Broads. For example, dualling could mean that incidents are further away from the dikes and so vehicle liquids may not enter the dikes and affect water quality is quickly as they do now – measures could be in place to stop this from happening.	Generally, a dualled road is likely to be more prominent in the landscape and more land will be road than is now with effects on surface water run-off and landscape but these could be mitigated.
Other sites not taken forward in the Local Plan	Thunder Lane, Thorpe St Andrew Care home for elderly	Not allocating this site is temporary to some extent as the nomination could come forward again and the assessment criteria/government policy could change. The effects of not allocating this site are that the site remains in its current form which provides green infrastructure for the benefit of people and wildlife as well as allows views through to the Broads.			
	Marina Quays Residential – market and holiday	Not allocating this site is temporary to some extent as the nomination could come forward again and the assessment criteria/government policy could change. The site could also come forward through the planning application process. The site is still allocated so change could happen, but the site is not allocated for the land uses that were proposed. It could be that by not allocating the site for the proposed land uses or for the proposed larger area, change to the site may not be as forthcoming as if it were allocated for the preferred land use and site size.			
	21A Church Close, Chedgrave Market residential	Not allocating this site is temporary to some extent as the nomination could come forward again and the assessment criteria/government policy could change. The site could also come forward through the planning application process. Until that happens, the site would remain as it is. Note however that the site is outside of a development boundary and this will be a consideration when determining any application. The effects of not allocating this site could mean that houses are not provided but that there is no effect on highway safety or landscape character.			
	Blackgate Farm, Great Yarmouth Gypsy and Traveller site	Not allocating this site is temporary to some extent as the nomination could come forward again and the assessment criteria/government policy could change. The site could also come forward through the planning application process. Until that happens, the site would remain as it is. The effects of not allocating could relate to not as many pitches in the area for travellers.			
	Broadland Nurseries, Ormesby St Margaret Market residential	Not allocating this site is temporary to some extent as the nomination could come forward again and the assessment criteria/government policy could change. The site could also come forward through the planning application process. Until that happens, the site would remain as it is. Note however that the site is outside of a development boundary and this will be a consideration when determining any application. The effect of not allocating the site relate to the land continuing to be in economic use, but if the business ceases it could be redundant brownfield land (as a negative effect).			
	Land opposite Morrison's, Beccles	Not allocating this site is temporary to some extent as the nomination could come forward again and the assessment criteria/government policy could change. The site could also come forward through the planning application process. Until that happens, the site would remain as it is. Note however that the site is outside of a development boundary and this will be a consideration when determining any application. The effect of not			

Other effects of the alternative options of the proposed policies (options not taken forward)					
Policy	Alternative	Short / medium / long term effects S - Short term – 0-5 years M - Medium term – 5-15 years L - Long term – beyond 2036	Permanent / Temporary P – permanent T - temporary	Secondary Effects These effects arise not as a direct result of the policy, but occur away from the original effect or as a result of a complex pathway.	Synergistic Effects These are effects that interact to produce a total effect greater than the sum of the individual effects.
	Hotel	allocating the site relate to the land continuing to be marshland with effects related to landscape, biodiversity and flood water management.			
	Beauchamps Arms – Residential Moorings	Not allocating this site is temporary to some extent as the nomination could come forward again and the assessment criteria/government policy could change. The site could also come forward through the planning application process. Until that happens, the site would remain as it is. The effects of not allocating could be that residential moorings are not provided in this area which could be a negative in relation to meeting demand for residential moorings in this location but a positive in relation to highways safety and emissions from using the private car. Note however that the site is outside of and not adjacent to a development boundary and this will be a consideration when determining any application.			
	Berney Arms – Residential Moorings	Not allocating this site is temporary to some extent as the nomination could come forward again and the assessment criteria/government policy could change. The site could also come forward through the planning application process. Until that happens, the site would remain as it is. The effects of not allocating could be that residential moorings are not provided in this area which could be a negative in relation to meeting demand for residential moorings in this location but a positive in relation to highways safety and emissions from using the private car. Note however that the site is outside of and not adjacent to a development boundary and this will be a consideration when determining any application.			
	Waveney River Centre – Residential Moorings	The site has temporary planning permission for residential moorings, despite its location. As such, the secondary and synergistic effects of residential moorings allocations will be the same for this site when moorings are delivered. Note however that the site is outside of and not adjacent to a development boundary and this will be a consideration when determining any application.			

11. Likely Situation without a Plan

Whilst the NPPF would provide policy guidance, the following issues could arise if there was not a Local Plan with these policies within it:

- Moorings and riverbank stabilisation are not considered in the NPPF, so there would be a policy gap relating to these infrastructure types which are essential in the Broads.
- Living on a boat is not covered in the NPPF. There are many people who live on a boat in the Broads and the policies relating to residential moorings are therefore important for those people as well as to protect the special qualities of the Broads.
- How the housing need of the Broads is tackled is a detailed local issue. So the locally set development boundaries and housing allocations are important to address housing need whilst ensuring the special qualities of the Broads are protected.
- Various sites are allocated for various uses to reflect the local characteristics. Without these policies, the NPPF would not provide the level of detail that is important for those sites.
- In general, the detail of the policies reflects the identified special qualities of this nationally important landscape.

It can therefore be concluded that without this local plan the special qualities of the Broads could be at risk through inappropriately designed and inappropriately located development.

Appendix A: Sustainability Appraisal Objectives – Focussed consultation

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

Which SA Objectives would we like to change?

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

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

Why do we want to change the SA Objectives?

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

What are the changes?

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

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

SOC6b: To ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.

Comments received:

The comments received are on the following page.

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

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

Appendix B: Literature Review

The Scoping report (2014) reviewed these documents:

International

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

European

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

National

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

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

County

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

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

Local

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

Broads-Specific

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

The Interim SA (2016) reviewed these documents:

National

- The Economics of Ecosystems and Biodiversity for water and wetlands, Institute for European Environmental Policy (IEEP) & Ramsar Secretariat, 2013.
- National
- Climate Change Act, 2008.
- Planning Healthy-Weight Environments, TCPA, 2014.
- Street Design for All, An update of national advice and good practice, Civic Voice and DfT, 2014.
- What nature can do for you. A practical introduction to making the most of natural services, assets and resources in policy and decision making. Latest update: January 2015, DEFRA.
- A review of the effectiveness of different on-site wastewater treatment systems and their management to reduce phosphorus pollution (NECR179), Natural England, 2015.
- Development of a risk assessment tool to assess the significance of septic tanks around freshwater SSSIs: Phase 1 – Understanding better the retention of phosphorus in the drainage field (NECR171), Natural England, 2015.
- NCA Profile: 80 The Broads (NE449), Natural England, 2015.
- Road Investment Strategy: for the 2015/16 – 2019/20 Road Period, DfT, 2015.
- Heritage Counts 2014: 1 THE VALUE AND IMPACT OF HERITAGE, Historic England.
- Planning Advice for Integrated Water Management, University of Cambridge,
- Geodiversity Charter for England, English Geodiversity Forum.
- Towards a one nation economy: A 10-point plan for boosting productivity in rural areas August 2015, DEFRA.
- A Summary of Climate Change, to coincide with the publication of the UK Climate Change Risk Assessment (CCRA) 2012, Climate UK.

East

- East of England Route Strategy, Highways England, 2015

Local

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

The Preferred Options SA (2017) has reviewed these documents:

- Suffolk Local Transport Plan 2011-2031
- Suffolk Cycle Strategy (2014)
- Suffolk Walking Strategy (2015)
- Suffolk County Council Health and Well-Being Strategy (2013).
- Waveney GI Strategy 2015
- Suffolk Guidance for Parking 2015
- Housing and Planning Act 2016
- Neighbourhood Planning Bill 2016
- Accommodation for older people – current supply, current need and future need DRAFT 2016
- Broads Sustainable Tourism Strategy (2016)
- Central Norfolk SHMA (2016)
- Norfolk County Council Public Health Strategic Framework (2016)
- Broads Biodiversity and Water Strategy 2013
- Marine Strategy Framework Directive 2008

The Publication Local Plan SA (2017) has reviewed these documents:

- Neighbourhood Planning Act (2017)

The Act includes provisions intended to strengthen the role of neighbourhood planning, including requirements that decision-makers take account of "well-advanced" neighbourhood plans, and that such plans have full legal effect once they have passed a referendum.

The act also includes new powers for the government to direct two or more local planning authorities to develop joint plans, and powers for county councils to prepare plans where districts have not done so.

In addition, the new legislation includes restrictions on powers to impose planning conditions, including tightening rules around local authority use of pre-commencement conditions by ensuring only those with written agreement from the developer can be used.

The act also includes provisions intended to improve the operation of compulsory purchase orders by clarifying case law that determines compensation for landowners.

- Housing White Paper (2017)

The white paper "Fixing our broken housing market" sets out a broad range of reforms that government plans to introduce to help reform the housing market and increase the supply of new homes.

For local authorities: the Government is offering higher fees and new capacity funding to develop planning departments, simplified plan-making, and more funding for infrastructure. They will make it easier for local authorities to take action against those who do not build out once permissions have been granted. They are interested in the scope for bespoke housing deals to make the most of local innovation. In return, the Government asks local authorities to be as ambitious and innovative as possible to get homes built in their area. All local authorities should develop an up-to-date plan with their communities that meets their housing.

