

Planning Committee

03 March 2023

Agenda item number 11

Local Plan- March- Preferred Options- bitesize pieces

Report by Planning Policy Officer

Summary

This report introduces some new or amended policies that are proposed to form part of the Preferred Options version of the Local Plan. The policies are relating to Ditchingham Dam, Recreational Parking Facilities, Ormesby St Michael, Fleggburgh, Thurne, Horning, St Olaves, and Hoveton.

Recommendation

Members' comments on the policies are requested.

1. Introduction

- 1.1. Members have seen bite size pieces of the Issues and Options version of the Local Plan. The production stages of the Issues and Options are now complete and work has begun on the Preferred Options version, which will contain proposed policies. This will also be presented in bite size pieces.
- 1.2. This report introduces some amended or new policies for Members to consider for inclusion in the Preferred Options version of the Local Plan.
- 1.3. It is important to note that until such time as the Local Plan is adopted, our current policies are still in place and will be used to guide and determine planning applications.
- 1.4. Members' comments are requested on the policies and amendments. The policies considered in this report at this Planning Committee are relating to Ditchingham Dam, Recreational Parking Facilities, Ormesby St Michael, Fleggburgh, Thurne, Horning, St Olaves, and Hoveton.

Author: Natalie Beal

Date of report: 22 March 2023

Appendix 1 – Draft Ditchingham Dam policies

Appendix 2 – Draft Recreation Facilities Parking Areas policy (DM24)

Appendix 3 – Draft Ormesby St Michael policy

Appendix 4 – Draft Fleggburgh policy

Appendix 5 – Draft Thurne policy

Appendix 6 – Draft Horning Car Parking policy

Appendix 7 – Draft Horning Open Space policy

Appendix 8 – Draft St Olaves policy

Appendix 9 – Draft Hoveton Station Road Car Park policy



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

Sites Specifics – Ditchingham Dam

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

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

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

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

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

Policy PODIT1: Maltings Meadow Sports Ground, Ditchingham

Policy Map x - https://www.broads-authority.gov.uk/_data/assets/pdf_file/0032/259259/7.-DITCHINGHAM-DAM.pdf

1. The continued use of the area for sports facilities will be supported.
2. Any proposal to improve existing and provide new facilities will be supported if:
 - a) It retains the general character of openness of the area;
 - b) It avoids unacceptable impacts on neighbouring occupiers;
 - c) Particular care is taken to consider the landscape impacts of fencing, lighting columns and other structures;
 - d) It is of a high standard of design, materials and landscaping;
 - e) Steps are taken to reduce existing light pollution ~~where possible~~;
 - f) New lighting installations are fully justified and designed so they do not contribute to light pollution;
 - ~~g) New lighting installations do not contribute to light pollution;~~
 - h) It manages flood risk on the site and does not increase flood risk elsewhere;
 - i) Appropriate steps are taken to promote walking and cycling to the sites (see later about travel plan); and
 - ~~j) Any demand for additional car parking is addressed.~~ Any proposals for additional car parking are thoroughly justified. These will be considered in light of how the proposed scheme meets criterion i on walking and cycling.

- 21 3. Any development permitted here would be subject to a condition requiring the production and
22 implementation of a robust travel plan for the entire site.
- 23 4. Any 'assembly and leisure' uses which are otherwise acceptable under this policy will be
24 restricted to those parts of the site demonstrated to have a lower than 1-in-20-year return
25 flood risk.
- 26 5. The site lies on a safeguarded mineral resource (sand and gravel) and any development
27 proposals will need to address this (see Norfolk County Council's Core Strategy Policy CS16 -
28 Safeguarding mineral and waste sites and mineral resources).

29 Constraints and features

- 30 • Risk of flooding (almost wholly zone 3 by EA mapping; zones 1, 2, 3a & modelled 3b by SFRA
31 2017 mapping).
- 32 • Minerals (sand and gravel) safeguarding area.
- 33 • Contains cropmarks of enclosures and a field system. Prehistoric, Roman, medieval and post
34 objects have been recovered from or immediately adjacent to the site. A Roman settlement is
35 known to have existed less than 500m away to the southwest.

36 Reasoned Justification

37 The site provides valuable sports and recreation facilities for a wider area. The policy is intended to
38 support the continuation of this, while ensuring the interests of the landscape, neighbour amenity,
39 and flood risk are appropriately addressed.

40 This policy is intended to provide clarity and consistency in the approach to future development of
41 the area, and in particular to stress the importance of the landscape sensitivity of this area of
42 floodplain and grazing marshes, and potential impacts on neighbours' amenity.

43 The Authority is aware of the management committee's aspirations to improve the layout of the
44 venue and provide further sport and recreation facilities, both indoors and outdoors. This policy
45 generally supports appropriate improvements to the facility that would benefit the health and
46 wellbeing of the community, as well as appropriate amendments to enable greater and improved
47 social use of the site.

48 On the issue of transport and access to the venue, the requirement of the policy for a robust,
49 deliverable travel plan will assist the venue to accommodate demand for parking, especially at peak
50 times. [Further, the policy requires improvements for walking and cycling.](#) The aim is to seek modal
51 shift away from single occupancy car use, reducing the demand for car parking spaces. The travel
52 plan needs to address the use of the entire site.

53 The Bungay and Ditchingham area is one of the darkest areas of the Broads. As part of any
54 proposals, there may be opportunities to address current external lighting. New lighting proposals
55 ~~should~~ [will need to](#) be line with Policy **PODMXX** on light pollution.