For private developers, the Government is offering a planning framework that is more supportive of higher levels of development, with quicker and more effective processing and determination of planning applications, and is exploring an improved approach to developer contributions. In line with the industrial strategy, the Government will boost productivity, innovation, sustainability and skills by encouraging modern methods of construction in house building. The Government will encourage greater diversity of homebuilders, by partnering with smaller and medium-sized builders and contractors in the Accelerated Construction programme, and helping small and medium-sized builders access the loan finance they need. In return, the Government expects developers to build more homes, to engage with communities and promote the benefits of development, to focus on design and quality, and to build homes swiftly where permission is granted. Critically, the Government also expect developers to take responsibility for investing in their research and skills base to create more sustainable career paths and genuinely bring forward thousands of new skilled roles.

- North Norfolk Retail and Main Town Centres Uses Study Final Report (2017)

Of Relevance is the Hoveton Town Centre references as follows:

- Hoveton Town Centre is classed as a Medium Town Centre in the emerging North Norfolk District Council Local plan.
- Town centre is dominated by Roys.
- Town Centre extends to near to the river and riverside area.
- In relation to shopping patterns for comparison goods, Hoveton Town Centre has a low retention rate and much leakage to Norwich. For convenience goods, there is reasonable retention.
- Hoveton is trading below benchmark levels, which suggest existing floorspace can absorb future expenditure growth.
- The provision of class A3/A5 is strong in Hoveton. Hoveton/Wroxham has high provision of Class A3 restaurants/café's reflecting its tourist role, but a below average provision of Class A4 pubs/bars compared with the national average.
- Shop vacancy rate is low.

- Waveney District Council: Retail and Leisure Needs Assessment (2016)

The market towns and District Centres (Kirkley and Oulton Broad) fall within the defined catchments of larger shopping centres and serve more localised catchments, although they do also function to varying degrees as important tourist and visitor destinations (particularly Southwold).

Oulton Broad is divided into two parts with the southern end being set back from the street across the bridge by Oulton Broad and the other being located on a busy stretch of linear high street, with the majority of units on the eastern side of the street.

The centre is anchored in the south by a Spar convenience store. Other occupiers in this part of the centre include several restaurants/café's, a public house and a gift shop. There is a large vacant wine bar that is located on the high street to the north of the centre. Although the south of Oulton Broad is smaller and not as busy, it is likely to have increased levels of seasonal trade due to the proximity of the Broads.

The northern side includes a small parade of shops, with occupiers including a beauty clinic and carpet shop. In regards to a convenience offer, there is a small Premier store. Similarly to Kirkley, there is a gap in financial services, particularly banks and building societies. However there is a public library located to the north of the centre.

Oulton Broad has 54 units.

- Central Norfolk Strategic Housing Market Assessment (2017)

The Central Norfolk Strategic Housing Market Assessment (CNSHMA):

- Identifies the total amount of housing needed (Objectively Assessed Need or OAN) in the Housing Market Area (HMA). The Central Norfolk Housing Market Area covers Norwich, Broadland, South Norfolk, North Norfolk and Breckland Council areas.
- This study also calculates the OAN for the Waveney and Great Yarmouth Council parts of the Broads Executive Area.
- Covers the period from 2015 to 2036.

The process for developing OAN is now a demographic process to derive housing need from a consideration of population and household projections. To this, external market and macro-economic constraints are applied ('Market Signals') in order to embed the need in the real world.

The first CN SHMA was produced in 2016. This 2017 CNSHMA takes into account the 2014 Government household projections and provides an up to date Objectively Assessed Housing need for the Broads Authority.

This replaces the 2016 version and reflects more up to date population projections. The updated Objectives Assessed Housing Need for the Broads is as follows:

Figure 81: Projected Dwellings needed for the Broads by Local Authority: policy-off, excluding the City Deal (Note: Dwelling numbers derived based on proportion of dwellings without a usually resident household in the 2011 Census. Note: figures may not sum due to rounding)

	Breckland	Broadland	North Norfolk	Norwich	South Norfolk	Great Yarmouth	Waveney
ORS Model Using Long-term migration trends	0	50	70	3	40	66	57

- Broads Plan (2017)

The Broads Plan is the Management Plan for the Broads and was adopted in 2017. The Broads Plan is the single most important strategy for the Broads. It sets out a long-term vision for the area, and shorter-term actions to benefit the environment, local communities and visitors. As a high level, overarching document it draws together and guides a wide range of partnership plans, programmes and policies relevant to the area. The Broads Plan is reviewed and updated on a regular basis. This plan covers the period 2017-2022. There are elements of the plan that relate to businesses, employment and the economy and these are as follows:

- The hire boat industry, while experiencing a gradual decline in boat numbers since 2010, remains a significant part of the Broads economy.
- Angling is another major contributor to the local and regional economy, and the Broads offers some of the best coarse fishing in England.
- One long term aim is that the hire boat industry, while experiencing a gradual decline in boat numbers since 2010, remains a significant part of the Broads economy.
- Another long term aim is that angling is another major contributor to the local and regional economy, and the Broads offers some of the best coarse fishing in England.
- 'Climate smart' planning and action is helping to retain the beauty and value of the Broads as a special place of high quality landscape, wildlife and heritage that provides people with opportunities
- for recreation, learning, wellbeing, employment and economic sustainability is another aim.
- Tourism is a major product in the local economy of the Broads National Park and wider economy of the East of England, bringing in nearly £600m a year and supporting more than 7200 jobs (full-time equivalent). The attractions of the Broads also recognise the significant appeal of the surrounding area. This includes the historic city of Norwich, the bustling market towns of Beccles and Bungay in the Southern Broads, the popular seaside resorts of Great Yarmouth and Lowestoft, and the sweeping stretches of the North Norfolk coast, part of which is designated as an Area of Outstanding Natural Beauty.
- Globalisation, new legislation and management expectations are putting pressure on farming businesses, and many have to diversify to survive.

- Norfolk Strategic Framework (Consultation Draft 2017).

In early 2015 the Norfolk Local Planning Authorities, working through its strategic planning member forum, agreed to formally cooperate on a range of strategic cross-boundary planning issues through the preparation of this Norfolk Strategic Framework. The aim of producing the framework is to:

- Agree shared objectives and strategic priorities to improve outcomes for Norfolk and inform the preparation of future Local Plans;
- Demonstrate compliance with the duty to co-operate;
- Find efficiencies in the planning system through working towards the establishment of a shared evidence base;
- Influence subsequent high level plans (such as the Strategic Economic Plan); and
- Maximise the opportunities to secure external funding to deliver against agreed objectives.

This assessment shows how the Local Plan meets each of the draft agreements. At the time of writing, the NSF was out for an 8 week consultation.

An assessment of how the Local Plan addresses each Agreement can be found in the Duty to Cooperate Statement out for consultation alongside this SA.

- Biodiversity Enhancements guide (2016)

The Biodiversity Enhancements guide provides information, images and further links on different types of wildlife enhancements that could be provided as part of schemes. The enhancements range from bird and bat boxes, to log piles and ponds. This guide was adopted by the Authority on 18 November 2016.

- Waterside Bungalows and Chalets guide (2016)

This describes the history of the bungalows properties as well as discusses their importance. In part two, it discusses changes that are often proposed for waterside bungalows/chalets ranging from new windows and extension to total replacements. This guide was adopted by the Authority on 18 November 2016.

- Building our Industrial Strategy Green Paper (consultation ended April 2017)

This green paper sets out the Government's approach and some early actions they have committed to take. The objective of our modern industrial strategy is to improve living standards and economic growth by increasing productivity and driving growth across the whole country. We identify 10 pillars we believe are important to drive forward our industrial strategy across the entire economy: science, research and Summary 10 Building our Industrial Strategy innovation; skills; infrastructure; business growth and investment; procurement; trade and investment; affordable energy; sectoral policies; driving growth across the whole country; and creating the right institutions to bring together sectors and places. These pillars frame our approach, and across each of them we set out a programme of new policy.

The pillars

1. **Investing in science, research and innovation** – we must become a more innovative economy and do more to commercialise our world leading science base to drive growth across the UK.
2. **Developing skills** – we must help people and businesses to thrive by: ensuring everyone has the basic skills needed in a modern economy; building a new system of technical education to benefit the half of young people who do not go to university; boosting STEM (science, technology, engineering and maths) skills, digital skills and numeracy; and by raising skill levels in lagging areas.
3. **Upgrading infrastructure** – we must upgrade our standards of performance on digital, energy, transport, water and flood defence infrastructure, and better align central government infrastructure investment with local growth priorities.
4. **Supporting businesses to start and grow** – we must ensure that businesses across the UK can access the finance and management skills they need to grow; and we must create the right conditions for companies to invest for the long term.
5. **Improving procurement** – we must use strategic government procurement to drive innovation and enable the development of UK supply chains.
6. **Encouraging trade and inward investment** – government policy can help boost productivity and growth across our economy, including by increasing competition and helping to bring new ways of doing things to the UK.
7. **Delivering affordable energy and clean growth** – we need to keep costs down for businesses, and secure the economic benefits of the transition to a low-carbon economy.
8. **Cultivating world-leading sectors** – we must build on our areas of competitive advantage, and help new sectors to flourish, in many cases challenging existing institutions and incumbents.
9. **Driving growth across the whole country** – we will create a framework to build on the particular strengths of different places and address factors that hold places back – whether it is investing in key infrastructure projects to encourage growth, increasing skill levels, or backing local innovation strengths.
10. **Creating the right institutions to bring together sectors and places** – we will consider the best structures to support people, industries and places. In some places and sectors there may be missing institutions which we could create, or existing ones we could strengthen, be they local civic or educational institutions, trade associations or financial networks.

- Ipswich and Waveney Economic Areas Employment Land Needs Assessment (2016)

The Council, along with Ipswich Borough Council, have produced the Ipswich and Waveney Economic Areas Employment Land Needs Assessment (March 2016) . The report assesses the entire District, including that part which is the Broads.

It provides an update to the economic needs evidence base for the respective local authority areas to 2031 by assessing economic development needs objectively in line with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The study considers future quantitative land and floorspace requirements alongside related qualitative factors for individual sectors and employment uses.

The evidence does not indicate the need for employment land in the Broads part of the district's to meet the overall employment land and jobs figures.

The Waveney Economic Area comprises the Waveney District administrative area, the most easterly District in Britain. Historically, Waveney's economy has been based on farming, printing, manufacturing, food processing and industries taking advantage of the coastal location, but in recent years has become increasingly recognised for its growing potential to support the offshore energy sector. Its close proximity to planned and operational wind farms has generated economic benefits for the District's key town of Lowestoft and this trend is expected to continue in future.

- Great Yarmouth Borough Council Employment Land Update (2012)

The Borough Council have produced the Employment Land Update dated November 2012. This study is a selective review of the Employment Land Study (Bone Wells, 2006) and the Lowestoft and Great Yarmouth Area Action Plans – Employment Land Evidence Base Report (DTZ, 2009). The report assesses the entire Borough, including that part which is the Broads.

Great Yarmouth is dominated by two major industries; the energy industry and tourism. The port is also a major economic driver.

Of note, the study identifies employment land in the area Borough and recommends some areas to become employment land; some of these sites are located near to the Broads (go to maps after page 36 at <https://www.great-yarmouth.gov.uk/CHttpHandler.ashx?id=1246&p=0>). The evidence does not indicate the need for employment land in the Broads part of the Borough to meet the overall employment land and jobs figures.

- North Norfolk District Council Business Growth and Investment Opportunities Study (2015)

This Business Growth and Investment Opportunities Study has been prepared for NNDC by the BE Group to assess the local business dynamics and provide recommendations as to encouraging further business investment in North Norfolk. The study forms part of the evidence base for the development of policies in the evolution of the Local Plan and to identify means of attracting inward investment.

The North Norfolk community is characterised by an ageing population, low (but positive) population growth, low unemployment and a moderately skilled workforce. The economy is centred on retailing, tourism, manufacturing and services such as health. The largest employment nodes are Fakenham and North Walsham.

None of the development options considered in the report seem to be in the Broads.

- The Making of an Industrial Strategy – Localis 2017

Localis are an independent, cross-party, leading not-for-profit think tank that was established in 2001. The work promotes neo-localist ideas through research, events and commentary, covering a range of local and national domestic policy issues. This particular piece of research relates to the economy of the country.

The stifled and the stuck. Our research also identifies two sets of places which require special intervention in the industrial strategy. Firstly, the places that are growing quickly but whose growth is restricted by their boundaries are the stifled. Our research suggests these are the places that are successfully reorienting their economies based on demographic and economic trends. They are fast growing, with associated growing pains, but are often stymied by their administrative boundaries. They need the power to grow. Secondly, the places that are still dealing with the fallout of the industrial trauma of the 1980s are the stuck. Our research suggests these are the thirty most structurally challenged local economies in England, which perform poorly on multiple indicators, both long term demographic trends and more immediate short term economic performance. They are penumbra economies that have not recovered from the 1980s. They have weak labour markets and much of the growth experienced in the past

few decades has been in poorly-paid and insecure sectors such as retail. Many have attracted a great deal of investment from central government and the European Union, but structural issues persist. Local council's political make-up is often multi-party coalitions or, at the other end of the scale, 'one party states'. Greater top-down intervention is required, focused on building local capacity in leadership and skills.

Great Yarmouth, South Norfolk and North Norfolk are in the top 30 structurally weakest economies in England and classed as Stuck. Norwich is classed as stifled.

- Salhouse Neighbourhood Plan (2017)

The Salhouse Neighbourhood Plan provides a vision for the future of the Parish of Salhouse from 2016 to 2026. Fundamentally, the Plan also provides a number of policies that future development must take into account which will help to ensure that the vision is achieved.

The Salhouse Neighbourhood Plan provides policies that complement existing local, national and strategic planning policy. The policies in this Plan are intended to provide additional detail and subtlety that reflect the special characteristics of the village that cannot reasonably be addressed by higher level policies.

OE1: Development, Natural Heritage and Countryside

OE2: Enhancement of our Natural Heritage and Countryside

OE3: Protecting Our Dark Night Skies

OE4: Managing Land Use Change

OE5: Promoting Improved Connectedness in the Parish

OE6: Promoting a Safer Village

EMP1: Existing facilities

EMP2: New facilities

H1: New Housing Development

H2: Housing Mix

H3: Provision of Sheltered Housing within the village

- Accommodation for older people – current supply, current need and future need (2017)

This report uses statistical analysis to produce accommodation needs for older people in Norfolk to 2036. The report is intended to be read in association with the Strategic Housing Market Assessments (SHMAs). The year 2036 was chosen because it is the basis of the Central Norfolk SHMA, which covers six administrative areas: Breckland, Broadland, North Norfolk, Norwich, South Norfolk and The Broads Authority. Great Yarmouth and King's Lynn & West Norfolk have separate SHMAs. There are no specific figures for the Broads Authority Executive Area.

- Recreation Impacts Study - Visitor Surveys at European Protected Sites (Footprint Ecology - 2016)

This report provides a comprehensive analysis of current and projected visitor patterns to European protected sites across Norfolk. Visitor surveys were undertaken across Norfolk. The report is novel in that it combines data from multiple local authorities to predict changes in recreation use as a result of new housing planned across Norfolk. It also provides recommendations for mitigation and monitoring.

The work was commissioned by Norfolk County Council/the Norfolk Biodiversity Partnership (NBP) on behalf of all local planning authorities across Norfolk. The surveyed locations covered a range of European Protected sites, locations that are afforded strict protection within the planning system due to their importance for nature conservation. All the locations are also sites with public access and a potential risk whereby increased recreation levels could be damaging.

The work was carried out during 2015 and 2016 at 35 agreed sites. Analysis also drew on other data, for example planned residential growth (as allocated in current plans), provided by districts. The locations encompassed estuary, coast, heathland, wetland, and grassland and woodland habitats. We grouped the points into seven broad geographic areas: the Brecks, the Broads, The East Coast, the North Coast, Roydon and Dersingham, the Valley Fens and the Wash. Surveys at each point involved 16 hours of survey work split evenly between weekdays and weekends and spread across daylight hours. As such fieldwork was standardised and broadly comparable.

Surveys took place at different times of year at different locations, with the timing targeted to coincide with times when wildlife interest (e.g. designated features of European Protected sites) was present and access was likely to be high. Fieldwork involved counts of people and interviews with a random sample of visitors.

Through analysis of visitor surveys it provides a strategic overview to aid the understanding of the relationship between population growth (including new housing growth and tourist growth) and the potential for impacts on internationally designated wildlife sites throughout Norfolk. The Study provides updated evidence to inform the preparation of Local Plans.

It is principally concerned with:

- establishing the number and behaviour of visitors at the designated sites;
- predicting increases in access by Norfolk residents;
- drawing analysis around routes on sites, and distance travelled and frequency of use.

All of which will help to make the links between new housing development and recreation use and provide evidence to inform Local Plan preparation including the development of appropriate monitoring and mitigation measures for these designated sites.

1. Relating to housing change, links to allocated new housing, these include:

- A predicted 14% increase in access by Norfolk residents to the sites surveyed (in the absence of any mitigation), as a result of new housing during the current plan period.
- The individual areas the predicted increase will be:
 - around 30% in the Brecks,.
 - 14% for the Broads;
 - 11% for the East Coast;
 - 9% for North Norfolk;
 - 15% for Roydon & Dersingham;
 - 28% for the Valley Fens and
 - 6% for the Wash

(note these figures relate to the surveyed access points only and to visits by Norfolk residents).

- For parts of the North Coast, the Broads, and parts of the East Coast, the links between an increase in local housing and recreation impacts are less clear as these sites attract a high number of visitors coming from a wide geographical area, both inside and outside Norfolk. There are therefore likely to be pressures from overall population growth both from within the county and further afield.

2. Relating to the visitor survey results, these include:

- Over half (52%) of interviewees were visiting from home and resident within Norfolk. Some 16% of interviewees had travelled from home on a short visit/day trip and lived outside Norfolk.
- In total 6,096 groups were estimated to be entering or leaving sites across all survey points. These groups consisted of 13,842 adults, 2,616 minors and 3,466 dogs.
- Dog walking (41%) and walking (26%) were the most popular activities overall, but with big variations depending on the sites. Within individual areas this first and second ranking of dog walking and walking was consistent for the East Coast, Roydon & Dersingham, the Valley Fens, the Wash and the North Coast. Within the Valley Fens and Norfolk Coast dog walkers and walkers accounted for three quarters of interviewees.
- Two thirds (66%) of interviewees were on a short trip from home and around a third (32%) of interviewees were on holiday. Holiday-makers accounted for nearly half of all visitors interviewed at the North Coast and Broads.
- Some of the sites have high proportions of daily visitors and high average travel instances. This suggests that some of the sites with a strong draw over long distances still have daily visitors.
- Holiday-makers were typically staying in self-catering accommodation (31%) or campsite/caravan sites (29%). In the Broads over half (59%) of the holiday makers interviewed were staying on a boat.
- The most commonly reported duration on site was 1 to 2 hours (31%), closely followed by between 30 and 60 minutes (27%). Key differences were the large proportion of interviewees visiting for more than 4 hours in the Broads (29% of interviewees) and conversely at Roydon, the large proportion visiting for less than 30 minutes (36%).