56 Restrictions on the location of any 'assembly and leisure' uses are made on the advice of the
57 Environment Agency and in furtherance of national policy on flood risk. This recognises that these
58 uses are not appropriate in those parts of the site at a higher degree of risk where outdoor sports
59 and recreation, and essential facilities such as changing rooms, may be located.

60 **Reasonable alternative options**

- 61 a) The original policy, with no amendments.
- 62 b) An alternative option could be to have no specific policy relating to Maltings Meadow Sports
- 63 Ground; any application would be considered using existing policies. To not have a policy is
- 64 considered a reasonable alternative option in this instance as the various criteria listed are
- 65 addressed in other policies.

66 **Sustainability appraisal summary**

67 The three options (of the original policy, no policy and amended policy) have been assessed in the

68 SA. The following is a summary.

A: Keep original policy	9 positives. 0 negatives. 0 ? Overall, positive.
B: No policy	0 positives. 0 negatives. 9 ?
C: Preferred Option - amend policy.	9 positives. 0 negatives. 0 ? Overall, positive.

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

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

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

72 Maltings Meadow Sports Ground; is important to the health and wellbeing of the local community,

73 but is also in an area with some constraints to consider. The amendments to the original policy

74 fundamentally reinforce the location of this popular attraction – being in an edge of settlement

75 area, drawing in people who tend to use their cars. The preferred policy is favoured as it

76 emphasises the importance of dark skies and walking and cycling. Not to have a policy was

77 discounted because this is a unique and successful facility in the Broads, so by setting out the key

78 considerations, the policy supports appropriate change at the site.

79 **UN Sustainable Development Goals check**

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

3 GOOD HEALTH
AND WELL-BEING



Policy PODIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck

Policy map 7

1. The areas defined on the policies maps (including Alma Beck) shall be protected as open space and habitat area.
2. The area allocated as open space will be kept open because of its contribution to amenity, townscape and recreation, as well as providing an important pedestrian link from Ditchingham Dam through the site to the crossing of the A143 into Ditchingham.
3. The habitat area will be conserved and enhanced for its contribution to the landscape, its wildlife and its openness.

Constraints and features

- New development nearby (Ditchingham Maltings).
- Path runs through open space.
- Alma Beck is an IDB drain.
- Habitat area and open space on site.
- Beck and surrounding area classed as mostly 2 and some 3a and modelled 3b flood zones – SFRA 2017.

Reasoned justification

The habitat and open space areas were provided as part of the Ditchingham Maltings major development, completed in 2016. Both areas contribute to the character of the area, with the open space providing informal recreation space for residents and visitors. The open space is also an important pedestrian link through the site, linking Ditchingham Dam to Ditchingham and its services and facilities.

The habitat area benefits wildlife on the site by retaining, enhancing and creating habitats and maintaining favourable conservation status of bat species. Much of this habitat area falls outside of the Broads Authority Executive Area, and South Norfolk District Council has been contacted about allocating the remaining habitat areas in their future Local Plan.

Alma Beck forms part of the open space and habitat area allocation because of its contribution to the amenity, recreation and biodiversity value of the area. It is an Internal Drainage Board drain, maintained for its drainage function and enhanced for its importance to wildlife.

Reasonable alternative options

No alternatives considered as this site is an important part of the Ditchingham Maltings development with site specific considerations.

Sustainability appraisal summary

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

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

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

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

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

118 No alternatives considered as this site is an important part of the Ditchingham Maltings
119 development with site specific considerations.

120 **UN Sustainable Development Goals check**

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



122 **Reasonable alternative options**

The policy is not proposed to be amended. Given the importance of the area, to not have a policy is not seen as a reasonable alternative.

No reasonable alternative options.

123 **Sustainability appraisal summary**

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

A: Original policy	6 positives. 0 negatives. 0 ? Overall, positive.
--------------------	---

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

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

Sustainability Appraisal

SA objectives:

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

Assessment of policy

Policy DIT1: Maltings Meadow Sports Ground, Ditchingham

		A: No specific policy.	B: Keep original policy	C: Preferred Option - amend policy to improve reference to light pollution and walking and cycling
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 the sports centre being asset to the community in the Broads it seems prudent to have a policy.	+ Walking and cycling and car parking are addressed in the policy.	+ Walking and cycling and car parking are addressed in the policy. This wording is stronger than the original policy.
ENV2				
ENV3	?		+ Policy requires protection of designated nature site.	+ Policy requires protection of designated nature site.
ENV4	?		+ Policy refers to landscape.	+ Policy refers to landscape.
ENV5				
ENV6	?		+ Policy refers to flood risk.	+ Policy refers to flood risk.
ENV7				
ENV8				
ENV9				
ENV10	?		+ Policy requires good design.	+ Policy requires good design.
ENV11	?		+ Policy refers to light pollution.	+ Policy refers to light pollution. This wording is stronger than the original policy.
ENV12				
SOC1	?		+ The sports centre helps with active lifestyles.	+ The sports centre helps with active lifestyles.
SOC2				
SOC3				
SOC4				
SOC5				
SOC6	?		+ Access by walking and cycling is referred to in the policy.	+ Access by walking and cycling is referred to in the policy.
SOC7	?		+ The venue has facilities that can be used by various groups in the community.	+ The venue has facilities that can be used by various groups in the community.
ECO1				
ECO2				
ECO3				

Policy PODIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck

There are no reasonable alternatives identified at this stage.

A: Keep original policy		
ENV1	+	There is a path through the site.
ENV2	+	Alma Beck is a waterbody and generally the policy seeks protection of this area.
ENV3	+	By protecting and enhancing the area, biodiversity will benefit.
ENV4	+	The area adds to the character of the site.
ENV5		
ENV6		
ENV7		
ENV8		
ENV9		
ENV10		
ENV11		
ENV12		
SOC1	+	The space could bring benefits to physical and mental wellbeing.
SOC2		
SOC3		
SOC4		
SOC5		
SOC6	+	The route acts as a link through the site.
SOC7		
ECO1		
ECO2		
ECO3		



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

Policy PODM24: Recreation facilities parking areas

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

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

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

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

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

Policy PODM24: Recreation facilities parking areas

Proposals for recreational facilities are required to consider how users will access these facilities, with access by public transport, walking and cycling being preferred where practicable.

If these recreation facilities are to be accessed by vehicles or bicycles, consideration needs to be given to where these vehicles, trailers and bicycles can be safely parked.

Limited provision for parking of cars (including trailers) and bicycles to enable use of the facility will be supported, if proposals adequately address the following:

- i) Recreation facility is readily accessible from the parking area;
- ii) The parking area is of an appropriate and commensurate size for the facility it serves;
- iii) High quality design of surface, landscaping and boundary treatments including to address management of water (run off and avoiding pollution);
- iv) Safe access and visibility into and out of the parking area can be achieved;
- v) Impact on designated habitats and priority species;
- vi) Impact on the local landscape
- vii) Provide biodiversity enhancements if appropriate to do so;
- viii) The provision of litter bins; and

ix) Protect dark skies.

The Authority would expect an appropriate provision of disabled parking spaces.

Reasoned Justification

In line with sustainable tourism policies, facilities should be located where they can be accessed by walking, cycling or public transport.

To improve facilities providing tourism and access benefits, in some cases provision of parking facilities is essential and in others desirable. For example, canoes and boats tend to be transported to slipways by a motor vehicle, so the canoeist/boater needs somewhere to leave their vehicle and trailer. Equally, the provision of a new facility like a footpath (such as the Wherryman's Way) may result in increased car use by people wanting to get to the path, as bus services may not drop off near to the access point.

Proposals are required to consider how users will access the facility and consequently where modes of transport will be parked. When deciding on the location of a recreation facility, its accessibility by public transport, cycling and walking is a key consideration. If a car needs to be used, opportunities for using existing parking in the vicinity of the facility, with the agreement of the landowner, should be explored.

Parking areas will need to be designed in a way that is acceptable in the Broads. Of relevance are the policies on landscaping and design (Policy DMxx), the policy on biodiversity enhancements (DMXX) and the policy on light pollution (policy DMxx) as the areas to which this policy may apply could generally be in more rural areas. They also do not need to be immediately by the particular attraction - a short walk from the car park to the access point is acceptable. Parking areas will need to meet the safety requirements of the Local Highways Authority. Further, to reduce impact on the area, litter bins should be provided and subsequently arrangements made for emptying.

It is not intended that parking standards relating to development such as employment or residential land uses are addressed through this policy approach - this section relates more to the location and design of car parking related to slipways and footpaths for example. The parking design standards of Suffolk and Norfolk County Councils and any district standards remain in place.

The Authority expects proposals to include an appropriate number of disabled parking spaces. The policy does not set a standard or threshold for this requirement; it will be for the applicant to consider and justify their approach. The design of the disabled spaces will need to follow best practice.

Reasonable alternative options

- a) The original policy, with no amendments.
- b) No policy

Sustainability appraisal summary

56 The three options (of the amended policy, no policy and the original policy) have been
57 assessed in the SA. The following is a summary.

A: Keep original policy	4 positives. 0 negatives. 0 ? Overall, positive.
B: Preferred Option - amend policy.	5 positives. 0 negatives. 0 ? Overall, positive.
C: No policy	0 positives. 0 negatives. 5 ? Overall, positive.

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

59 According to recent Annual Monitoring Reports, the policy has been used and schemes have
60 been in conformity with the policy.

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

62 The amendments to the original policy clarify include biodiversity enhancements which is
63 favoured.

64 **UN Sustainable Development Goals check**

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

66 None identified.

Sustainability Appraisal

SA objectives:

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

Assessment of policy

	A: Keep original policy		B: Preferred Option - amend policy		C: No policy	
ENV1	+	The policy refers to parking for various modes of transport.	+	The policy refers to parking for various modes of transport.	?	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			+	The policy refers to biodiversity enhancements.	?	
ENV4	+	The policy refers to landscaping.	+	The policy refers to landscaping.	?	
ENV5						
ENV6						
ENV7						
ENV8						
ENV9						
ENV10						
ENV11	+	The policy refers to dark skies.	+	The policy refers to dark skies.	?	
ENV12						
SOC1						
SOC2						
SOC3						
SOC4						
SOC5						
SOC6						
SOC7						
ECO1						
ECO2						
ECO3	+	The policy relates to attractions in the area such as footpaths and slipways.	+	The policy relates to attractions in the area such as footpaths and slipways.	?	



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

Sites Specifics - ORMESBY ST. MICHAEL

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

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

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

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

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

Policy POORM1: Ormesby waterworks

Policy Map x - https://www.broads-authority.gov.uk/_data/assets/pdf_file/0029/259265/13.-ORMESBY-ST-MICHAEL.pdf

1. Ormesby water treatment works will be protected from development which adversely affects the proper functioning of the waterworks and its contribution to the landscape and visual amenity of the locality.
2. Development reasonably required for the operation of the water treatment works, and the operator's statutory duties as a water supply undertaker, will be supported where:
 - a) it is designed to make a positive contribution to the local landscape or to minimise any negative visual impact, particularly when viewed from Ormesby, Ormesby Little, and Rollesby Broads;
 - b) the tree coverage of the site, which makes an important contribution to the character and appearance of the area, is retained and also protected during construction works;
 - c) it reduces and does not cause light pollution; and
 - d) it has no adverse effect on the adjacent Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI).