- Across all interviewees (including holiday makers), 31% of those interviewed were visiting the site for the first time. For those interviewees travelling from home on a short visit/day trip, over a quarter (27%) indicated they visited the site at least daily, reflecting high frequencies of use by local residents.
- Over three quarters (77%) of all interviewees had arrived at the interview location by car. Most of the remaining interviewees (18%) had arrived on foot.
- 'Close to home' was one of the main reasons people gave for choosing the site where interviewed that day. Scenery was particularly important for those visiting the North Coast.
- Just over a third (36%) of interviewees were aware of a designation/environmental protection that applied to the site they were visiting.
- A total of 1,314 routes were mapped from the interviews, showing where people had walked during their visit. Median route length across all sites and all activities was 3.18km. Across all sites the typical (median) dog walk was 2.93km. Walkers covered a median distance of 3.7km while activities such as boating (median 7.64km) covered longer distances.
- In the Norfolk coast 4.91km was the average route length. Hotspots for walking routes in Norfolk Coast are Brancaster, Holkham and Wells.
- Across Norfolk the average route length fell to 3.18km.
- The three main reasons for visiting the sites in North Coast are; scenery 21.8%, close to home 18.3% and other 13.7% (long distance walking, seal and wildlife watching)

- Most of Norfolk SFRA, JBA (2017)

The key objectives of the 2017 Strategic Flood Risk Assessment are:

- To provide up to date information and guidance on flood risk for Greater Norwich taking into account the latest flood risk information and the current state of national planning policy;
- To determine the variations in risk from all sources of flooding in Greater Norwich, taking into account climate change;
- To identify the requirements for site-specific flood risk assessments;
- To consider opportunities to reduce flood risk to existing communities and developments;
- To enable the local authorities in the Greater Norwich to apply the Sequential Test;
- To aid authorities in identifying when the Exception Test is required and when a more detailed Level 2 SFRA will be required, when determining strategic site allocations; and,
- To inform the Sustainability Appraisal of the authorities' Local Plans, so that flood risk is taken into account when considering strategic site allocations.

This report fulfils Level One SFRA requirement. To meet the objectives, the following outputs have been prepared:

- Assessment of all potential sources of flooding;
- Assessment of the potential impact of climate change on flood risk
- Mapping of all potential sources of flooding including climate change;
- Mapping of location and extent of functional floodplain;
- Mapping of "dry islands";
- Assessment of standard of protection provided by existing flood risk management infrastructure;
- Mapping of areas covered by Environment Agency Flood Warnings;
- Review opportunities to reduce flood risk to existing communities and development;
- Guidance for developers including requirements for site-specific flood risk assessments and general advice on the requirements and issues associated with Sustainable Urban Drainage Systems (SuDS); and,
- Recommendations of the criteria that should be used to assess future development proposals and the development of a Sequential Test and sequential approach to flood risk.

Many maps accompany the report which show the different flood risks around Greater Norwich.

- Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment Part 1, Peter Brett Associates, May 2017

Ipswich Borough Council (IBC), Babergh District Council (BDC), Mid Suffolk District Council (MSDC), Suffolk Coastal District Council (SCDC) and Waveney District Council (WDC) jointly commissioned Peter Brett Associates (PBA) to undertake this study in September 2016.

The brief set out the following objectives and outputs:

- ☑ To test and confirm the housing market geography;
- ☑ To produce conclusions on objectively assessed housing need.

The data shows that, in isolation, Waveney could form a reasonable HMA. The addition of Great Yarmouth may result in greater containment, which could be considered a statistically more robust HMA. But the downside to this alternative HMA is that it would include the distinctive Waveney towns, such as Beccles, Bungay and Southwold, in an HMA with Great Yarmouth - a town with which they are poorly related in statistical and contextual terms.

13.18 The table below sets out the summary assessment for Waveney in terms of the demographic starting point, market signals uplift and future jobs uplift. The last two columns of the table show the OAN. The total for 2014-36 is in the penultimate column and the annual average in the final column.

Table 13.1 Summary assessment for the WHMA

	Dwellings per annum	Total dwellings	Market signals uplift (%)	Market signal uplift (dwellings)	Future jobs uplift (dwellings)	OAN (dwellings)	OAN (dpa)
Waveney	374	8,223	-	-	-	8,223	374

Relationship with the Broads Authority

Because part of the Broads Authority overlaps into Waveney, Waveney's OAN necessarily includes an element of need which could be met within the Broads. We are aware that the Central Norfolk SHMA identifies an OAN, disaggregated into the various local authorities which the Broads covers, for the Broads Authority.

We do not revisit that work or review the method used to derive the figures as part of this study but can confirm that the Waveney OAN set out above is inclusive of needs in the Waveney part of the Broads Authority.

- UK plan for tackling roadside nitrogen dioxide concentrations. Detailed plan. July 2017. DEFRA and DfT.

This document is the UK air quality plan for bringing nitrogen dioxide (NO₂) air pollution within statutory limits in the shortest possible time. It is accompanied by a Technical Report.


The most immediate air quality challenge is tackling the problem of NO₂ concentrations around roads - the only statutory air quality limit that the UK is currently failing to meet. The issue is particularly experienced in towns and cities which should be healthy places. The UK government is committed to taking action against poor air quality in urban areas. Combined with the wider actions to reduce other harmful air pollution emissions, this plan will help our towns and cities to become cleaner and help to grow the economy.

Numerous actions identified, some of which relate to further Bills or guidance.


- NORFOLK AND SUFFOLK ECONOMIC STRATEGY (2017), New Anglia Local Enterprise Partnership

OUR SECTORS


ENERGY
Global all energy expertise with 50 years expertise in the oil and gas sector, nuclear new build, and the world's largest windfarms in development off our coastline with globally competitive renewables supply chain and support industry.




ADVANCED AGRICULTURE, FOOD AND DRINK
Home to an advanced and nationally significant farming sector, alongside globally renowned food and drink companies, and a world-leading research base centred at Norwich Research Park (NRP).




TRANSPORT, FREIGHT AND LOGISTICS
The UK's largest container port at Felixstowe on the premier EU/ Asia route and the UK's largest exporter of grain at the port of Ipswich.




LIFE SCIENCES AND BIOTECH
International expertise in the field of food, health and the microbiome, an advanced cluster of animal health and emerging pharmaceutical manufacture on the Cambridge Norwich Corridor.




FINANCIAL SERVICES AND INSURANCE
One of the largest financial services and insurance clusters in Europe, with growing start up financial service businesses building on a heritage going back 200 years.




CONSTRUCTION AND DEVELOPMENT
Norfolk and Suffolk have a large and diverse construction and development sector, Europe's largest Urban extension in Broadland and emerging specialisation in Passivhaus and sustainable design.




ICT, TECH AND DIGITAL CREATIVE
Centred around Norwich's fast-growing digital creative hub and the world-leading centre of innovation in communications technology at Adastral Park and Innovation Martlesham near Ipswich. We are at the forefront of digital innovation, with strengths in telecoms, cyber security, quantum technology, Internet of Things and UX design, with business coming together under the Tech East brand.



VISITOR ECONOMY – TOURISM, HERITAGE AND CULTURE
A varied and rich tourist offer, from coast and countryside, postcard market towns, underpinned by a dynamic and pioneering cultural sector boasting internationally celebrated brands and festivals.



ADVANCED MANUFACTURING AND ENGINEERING
Including national expertise in automotive, civil aviation, composites and pharmaceuticals.



“Many of our growth opportunities involve collaboration and partnership between firms in different sectors.”

Ambitions:

- The place where high growth businesses with aspirations choose to be.
- An international facing economy with high value exports.
- A high performing productive economy.
- A well-connected place.
- An inclusive economy with a highly skilled workforce.
- A centre for the UK's clean energy sector.
- A place with a clear, ambitious offer to the world.

Priority themes:

OUR OFFER TO THE WORLD



DRIVING BUSINESS GROWTH AND PRODUCTIVITY



DRIVING INCLUSION AND SKILLS



COLLABORATING TO GROW



COMPETITIVE CLUSTERS, CLOSE TO GLOBAL CENTRES



Appendix C: Comments received on the Interim Sustainability Appraisal

Natural England

Broads Authority Officer Summary of Representation:

General support to the methodology and baseline of the SA.

Broads Authority comment:

Support noted.

Historic England

Broads Authority Officer Summary of Representation:

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

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

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

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

Broads Authority comment:

1: Noted.

2: Support noted

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

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

Appendix D: Comments received on the Preferred Options Sustainability Appraisal

Natural England

Natural England welcomes the Sustainability Appraisal (SA) Report for the Local Plan.

A number of Local Plan objectives have been scored as having uncertain effects as listed in the table (p14) and as described in the text (p15) under 6. Compatibility of the SA Objectives and Local Plan Objectives. We recognise that the Local Plan is a high level spatial document and there are degrees of uncertainty as quantifiable details on the location, scale, extent or type of future proposals are not available at this time. Consideration should be given as to whether the right appraisal questions are being asked, if it is not possible to provide definite (negative, neutral or positive) answers, and we suggest that these questions are re-visited. Could the uncertainty in scoring be satisfactorily resolved by amending the wording of the relevant policies to ensure that any identified impacts can be avoided and/or mitigated for? It may also be worth revisiting the evidence base for the SA, in order that greater clarity can be brought to the appraisal process.

BA summary: Consideration should be given as to whether the right appraisal questions are being asked, if it is not possible to provide definite (negative, neutral or positive) answers, and we suggest that these questions are re-visited.