Constraints and features

- Site adjacent to and slightly overlapping with, SAC and SSSI.
- Flood risk - zones 1, 2 & 3 by EA mapping and similar for SFRA 2017 mapping, although indicative 3b
- [Dark sky zone 2](#)

21 **Reasoned Justification**

22 Ormesby Waterworks, run by Essex & Suffolk Water, provides the public water supply for a large
23 area around Great Yarmouth. The company is also involved in improvements to water quality in
24 the Trinity Broads as part of the Trinity Broads Partnership.

25 The policy is intended to encourage the continuing maintenance and upgrading of the works, while
26 making sure the sensitivities of the area are fully addressed in any development.

27 Proposals will need to meet the requirements of policy **DM22** as the Trinity Broads generally has
28 very good dark skies.

29 **Reasonable alternative options**

30 a) The original policy, with no amendments.

31 Given the importance of waterworks, not to have a policy is seen as an unreasonable alternative.

32 **Sustainability appraisal summary**

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

A: Keep original policy	6 positives. 0 negatives. 0 ? Overall, positive.
B: Preferred Option - amend policy.	6 positives. 0 negatives. 0 ? Overall, positive.

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

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

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

38 The amendments to the original policy emphasise the importance of addressing light pollution – it
39 strengthens the policy in this regard. Given the rural nature of the area, the impact of light pollution
40 can be significant.

41 **UN Sustainable Development Goals check**

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



Sustainability Appraisal

SA objectives:

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

Assessment of policy

	A: Keep original policy		B: Preferred Option - amend policy	
ENV1				
ENV2	+	Fundamentally, the policy relates to the waterworks.	+	Fundamentally, the policy relates to the waterworks.
ENV3	+	The policy refers specifically to protected sites.	+	The policy refers specifically to protected sites.
ENV4	+	The policy refers specifically to visual impact.	+	The policy refers specifically to visual impact.
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10	+	The policy refers specifically to visual impact.	+	The policy refers specifically to visual impact.
ENV11	+	The policy refers specifically to light pollution	+	Policy includes a stronger criterion on light pollution.
ENV12				
SOC1				
SOC2				
SOC3				
SOC4	+	Water availability is important to consider in terms of meeting housing needs.	+	Water availability is important to consider in terms of meeting housing needs.
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				



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

Sites Specifics – Fleggburgh

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

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

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

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

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

Policy POFLE1: Broadland Sports Club

Policy map x https://www.broads-authority.gov.uk/_data/assets/pdf_file/0024/259260/8.-FLEGGBURGH.pdf

1. The continued use of the area for sports facilities will be supported.
2. Any proposal to improve and provide new facilities will be supported if:
 - i) It is of high standards of design, materials and landscaping;
 - ii) Steps are taken to reduce existing light pollution ~~where possible~~;
 - iii) New lighting installations are fully justified and designed so they do not contribute to light pollution;
 - iv) It manages flood risk on the site and does not increase flood risk elsewhere;
 - v) It avoids adversely impacting designated nature sites;
 - vi) Access to the site by walking and cycling is improved and promoted; and
 - ~~vii) Any demand for additional car parking is addressed.~~ Any proposals for additional car parking are thoroughly justified. These will be considered in light of how the proposed scheme meets criterion vi on walking and cycling.
3. Any development permitted here would be subject to a condition requiring the production and implementation of a robust travel plan for the entire site.

Constraints and features

- Part in flood zone 2 and 3 (EA mapping), 2 and indicative 3b (SFRA 2017)

- Adjacent to the Trinity Broad's SSSI and the Broad's SAC
- Contains cropmarks of a ditch and bank.

Reasoned Justification

The Authority supports the continued use of the Sports Club to reflect the benefits it provides to health and wellbeing of the community. The Authority is aware of Club's aspirations to improve the venue and raise the standard of its facilities to be a regionally important area for racquet sports, and to improve the swimming pool provision and storage to expand the exercise offer.

The venue is subject to some constraints such as flood risk and proximity to a Site of Special Scientific Interest. Broadland Sports Club is also fairly remote from significant areas of population and attracts people from as far away as Winterton on Sea. These will be important considerations for future proposals.

On the issue of transport and access to the venue, the requirement of the policy for a robust, deliverable travel plan will assist the venue in accommodating demand for parking, especially at peak times. Further, the policy requires improvements for walking and cycling. The aim is to shift away from single occupancy car use, reducing the demand for car parking spaces. Such a travel plan needs to address the usage of the entire site.

The Trinity Broad's area is one of the darkest areas of the Broad's. As part of any proposals there may be opportunities to address current external lighting. New lighting proposals ~~should~~ will need to be in line with Policy **PODMXX** on light pollution.

It is important to be aware that the **Fleggburgh Neighbourhood Plan** was 'made' in July 2022 and is part of the Development Plan and the policies it contains may be of relevance to proposals for the Broadland Sports Club.

Reasonable alternative options

- The original policy, with no amendments.
- An alternative option could be to have no specific policy relating to Broadland Sports Club; any application would be considered using existing policies. To not have a policy is considered a reasonable alternative option in this instance as the various criteria listed are addressed in other policies.

Sustainability appraisal summary

The three options (of the amended policy, the original policy and no policy) have been assessed in the SA. The following is a summary.

A: No policy	0 positives. 0 negatives. 9 ? Overall, positive.
B: Keep original policy	9 positives. 0 negatives. 0 ? Overall, positive.
C: Preferred Option - amend policy.	9 positives. 0 negatives. 0 ? Overall, positive.