BA comment: It is not unusual for SA assessments to have a ?as no specific recommendations have been suggested, no change.

RSPB

The text regarding the Habitats Regulations process is incorrect. The inaccuracies relate to:

- The Habitats Regulations transpose both the European Commission Birds Directive and Habitats Directive into UK law under the Conservation of Habitats and Species Regulations 2010.
- Appropriate Assessment is a stage within the Habitats Regulations Assessment.
- The process requires screening for Likely Significant Effects (LSE) from plans and projects on Natura 2000 sites and Ramsar sites.
- Where the potential for LSE to occur is identified then an Appropriate Assessment is undertaken to demonstrate that there will be no adverse effects on integrity (AEOI) of Natura 2000 sites and Ramsar sites from plans or projects. It is at this stage that mitigation measures will be considered to demonstrate that impacts will be effectively managed such that adverse effects are avoided in the first instance, or minimised to such a point that AEOI can be ruled out.
- Alternative options will be considered where mitigation measures are considered insufficient to minimise impacts such that a conclusion of no AEOI can be reached.
- The current wording of “significant adverse effect” is not consistent with the Habitats Regulations, as it indicates that some level of adverse effect would be acceptable.

A revised section based on Section 1.3 (p.4) of the draft Local Plan or the process set out in more detail in paragraphs 1.6-1.12 (p.7) of the Habitats Regulations Assessment of the draft Local Plan would be appropriate.

BA summary: The text regarding the Habitats Regulations process is incorrect. A revised section based on Section 1.3 (p.4) of the draft Local Plan or the process set out in more detail in paragraphs 1.6-1.12 (p.7) of the Habitats Regulations Assessment of the draft Local Plan would be appropriate.

BA comment: Noted and will improve the text.

Suffolk Wildlife Trust

We note that the text relating to Habitats Regulations on page 6 of the Sustainability Appraisal document appears to incorrectly set out the process. We recommend that this revised to correctly set out the required HRA process, in accordance with paragraphs 1.6 to 1.12 of the HRA Report.

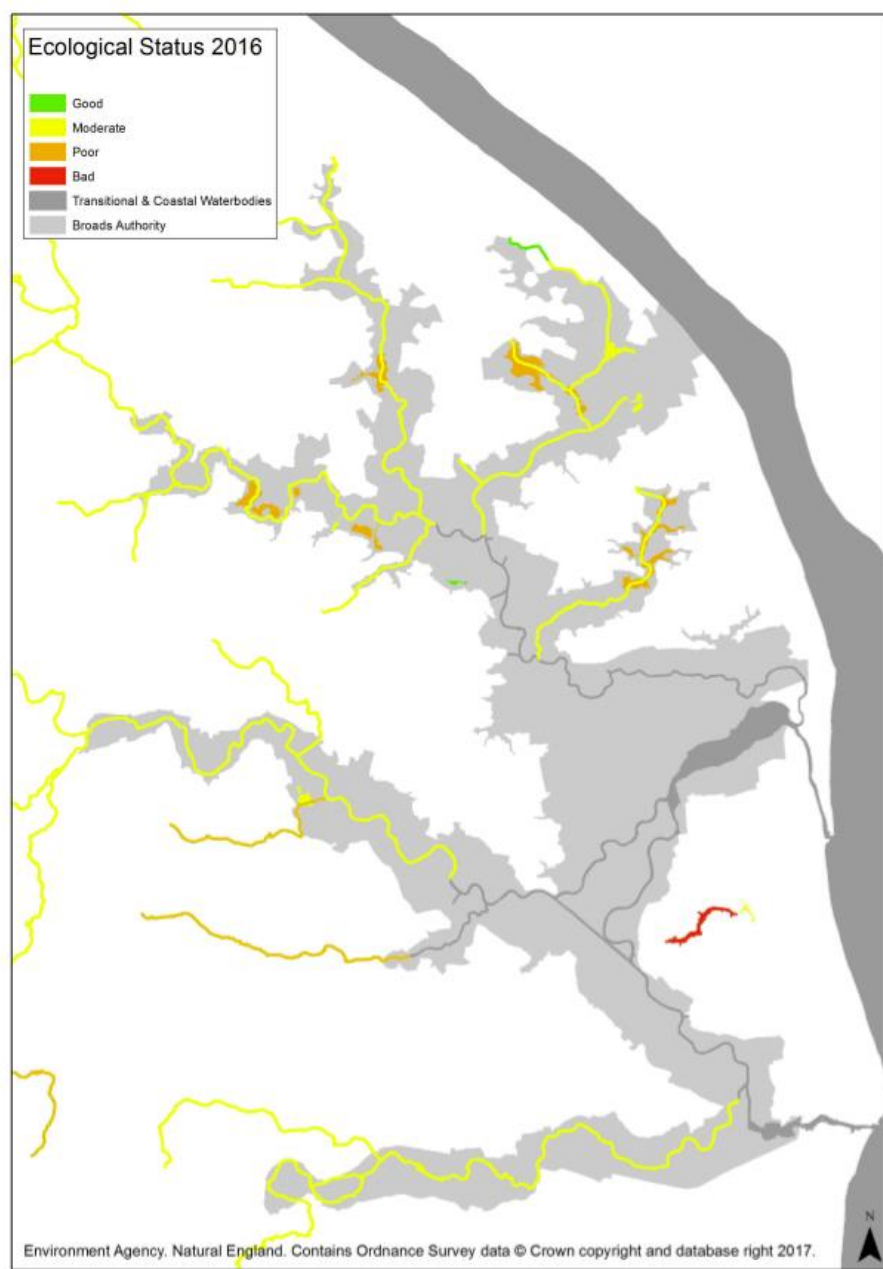
BA summary: Recommend SA revised to correctly set out the required HRA process, in accordance with paragraphs 1.6 to 1.12 of the HRA Report.

BA comment: Noted, will reflect the HRA wording.

Appendix E: The Broads - baseline

In addition to the baseline data included in the SA Scoping Report¹¹, the following have been updated to reflect 2017 data where available.

a. Water Quality – Ecological Status



b. SSSI Condition

(Source: Natural England, July 2017 <https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>)

¹¹ http://www.broads-authority.gov.uk/data/assets/pdf_file/0010/524269/Appendix-3b-Baseline-Data-Map-Bundle-combined.pdf and http://www.broads-authority.gov.uk/data/assets/pdf_file/0003/524262/Appendix-3a-Baseline-Data.pdf

SSSI Name	% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining
Alderfen Broad	100.00%	8.65%	91.35%	0.00%	0.00%
Ant Broads And Marshes	92.71%	49.89%	42.82%	0.00%	7.29%
Barnby Broad & Marshes	100.00%	59.93%	40.07%	0.00%	0.00%
Breydon Water	100.00%	100.00%	0.00%	0.00%	0.00%
Broad Fen, Dilham	100.00%	0.00%	100.00%	0.00%	0.00%
Bure Broads And Marshes	89.93%	43.08%	46.85%	10.07%	0.00%
Burgh Common And Muckfleet Marshes	96.57%	27.00%	69.57%	3.43%	0.00%
Crostick Marsh	0.00%	0.00%	0.00%	100.00%	0.00%
Damgate Marshes, Acle	100.00%	74.73%	25.27%	0.00%	0.00%
Decoy Carr, Acle	100.00%	70.21%	29.79%	0.00%	0.00%
East Ruston Common	100.00%	38.11%	61.89%	0.00%	0.00%
Geldeston Meadows	0.00%	0.00%	0.00%	97.18%	2.82%
Hall Farm Fen, Hemsby	100.00%	100.00%	0.00%	0.00%	0.00%
Halvergate Marshes	96.46%	72.75%	23.71%	3.54%	0.00%
Hardley Flood	100.00%	100.00%	0.00%	0.00%	0.00%
Leet Hill, Kirby Cane (near to BA boundary)	0.00%	0.00%	0.00%	0.00%	100.00%
Limpenhoe Meadows	100.00%	0.00%	100.00%	0.00%	0.00%
Ludham - Potter Heigham Marshes	100.00%	100.00%	0.00%	0.00%	0.00%
Poplar Farm Meadows, Langley	100.00%	100.00%	0.00%	0.00%	0.00%
Priory Meadows, Hickling	100.00%	29.79%	70.21%	0.00%	0.00%
Sprat's Water And Marshes, Carlton Colville	99.67%	80.48%	19.19%	0.33%	0.00%
Stanley And Alder Carrs, Aldeby	100.00%	0.00%	100.00%	0.00%	0.00%
Trinity Broads	87.46%	45.48%	41.98%	12.54%	0.00%
Upper Thurne Broads And Marshes	81.33%	64.69%	16.65%	4.82%	13.85%
Upton Broad & Marshes	99.28%	7.43%	91.84%	0.72%	0.00%
Winterton - Horsey Dunes	77.80%	67.92%	9.88%	22.20%	0.00%
Yare Broads And Marshes	83.98%	69.31%	14.67%	14.33%	1.69%

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

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

c. Boat Usage

Source: Broads Authority Tolls Team.