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

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

55 **Why has the alternative option been discounted?**

56 Broadland Sports Club is important to the health and wellbeing of the local community, but is also
57 in an area with some constraints to consider. The amendments to the original policy fundamentally
58 reinforce the location of this popular attraction – being in an edge of settlement area, drawing in
59 people who tend to use their cars. The preferred policy is favoured as it emphasises the importance
60 of dark skies and walking and cycling. Not to have a policy was discounted because this is a unique
61 and successful facility in the Broads, so by setting out the key considerations, the policy supports
62 appropriate change at the site

Sustainability Appraisal

SA objectives:

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

Assessment of policy

		A: No specific policy.	B: Keep original policy	C: Preferred Option - amend policy to improve reference to light pollution and walking and cycling
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 the sports centre being asset to the community in the Broads it seems prudent to have a policy.	+ Walking and cycling and car parking are addressed in the policy.	+ Walking and cycling and car parking are addressed in the policy. This wording is stronger than the original policy.
ENV2				
ENV3	?		+ Policy requires protection of designated nature site.	+ Policy requires protection of designated nature site.
ENV4	?		+ Policy refers to landscape.	+ Policy refers to landscape.
ENV5				
ENV6	?		+ Policy refers to flood risk.	+ Policy refers to flood risk.
ENV7				
ENV8				
ENV9				
ENV10	?		+ Policy requires good design.	+ Policy requires good design.
ENV11	?		+ Policy refers to light pollution.	+ Policy refers to light pollution. This wording is stronger than the original policy.
ENV12				
SOC1	?		+ The sports centre helps with active lifestyles.	+ The sports centre helps with active lifestyles.
SOC2				
SOC3				
SOC4				
SOC5				
SOC6	?		+ Access by walking and cycling is referred to in the policy.	+ Access by walking and cycling is referred to in the policy.
SOC7	?		+ The venue has facilities that can be used by various groups in the community.	+ The venue has facilities that can be used by various groups in the community.
ECO1				
ECO2				
ECO3				



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

THURNE

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

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

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

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

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

Policy POTHU1: Tourism development at Hedera House, Thurne

Policy Map https://www.broads-authority.gov.uk/_data/assets/pdf_file/0027/259272/20.-THURNE.pdf

1. Land at Hedera House is allocated for tourism uses, with a proportionate amount of general market housing as enabling development. Development proposals on this site shall provide the following:
 - ~~i) The majority of the site to be retained in holiday accommodation available as short stay lets;~~
 - ii) The proportion of the site to be developed for general market housing shall be only that required to deliver satisfactory redevelopment, renovation or upgrading of the existing holiday accommodation. This shall be demonstrated to the satisfaction of the Broads Authority, in a viability assessment of the proposed development which shall be prepared by an independent chartered surveyor;
 - iii) A layout, form and design which strengthens the rural character of the village and its location in a National Park equivalent area, and which reinforce local distinctiveness and landscape character and take into consideration the setting and significance of nearby listed buildings and is in conformity with the Design Guide (or successor document);
 - iv) Retention of mature hedgerows and provision of suitable boundary landscaping and areas of open space to retain a spacious and 'green' approach within the site appropriate for a rural village;
 - v) Demonstration that there is adequate capacity in the water recycling centre (sewage treatment works) and the foul sewerage network to serve the proposed development, and that proposals

- demonstrate they will not have an adverse impact on surface or ground water in terms of quality and quantity;
- vi) Evidence, including a site flood risk assessment, to confirm that any development will be consistent with national and local policy in terms of both on-site and off-site flood risk;
 - vii) Protection of the amenity of nearby residents;
 - viii) Adequate vehicular access compatible with the above criteria;
 - ix) The scheme addresses light pollution (in line with policy xx);
 - x) The scheme provides biodiversity net gain (in line with policy xx) and mitigates recreation impacts (through the GI RAMS tariff or equivalent mitigation); and
 - xi) Proposals must ensure no adverse effects on the conservation objectives and qualifying features of the nearby SSSI.
2. The inclusion of ancillary facilities (for example, the retention of the swimming pool and/or games room) for the benefit of visitors or residents would be welcomed, subject to it not compromising the provision of a suitable scheme.
3. Project Level Habitats Regulation Assessments will be needed to assess implications on sensitive European Sites. Measures to mitigate for the effects of new growth may be required, ~~such as the provision of good quality on-site green infrastructure to mitigate for recreational disturbance.~~

Constraints and features

- EA mapping Flood Risk Zone 2 and 3. SFRA 2017 mapping shows part is 2 and indicative 3b.
- Riverside pub nearby.
- SAC, SPA, Ramsar site to the north of the Staithe. Shallam Dyke Marshes SSSI is a component SSSI of Broadland SPA and Ramsar site and The Broads SAC.
- A low-density site with boundary hedges, specimen trees and high levels of planting.
- Ludham-Walton Hall Water Recycling Centre capacity issues.
- Nearby Grade II* Listed Windpumps: Thurne Dyke Windpump and St Benet's Level Windpump.
- Potential for previously unrecorded heritage assets. Within area of medieval and post medieval village (as shown by Faden's 1797 map). Cropmarks of enclosures, trackways and field boundaries to the north. Close to eastern end of medieval/post medieval staithe. Medieval church about 160m to the southeast.
- Within a GI RAMS charging area
- Area has good to very good dark skies

Reasoned justification

The site received outline planning permission in 2017 and then reserved matters in 2020, but at the time of writing has not been completed. The site has planning permission 16 dwellings; 6 market dwellings and 10 holiday homes.