Annual Boat Numbers as at 1st November

PRIVATE BOATS	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Motor Cruisers	4,685	4,556	4,746	4,852	4,893	4,945	4,967	5,059	5,091	5,086
Auxiliary Yachts	1,324	1,271	1,172	1,215	1,212	1,188	1,166	1,168	1,152	1,127
Day Launches	665	661	575	562	549	542	521	514	504	495
Outboard Dinghies	1,364	1,309	1,270	1,083	1,112	1,058	1,043	1,062	1,016	962
Workboats	133	121	159	170	175	179	188	180	172	156
TOTAL MOTOR BOATS:	8,171	7,918	7,922	7,882	7,941	7,912	7,885	7,983	7,935	7,826
Sailing Craft	1,415	1,315	1,339	1,298	1,275	1,262	1,214	1,230	1,191	1,107
Rowing Craft	1,526	1,508	1,553	1,622	1,704	1,701	1,636	1,578	1,532	1,513
Houseboats	21	16	21	26	21	23	33	27	33	45
Total	11,133	10,757	10,835	10,828	10,941	10,898	10,768	10,818	10,691	10,491

HIRE BOATS	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Motor Cruisers	816	803	843	878	904	894	869	842	821	789
Auxiliary Yachts	46	48	49	47	47	46	46	47	43	44
ALL CABIN HIRE BOATS:	862	851	892	925	951	940	915	889	864	833
Day Launches	307	296	289	296	307	294	289	299	290	295
Outboard Dinghies	13	14	13	8	5	4	7	8	10	11
Passenger Vessels	13	13	11	12	11	13	11	10	10	6
TOTAL MOTOR BOATS:	1,195	1,174	1,205	1,241	1,274	1,251	1,222	1,206	1,174	1,145
Sailing Craft	130	118	123	120	117	110	109	110	108	102
Rowing Craft	163	163	152	170	179	184	188	175	184	192
Houseboats	16	16	16	16	15	16	16	16	16	16
Total	1,504	1,471	1,496	1,547	1,585	1,561	1,535	1,507	1,482	1,455
Grand Total	12,637	12,228	12,331	12,375	12,526	12,459	12,303	12,325	12,173	11,946

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

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

Ward	Out of work benefits June 2016	Out of work benefits September 2016	Out of work benefits December 2016	Out of work benefits July 2017
33UCGN : Acle	1.0%	0.8%	1.3%	1.5%
33UCGQ : Blofield with South Walsham	0.5%	0.4%	0.4%	0.5%
33UCGR : Brundall	0.8%	0.9%	0.7%	0.6%
33UCGT : Buxton	0.2%	0.4%	0.5%	0.5%
33UCGU : Coltishall	0.5%	0.4%	0.6%	0.4%
33UCHE : Marshes	0.5%	0.5%	0.5%	1.2%
33UCHQ : Thorpe St Andrew South East	0.6%	0.6%	0.7%	0.8%
33UCHR : Wroxham	0.5%	0.8%	0.8%	0.7%
33UDFY : Bradwell North	1.0%	0.8%	1.5%	1.5%
33UDGB : Caister South	1.2%	1.4%	2.2%	1.9%
33UDGE : East Flegg	1.1%	1.4%	2.1%	2.5%
33UDGF : Fleggburgh	1.3%	1.0%	1.3%	1.9%
33UDGL : Ormesby	0.9%	1.4%	2.0%	2.4%
33UDGP : West Flegg	1.1%	1.2%	1.4%	1.7%
33UFGY : Happisburgh	0.7%	0.6%	1.2%	0.5%
33UFHB : Hoveton	1.0%	1.4%	2.1%	1.7%
33UFHM : Scottow	0.5%	0.5%	0.5%	0.4%
33UFHR : Stalham and Sutton	1.5%	1.7%	1.6%	1.2%
33UFHX : Waterside	0.6%	0.7%	0.7%	1.4%
33UFHY : Waxham	0.6%	0.9%	0.8%	0.8%
33UHH : Chedgrave and Thurton	1.0%	1.6%	1.3%	1.0%

Ward	Out of work benefits June 2016	Out of work benefits September 2016	Out of work benefits December 2016	Out of work benefits July 2017
33UHHF : Ditchingham and Broome	0.5%	0.4%	0.6%	0.9%
33UHHG : Earsham	0.6%	0.4%	0.6%	0.7%
33UHHK : Gillingham	1.0%	1.1%	0.7%	0.9%
33UHHQ : Loddon	1.2%	1.2%	1.4%	1.5%
33UHHY : Rockland	0.7%	0.8%	0.7%	0.5%
33UHJC : Stoke Holy Cross	0.4%	0.5%	0.5%	0.6%
33UHJF : Thurlton	0.8%	0.6%	1.2%	1.1%
42UHFY : Beccles North	1.2%	1.3%	1.8%	1.0%
42UHGB : Bungay	1.0%	1.0%	1.1%	0.9%
42UHGD : Carlton Colville	1.1%	1.2%	1.5%	1.7%
42UHGE : Gunton and Corton	1.0%	1.3%	2.0%	2.0%
42UH GK : Lothingland (GYBC)	1.2%	1.0%	2.1%	2.7%
42UHGN : Oulton Broad (Whitton)	1.6%	1.6%	1.6%	2.0%
42UHGT : Wainford	0.8%	0.9%	1.0%	0.8%
42UHGW : Worlingham	0.9%	0.7%	0.9%	0.6%

e. Visitor statistics 2015

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

These figures show a small decrease on 2014

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

(Source: STEAM)

f. Length of Public Moorings

(Source: Broads Authority Asset Management figures)

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Total Length	7778.6m	7824.6m	7847.6m	7814.5	7568.50	7568.50	7760.30
BVI Target	-	7530.1m	7680.1m	7730.1	-	-	-

g. Conservation Area Appraisals Reviewed.

(Source: Broads Authority Historic Environment Officer)

- 2015 – 2016: Oulton Broad
- 2014-2015: Beccles and Halvergate Marshes Conservation Area re-appraisals were adopted
- 2013- 2014: 1 adopted Langley Abbey / consultations – 3 reviewed Halvergate Marshes and Oulton Broad and Beccles.
- 2012-2013: 3 adopted at Ellingham Ditchingham Dam and Geldeston
- 2011-2102: 2 adopted at Neatishead and Somerleyton
- 2010-2011: 2 adopted at Belaugh and Wroxham

h. Number of Listed Buildings at Risk

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

i. Indices of Multiple Deprivation

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

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

j. Crime Map

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

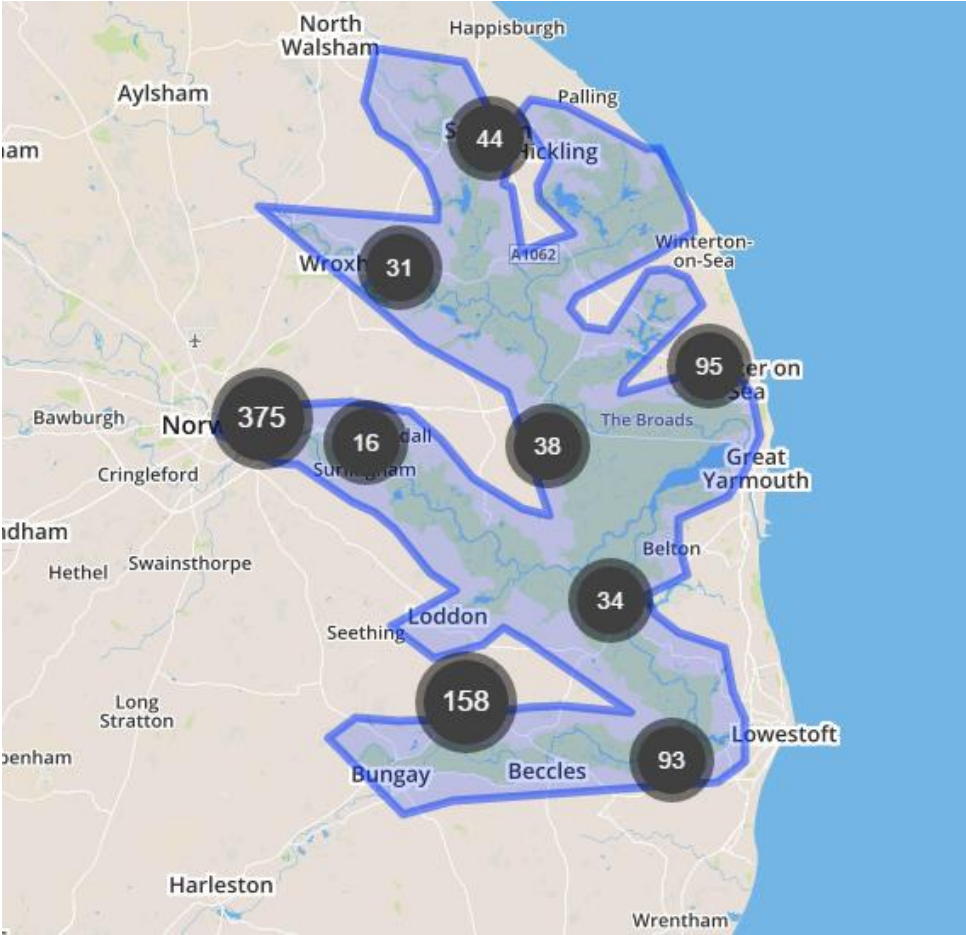
Please note that it seems the ability to interrogate the map has changed and therefore these figures cannot be updated.

General overview of the Broads. All Crime.