Thurne is an attractive settlement in the Broads, centrally located and easy to access from the water, and as such is very popular with visitors. Tourism is an important part of the local economy and existing visitor facilities should be protected and enhanced.

Within the centre of the village, there ~~is~~ was a holiday complex (Hedera House), comprising 11 detached bungalows and a 7-bedroomed house, ~~which are all used for holiday hire, plus a heated~~

63 ~~swimming pool and games room for the use of guests.~~ The properties ~~are~~ were run down and ~~do~~
64 did not meet modern standards for holiday accommodation, and the holiday use of the site was
65 increasingly unviable. As such, a policy to enable appropriate redevelopment of the site was
66 introduced in the 2014 Sites Specifics Local Plan and then included in the 2019 Local Plan for the
67 Broads. The site has planning permission 16 dwellings; 6 market dwellings and 10 holiday homes.
68 The buildings have been cleared away. ~~As Hedera House is a tourist accommodation offer in an~~
69 ~~attractive location, but is rundown and offering 'old-fashioned' tourist accommodation (and~~
70 ~~running at a loss to the owners),~~

71 This policy seeks the retention of holiday accommodation on the site, while taking a pragmatic
72 approach that allows a proportionate element of enabling development. Any application should be
73 accompanied by a report, undertaken by an independent Chartered Surveyor, which demonstrates
74 the viability of the scheme. The Authority will need to verify the content of such a report and may
75 need to employ external expertise to do so. The applicant will need to meet the cost of this.

76 Of particular importance to Hedera House are the potential for flood risk and the quality in the
77 design and landscaping of any scheme to reflect Thurne's attractiveness. These factors will be taken
78 into consideration during the viability assessment of the tourist accommodation redevelopment
79 proposals. Proposers are encouraged to engage early with the Broads Authority about the mix of
80 uses, site layout and design. A site-specific flood risk assessment will be required to accompany
81 proposals.

82 Further, to reflect the site's location at the edge of the settlement, proposals will need to meet the
83 requirements of policy DM22 as the Thurne area generally has good to very good dark skies.

84 The policy highlights the need for the scheme to ensure Biodiversity Net Gain in line with policy xxx.
85 The scheme will also need to mitigate recreation impacts and this is most easily done through
86 paying the GI RAMS tariff.

87 The design of the development shall meet the requirements of the Design Guide and design policy
88 xx.

89 In terms of Nutrient Neutrality, the Broads Authority consider that the sites itself is outside of the
90 Broads SAC catchment and this scheme's foul water would drain to a Water Recycling Centre that is
91 not within the Broads SAC catchment and so does not need to mitigate for Phosphate or Nitrates.

92 There may be a requirement for an evidence based, project level HRA to assess the impact of this
93 development on European Protected species and habitats. ~~Mitigation could be required such as~~
94 ~~adequate daily recreation and dog walking facilities to meet needs.~~

95 ~~At the time of writing the Local Plan, this allocation had received planning permission for 16~~
96 ~~dwellings; 6 market dwellings and 10 holiday homes.~~ It is anticipated that the dwellings could be
97 delivered around 2023/2024.

98 **Reasonable alternative options**

- 99 a) An alternative option would be to keep the original policy (other than amending text relating to
100 numbers as well as adding reference to BNG, GI RAMS and NN) and not mention light pollution
101 or the design guide within the policy itself.

102 Another option would be to not have a policy and not allocate the site, but this site has planning
103 permission and so that is not deemed a reasonable alternative.

104 **Sustainability appraisal summary**

105 The following is a summary of the assessment of the policy.

A: Keep original policy (other than amending text to refer to BNG, GI RAMS and NN).	6 positives. 1 negatives. 0 ? Despite the negatives, there are benefits to allocating the site, as set out in the supporting text.
B: Preferred Option - amend policy to improve reference to light pollution (and add reference to BNG, GI RAMS and NN).	7 positives. 1 negatives. 0 ? Despite the negatives, there are benefits to allocating the site, as set out in the supporting text.

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

107 According to recent Annual Monitoring Reports, the policy has been used and the scheme was in
108 conformity.

109 **Why has the alternative option been discounted?**

110 The stronger wording relating to light pollution is favoured when compared to the original to
111 ensure the dark skies of the Broads are protected in this edge of settlement location. The other
112 changes relating to numbers, BNG, GI RAMS and NN are factual.

113 **UN Sustainable Development Goals check**

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

115 None identified

116 **Sustainability Appraisal**

117 SA objectives:

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

Assessment of policy

		A: Keep original policy (other than updating the text relating to BNG, NN and GI RAMS).		B: Amend policy to improve reference to light pollution (and adding/updating text relating to BNG, NN and GI RAMS).
ENV1				
ENV2				
ENV3	+	Scheme would need to provide Biodiversity Net Gain – so positive. Note that GI RAMS and potentially Nutrient Neutrality mitigation would be required, but that would be neutral impact.	+	Scheme would need to provide Biodiversity Net Gain – so positive. Note that GI RAMS and potentially Nutrient Neutrality mitigation would be required, but that would be neutral impact.
ENV4	+	Seeks to retain hedgerows and mature trees. Policy refers to character of the village.	+	Seeks to retain hedgerows and mature trees. Policy refers to character of the village.
ENV5				
ENV6				
ENV7	+	Land is brownfield land	+	Land is brownfield land
ENV8				
ENV9				
ENV10	+	Importance of design emphasised.	+	Importance of design emphasised.
ENV11			+	Makes specific reference to light pollution
ENV12				
SOC1	+	Seeks the protection of the amenity of neighbours.	+	Seeks the protection of the amenity of neighbours.
SOC2				
SOC3				
SOC4	+	Would contribute to housing need in the Borough.	+	Would contribute to housing need in the Borough.
SOC5				
SOC6	-	Few facilities provided in the village.	-	Few facilities provided in the village.
SOC7				
ECO1	+	More dwellings could result in support of the local businesses.	+	More dwellings could result in support of the local businesses.
ECO2				
ECO3				