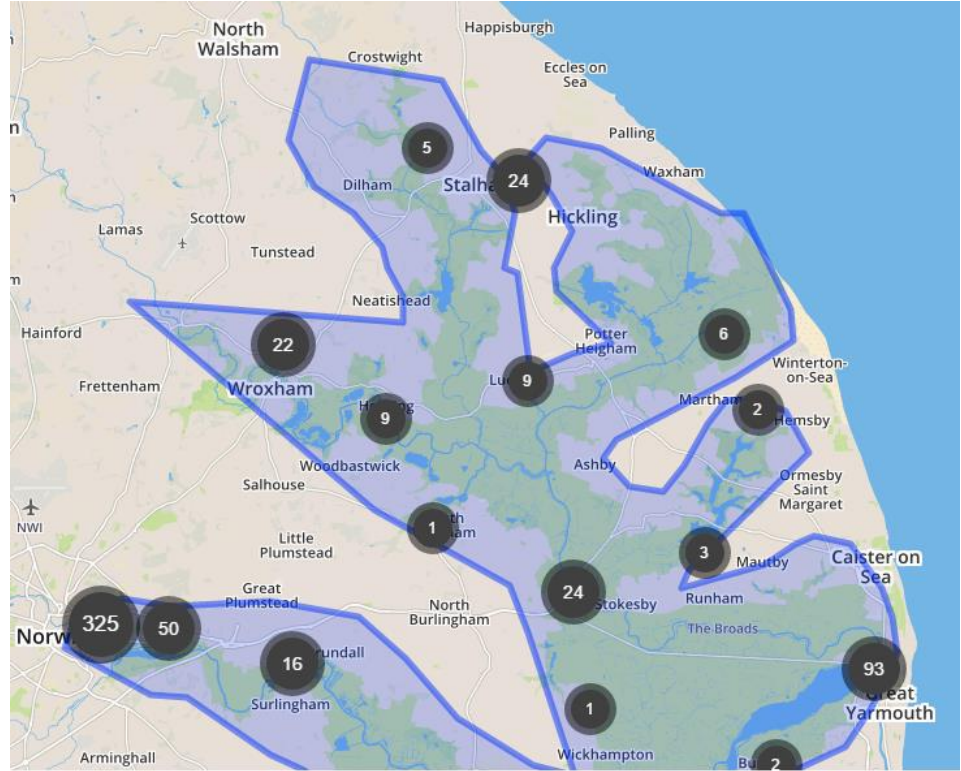
All crime (884)

Crime types

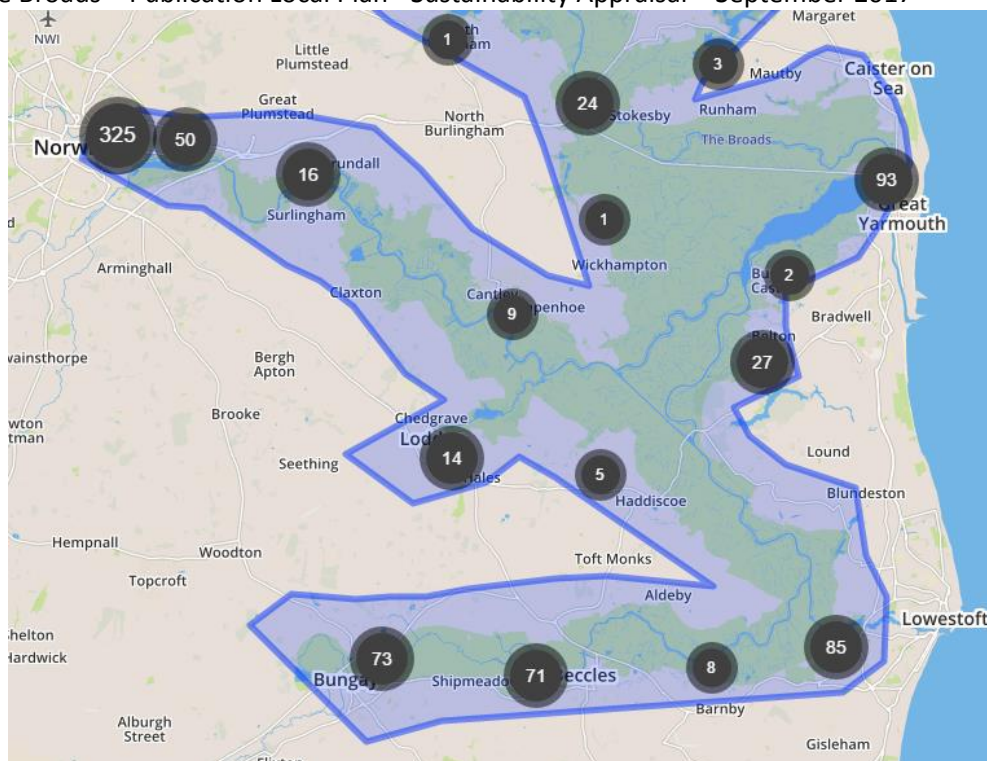
Anti-social behaviour (290)
Bicycle theft (13)
Burglary (32)
Criminal damage and arson (98)
Drugs (11)
Other crime (14)
Other theft (67)
Possession of weapons (3)
Public order (41)
Robbery (2)
Shoplifting (43)
Theft from the person (5)
Vehicle crime (38)
Violence and sexual offences (227)



Northern area



Southern area



Appendix E: Compliance with SA Directive



Content requirements for Strategic Environmental Assessment	Where covered in this Sustainability Appraisal Scoping Report
Test the local plan objectives against the SA framework	See chapter 6 <u>Compatibility of the SA Objectives and Local Plan Objectives</u>
Develop the local plan options inc. reasonable alternatives	See the tables relating to each policy in this SA: Section 7 <u>Assessing the Draft Policies against the Sustainability Appraisal Objectives</u>
Evaluate the likely effects of the local plan and alternatives	
Consider ways of mitigating adverse effects and maximising beneficial effects.	See Section 10 <u>Other effects of the Publication Local Plan</u>
Propose measures to monitor the significant effects of implementing the local plan.	Each policy in the Local Plan has a monitoring indicator as set out in the Monitoring and Implementation Framework of the Local Plan ¹² and indicators at <u>Other effects of the Publication Local Plan</u>
Prepare the Sustainability Appraisal Report	This document.
Seek Representations	This document is available for consultation at the same time as the Publication Local Plan Local Plan.

¹² Please go here to see the Monitoring and Implementation Framework (it is within the Local Plan): www.broads-authority.gov.uk/planning/consultations

Appendix F: Decision Making Criteria

SA Objective	Decision making criteria/prompting questions. Positive impact: + or ++ Not appropriate: N/A Neutral: 0 Negative impact: - or -- Uncertain/depends on implementation: ?
ENV1: To reduce the adverse effects of traffic (on roads and water).	<ul style="list-style-type: none"> How does the policy/allocation affect: <ul style="list-style-type: none"> Walking, cycling, public transport? Air quality? Amenity? Single occupancy car use? Use of waterways? Access to special qualities of the Broads by sustainable transport modes? The net impact of transport infrastructure such as road signage, lighting, conspicuous structures and parking? What is the resulting impact of traffic on <ul style="list-style-type: none"> Heritage? Landscape? People? Water? Is the allocation within walking distance¹³ of key services¹⁴? Will routes be <ul style="list-style-type: none"> functional and accessible for all? safe and attractive public spaces? Does it consider the needs of the most vulnerable users first: pedestrians, then cyclists, then public transport users, specialist vehicles like ambulances and finally other motor vehicles?
ENV2: To improve water quality and use water efficiently.	<ul style="list-style-type: none"> How does the policy/allocation affect <ul style="list-style-type: none"> Water quality? Water quantity? Surface water run off? Does it reduce run-off rates? Does it increase water absorption / management? Wastewater? Drainage? Pathways for pollutants?
ENV3: To protect and enhance biodiversity and geodiversity.	<ul style="list-style-type: none"> How does the policy/allocation affect: <ul style="list-style-type: none"> The ability to retain and maintain soil carbon? Geological interests? The potential for managed accessible geological feature exposures? County Wildlife Sites? Local and National Nature Reserves? Ramsar Sites? SPAs, SACs? SSSIs? BAP Priority Species and habitats? Habitat connectivity and Ecological Networks? Trees and hedgerows? Waterbodies? Green Infrastructure?
ENV4: To conserve and enhance the quality and local	<ul style="list-style-type: none"> How does the policy/allocation affect: <ul style="list-style-type: none"> The setting of the Broads? The perception of the Broads? The Landscape Character? The special qualities of the Broads¹⁵?

¹³ Manual For Streets says this is 10 minutes/800m¹⁴ Using the Greater Norwich Joint Core Strategy definition for Key Services: primary school; secondary school; convenience shop; village hall; primary health care; library; public transport

SA Objective	Decision making criteria/prompting questions. Positive impact: + or ++ Not appropriate: N/A Neutral: 0 Negative impact: - or -- Uncertain/depends on implementation: ?
distinctiveness of landscapes and towns/villages.	<ul style="list-style-type: none"> ○ Landscape features? ○ Peat? ○ Conservation Areas? ○ Designated and undesignated heritage assets? ○ The quality and local distinctiveness of the Broads towns/villages/buildings? ○ Open Space? ○ Green Infrastructure? ○ Harmful incremental change?
ENV5: To adapt to and mitigate against the impacts of climate change.	<ul style="list-style-type: none"> • How does the policy/allocation affect: <ul style="list-style-type: none"> ○ Emissions of greenhouse gases? ○ Single occupancy car use? ○ HGV/delivery movements? ○ Public transport? ○ Cycling/walking? ○ Boat emissions? ○ The ability of communities to adapt? ○ The ability of habitats and species to adapt? ○ Peat? ○ Energy use? ○ Open Space? ○ Green Infrastructure?
ENV6: To avoid, reduce and manage flood risk.	<ul style="list-style-type: none"> • Is flood risk avoided? • Is flood risk managed/mitigated? • How does the policy/allocation affect flooding: <ul style="list-style-type: none"> ○ On site? ○ In the vicinity? ○ Elsewhere? • Is the allocation in the area of highest risk of flooding? • Is the allocation appropriate to the flood risk on site? • Does the policy consider different sources of flooding¹⁶? • What is the impact of climate change on flood risk? • Can flood risk be reduced? • How vulnerable is the proposed land use¹⁷? • Does it reduce run-off rates? • Does it increase water absorption / management?
ENV7: To manage resources sustainably through the effective use of land, energy and materials.	<ul style="list-style-type: none"> • Is the allocation on: <ul style="list-style-type: none"> ○ Brownfield Land? ○ Greenfield Land? • Does the allocation use land effectively? • Does the policy/allocation affect energy efficiency? • Are there any safeguarded mineral sites? • Will it prevent the sterilisation of known or suspected mineral resources by development? • Does the policy consider origin of resource/where resource derived from?
ENV8: To minimise the production	<ul style="list-style-type: none"> • Does the policy help reduce waste, reuse waste or recycle/compost?

¹⁵ Taken from the Draft Climate Change Adaptation Plan: : Open water in lakes and rivers, Breydon Water (estuary), Fens / reed beds, Grazing marshes and ditches, Wet woodlands, Historic buildings, especially mills, Boating and the riverside economy, Farmland (including rights of way), Open landscapes, big skies and tranquillity and The coast.

¹⁶ Including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

¹⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-2-flood-risk-vulnerability-classification/>

SA Objective	Decision making criteria/prompting questions. Positive impact: + or ++ Not appropriate: N/A Neutral: 0 Negative impact: - or -- Uncertain/depends on implementation: ?
and impacts of waste through reducing what is wasted, re-using and recycling what is left.	
ENV9: To conserve and where appropriate enhance the cultural heritage and archaeological importance of the area.	<ul style="list-style-type: none"> Does the policy/allocation affect: <ul style="list-style-type: none"> The quality and local distinctiveness of the Broads towns/villages/buildings? Designated and undesignated heritage assets? Conservation Areas? Archaeology? Local culture and traditions? The wider cultural heritage of the broads? The history, traditions, customs and the spaces and places these rely upon or relate to?
ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and reflects local distinctiveness.	<ul style="list-style-type: none"> Does the policy/allocation <ul style="list-style-type: none"> Appreciate what is special about the site? Relate to the site's setting in the landscape/townscape? Appreciate the rich cultural heritage of the area? Are these issues considered? <ul style="list-style-type: none"> local character (including landscape setting) safe, connected and efficient streets a network of greenspaces (including parks) and public places crime prevention security and lighting measures access and inclusion efficient use of natural resources cohesive & vibrant neighbourhoods layout – the way in which buildings and spaces relate to each other form – the shape of buildings scale – the size of buildings detailing – the important smaller elements of building and spaces materials – what a building is made from sensitive design of road infrastructure? (E.g. reduced signage road markings, use of local materials and alternative traffic calming methods).
ENV11: To improve air quality and minimise noise, vibration and light pollution.	<ul style="list-style-type: none"> Does the policy/allocation affect: <ul style="list-style-type: none"> Air quality? Noise production? Vibration? Light pollution/dark skies? How does the policy/allocation relate to Air Quality Management Areas? Would the allocation make additional noise or be sensitive to the prevailing acoustic environment? Does an existing lighting installation make the proposed location for a development unsuitable? Have cumulative impacts of development/change been considered? Does the policy/allocation affect the tranquillity of the Broads?
ENV12: To increase the proportion of energy generated through	<ul style="list-style-type: none"> Does the policy/allocation affect <ul style="list-style-type: none"> Renewable/low carbon energy generation? Renewable/low carbon energy transmission? The setting of the Broads? The perception of the Broads? The Landscape Character?

SA Objective	Decision making criteria/prompting questions. Positive impact: + or ++ Not appropriate: N/A Neutral: 0 Negative impact: - or -- Uncertain/depends on implementation: ?
renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape	<ul style="list-style-type: none"> ○ The special qualities of the Broads? ● Have Cumulative impacts of renewable/low carbon energy generation been considered?
ENV13: To reduce vulnerability to coastal change.	<ul style="list-style-type: none"> ● Does the policy/allocation affect risk to people or property? ● Does the policy affect opportunities for future coastal management? ● Does the policy/allocation restrict choice for managing the coast in the future? ● Does the policy/allocation consider the effect of or potential for damage (e.g. to a structure)?
SCO1: To improve the health of the population and promote a healthy lifestyle.	<ul style="list-style-type: none"> ● Does the policy/allocation: <ul style="list-style-type: none"> ○ Affect health? ○ Affect wellbeing? ○ Promote active lifestyles? ○ Promote active travel? ● Does the policy/allocation include: <ul style="list-style-type: none"> ○ Publicly accessible open space? ○ Sports facilities? ○ Health infrastructure? ● Does the policy enable active use of water space?
SOC2: To reduce poverty, inequality and social exclusion.	<ul style="list-style-type: none"> ● Does the policy/allocation affect any of these domains? <ul style="list-style-type: none"> ○ Income ○ Employment ○ Health and Disability ○ Education, Skills and Training ○ Barriers to Housing and Services ○ Crime ○ Living Environment ● Does the policy/allocation affect inclusive communities? ● Does it affect community cohesion? ● Does it affect quality of life? ● Does the policy avoid potential for inequality or serve to positively address existing identified inequalities through its implementation?
SOC3: To improve education and skills including those related to local traditional industries.	<ul style="list-style-type: none"> ● Is the allocation/policy for an education/skills establishment? ● Does the policy/allocation enable improved understanding of the special qualities, pressures and management of the Broads to all? ● Does it relate to Traditional Broads industries? ● Will it facilitate improved access to vocational training, education and skills for all, including young people? ● Will it facilitate opportunity for delivery and uptake of traditional skills training which may benefit wider Broads purposes?
SOC4: To enable suitable stock of housing meeting local needs including affordability.	<ul style="list-style-type: none"> ● Does the policy/allocation affect: <ul style="list-style-type: none"> ○ Housing? ○ Affordable Housing? ○ Gypsy and Traveller accommodation? ○ Residential moorings/boats used as residences?

SA Objective	Decision making criteria/prompting questions. Positive impact: + or ++ Not appropriate: N/A Neutral: 0 Negative impact: - or -- Uncertain/depends on implementation: ?
SOC5: To maximise opportunities for new/ additional employment	<ul style="list-style-type: none"> Does the policy/allocation affect: <ul style="list-style-type: none"> Employment land uses? Numbers of jobs? Tourism? Does it relate to Traditional Broads industries?
SOC6a: To improve the quality, range and accessibility of community services and facilities.	<ul style="list-style-type: none"> Is the allocation/policy for a key service? Will the policy/allocation affect public transport, walking and cycling? Does the policy/allocation relate to Local Green Space? Will routes be functional and accessible for all? Will routes be safe and attractive public spaces? Does it consider the needs of the most vulnerable users first: pedestrians, then cyclists, then public transport users, specialist vehicles like ambulances and finally other motor vehicles?
SOC6b: To ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.	<ul style="list-style-type: none"> Is the allocation/policy within walking distance (800m) from Key Services (primary school; secondary school; convenience shop; village hall; primary health care; library; public transport)? Is the allocation within a settlement boundary? Will it support the retention of key facilities and services ensuring that local needs are met locally wherever possible or alternative sustainable access is provided? Will the policy/allocation affect public transport, walking and cycling? Will routes be functional and accessible for all? Will routes be safe and attractive public spaces? Does it consider the needs of the most vulnerable users first: pedestrians, then cyclists, then public transport users, specialist vehicles like ambulances and finally other motor vehicles?
SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.	<ul style="list-style-type: none"> Does the policy/allocation relate to: <ul style="list-style-type: none"> Designing out crime? Designing in community safety? An inclusive environment? Robust structure and identity? Interaction with other uses positively? Avoiding opportunities for conflict?
ECO1: To support a flourishing and sustainable economy	<ul style="list-style-type: none"> Will it provide the spaces and infrastructure to support self-employment opportunities and business start-up? Will it support existing business viability and local employment growth?
ECO2: To ensure the economy actively contributes to social and environmental well-being.	<ul style="list-style-type: none"> How does the policy/allocation affect 'Social Capital'? <ul style="list-style-type: none"> Skills development Community cohesion Amenity Job provision Quality of life How does it affect 'Low Carbon'? <ul style="list-style-type: none"> Innovation Resource efficiency How does it affect 'Natural Capital'? <ul style="list-style-type: none"> Landscape Biodiversity
ECO3: To improve economic	<ul style="list-style-type: none"> Does it contribute to a thriving rural community? Does it contribute to a prosperous rural community?

SA Objective	Decision making criteria/prompting questions. Positive impact: + or ++ Not appropriate: N/A Neutral: 0 Negative impact: - or -- Uncertain/depends on implementation: ?
performance in rural areas.	
ECO4: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.	<ul style="list-style-type: none"> • Does the policy/allocation affect: <ul style="list-style-type: none"> ○ Sustainable tourism. ○ Responsible tourism. • Does it: <ul style="list-style-type: none"> ○ Promote enjoyment and understanding of the Broads? ○ Raise awareness of the Broads as a special destination? ○ Drive up the quality of the visitor experience? ○ Strengthen tourism performance across the whole Broads area? ○ Maintain the Broads' position as a premier inland boating destination in the UK? ○ Respect the sensitive environment of the Broads? ○ Provide the right conditions for successful tourism businesses? ○ Will it maximise benefits and minimise impacts from visitors to communities?