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

POHOR1: Horning Car Parking

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

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

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

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

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

Policy POHOR1: Horning Car Parking

Policy Map https://www.broads-authority.gov.uk/_data/assets/pdf_file/0026/259262/10.-HORNING.pdf

1. The continued use of this land for car parking for visitors will be supported. Improved cycle parking provision in a more prominent and useful location will also be supported.
2. Environmental improvements and landscaping will be encouraged to improve the site's contribution to the character or appearance of the Conservation Area and to visual amenity, and to address surface water runoff.
3. Any proposals for lighting will be determined and considered In line with policy DMxx on light pollution and dark skies.
4. The Authority would expect an appropriate provision of disabled parking spaces.

Constraints and features

- Within Horning Conservation Area.
- Not far (across river) from SSSI.
- Flood risk zones 1, 2 & 3 by EA mapping and small part 2 and 3a by SFRA 2017.

- 18 • Knackers Wood Water Recycling Centre
- 19 • Surface water concerns (linked to Knackers Wood Water Recycling Centre).
- 20 • [Dark skies zone 2.](#)

21 **Reasoned Justification**

22 Horning is a popular location for its views, boating and boat trips, shops, pubs and more.
 23 Most visitors and residents arrive by car, and the car parks in the village are important to its
 24 economy and to the value of the area for enjoyment of the Broads. The existing pay and
 25 display car/coach park intrudes somewhat into the village scene close to the riverside, but it
 26 would be difficult to find a satisfactory alternative of similar capacity, given the layout and
 27 sensitivity of the locality.

28 There is a second important parking area near the staithe. This is also protected in this car
 29 parking policy.

30 Proposals will need to meet the requirements of policy DM22 as the Horning area generally
 31 has good dark skies.

32 [The Authority expects proposals to include an appropriate number of disable parking](#)
 33 [spaces. The policy does not set a standard or threshold for this requirement; it will be for](#)
 34 [the applicant to consider and justify their approach. The design of the disabled spaces will](#)
 35 [need to follow best practice.](#)

36 **Reasonable alternative options**

37 a) The original policy, with no amendments.

38 Given the importance of the car park to the area, not to have a policy is seen as an
 39 unreasonable alternative.

40 **Sustainability appraisal summary**

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

A: Keep original policy	9 positives. 0 negatives. 0 ? Overall, positive.
B: Preferred Option - amend policy.	10 positives. 0 negatives. 0 ? Overall, positive.

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

44 According to recent Annual Monitoring Reports, the policy has not been used since adoption
 45 of the Local Plan.

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

47 The amendments to the original policy seek to protect the dark skies of the area and so is
 48 favoured.

49 **UN Sustainable Development Goals check**

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

3 GOOD HEALTH
AND WELL-BEING



6 CLEAN WATER
AND SANITATION



13 CLIMATE
ACTION



Sustainability Appraisal

SA objectives:

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

91 Assessment of policy

	A: Keep original policy		B: Preferred Option - amend policy	
ENV1	+	Policy related to travel and transport and includes cycle parking.	+	Policy related to travel and transport and includes cycle parking.
ENV2	+	Policy seeks to address surface water runoff.	+	Policy seeks to address surface water runoff.
ENV3				
ENV4	+	Policy seeks to reduce visual impact of the car park.	+	Policy seeks to reduce visual impact of the car park.
ENV5				
ENV6	+	Policy seeks to address surface water runoff.	+	Policy seeks to address surface water runoff.
ENV7				
ENV8				
ENV9	+	Policy seeks to improve the site's contribution to the Conservation Area.	+	Policy seeks to improve the site's contribution to the Conservation Area.
ENV10	+	Policy seeks to reduce visual impact of the car park.	+	Policy seeks to reduce visual impact of the car park.
ENV11			+	Policy seeks to protect the dark skies of the area.
ENV12				
SOC1	+	Policy seeks to provide cycle parking.	+	Policy seeks to provide cycle parking.
SOC2				
SOC3				
SOC4				
SOC5				
SOC6	+	Policy seeks to provide cycle parking.	+	Policy seeks to provide cycle parking.
SOC7				
ECO1				
ECO2				
ECO3	+	Policy seeks to protect the car park and provide cycle parking to enable visitors to the village.	+	Policy seeks to protect the car park and provide cycle parking to enable visitors to the village.



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

HOR2: Horning Open Space (public and private)

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

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

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

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

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

Policy POHOR2: Horning Open Space (public and private)

Policy Map x - https://www.broads-authority.gov.uk/_data/assets/pdf_file/0026/259262/10.-HORNING.pdf

1. ~~This~~ The two areas of public open space ~~is~~ (adjacent to the public car park on Lower Street and the area opposite the entrance to Mill Loke) are conserved for ~~its~~ their contribution to the character and landscape of Horning, and for the amenity of residents and visitors.
2. The area marked on the policies map outside the Swan Inn will be retained as private open space for its contributions to the character and appearance of the village.

Constraints and features

- Within Horning Conservation Area.
- Just across river from SSSI.
- Flood risk zones 1, 2 & 3 by EA mapping, most 2 and 3a with some modelled 3b by SFRA 2017 mapping.
- Dark skies zone 2.

Reasoned Justification

This policy covers three areas of open space, as shown on the policies map. These are:

- adjacent to the public car park on Lower Street
- opposite the entrance to Mill Loke
- between the Swan Inn and River Bure

In terms of the open spaces adjacent to the public car park on Lower Street and the area opposite the entrance to Mill Loke, these are ~~This is a~~ well-used and appreciated open spaces, contributing to the amenity of residents and visitors, to the setting of nearby historic buildings, and to the wider landscape of the area. Although many other spaces around Horning contribute in various ways to the appearance and amenities of the area, ~~this is~~ these are perhaps the most characteristic and important to its sense of place and role as a focus for visitors.

At the time of writing, the area marked as 'private open space' is a pub garden. As such, this is not public open space as access onto this private land is only for paying customers of the pub. This landscaped open space adds to the character and attractiveness of the staithe, and will be retained in this generally open and attractive state for the benefit of pub users, as well as for its quaint appearance from land and water.

Identifying ~~this~~ these areas as open spaces is intended to complement the development boundary shown for other parts of Horning, and to clarify that the various types of development, which the Local Plan would normally permit adjacent to or outside a development boundary, would not be acceptable in the defined areas of the open space.

Reasonable alternative options

a) No policy

The amendments to the original policy are simply to provide clarity to where the areas referred to in the policy are. As such, the original policy with no amendments is not considered an alternative.

Sustainability appraisal summary

The two options (of the amended policy and no policy) have been assessed in the SA. The following is a summary.

A: No policy	0 positives. 0 negatives. 3 ? Overall, positive.
B: Preferred Option - amend policy.	3 positives. 0 negatives. 0 ? Overall, positive.

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

According to recent Annual Monitoring Reports, the policy has not been used since 2019.

Why have the alternative options been discounted?

These open spaces are important to the character of the area. The amendments to the original policy simply clarify that there are three areas of open space and where each is located.

52 **UN Sustainable Development Goals check**

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

3 GOOD HEALTH
AND WELL-BEING



11 SUSTAINABLE CITIES
AND COMMUNITIES



Sustainability Appraisal

SA objectives:

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

94 Assessment of policy

		A: No policy	B: Preferred Option - amend policy
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			+ The open spaces add to the character of the area.
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			+ The open spaces add to the character of the area.
ENV10			
ENV11			
ENV12			
SOC1			+ The open spaces benefit mental and physical health and wellbeing.
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			



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

Site Specifics - ST. OLAVES

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

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

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

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

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

Policy POSOL1: Riverside area moorings

Policy Map: [https://www.broads-](https://www.broads-authority.gov.uk/data/assets/pdf_file/0033/259269/17.-ST-OLAVES.pdf)

[authority.gov.uk/data/assets/pdf file/0033/259269/17.-ST-OLAVES.pdf](https://www.broads-authority.gov.uk/data/assets/pdf_file/0033/259269/17.-ST-OLAVES.pdf)

1. The defined area will be kept generally open, and uses limited to the mooring of boats and uses incidental to that activity.
2. Particular care will be taken to ensure that any development is sensitively designed, landscaped, and, where appropriate, screened from river views.
3. Provision of appropriately designed unobtrusive facilities (such as access tracks, parking areas, moorings, steps, ramps and small-scale storage lockers) for use incidental to the enjoyment of the moorings, will be permitted.
4. The permanent or seasonal occupation of the land, vehicles, boats, etc., or the stationing of caravans, will not be permitted.

Constraints and features

- Article 4 Direction (1990) – removes wall/gate/enclosure PD Rights.

- Area at high risk of flooding (zones 2 & 3 by EA mapping; zones 2 and indicative 3b by SFRA 2017 mapping).
- Area is adjacent / in close proximity to a number of designated heritage assets including listed buildings and the Halvergate Marshes Conservation Area.
- Dark skies zone 2.

Reasoned Justification

Management of a potential proliferation of development in this area has been an issue going back some years. The policy continues the approach of the 1997 Local Plan. Applicants are directed to the Authority's adopted Mooring Design Guidance¹.

Reasonable alternative options

Considering the history of potential proliferation of development in this area, the alternative option of no policy is not considered reasonable. The amendment is extremely minor and it is considered to not be an alternative option.

No reasonable alternative options.

Sustainability appraisal summary

The policy has been assessed in the Sustainability Appraisal and summarised below:

A: Preferred Option	4 positives. 0 negatives. 0 ? Overall, positive.
---------------------	---

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

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

Why have the alternative options been discounted?

No alternative options considered.

UN Sustainable Development Goals check

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

11 SUSTAINABLE CITIES
AND COMMUNITIES



¹ Mooring Design Guide: www.broads-authority.gov.uk/_data/assets/pdf_file/0005/703940/Mooring-design-guide.pdf

38 Sustainability Appraisal

39 SA objectives:

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

74 Assessment of policy

75 There are no reasonable alternatives identified at this stage.

A: Preferred Option		
ENV1	+	Policy requires access tracks to be well design, unobtrusive.
ENV2		
ENV3		
ENV4	+	The general thrust of the policy is to seek landscape character protection.
ENV5		
ENV6		
ENV7		
ENV8		
ENV9		
ENV10	+	The policy requires any small-scale development to be appropriately designed and unobtrusive.
ENV11		
ENV12		
SOC1		
SOC2		
SOC3		
SOC4		
SOC5		
SOC6		
SOC7		
ECO1	+	The policy provisions in general assist in recreation use of the area and the Broad.



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

POHOV2: Station Road car park

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

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

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

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

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

Policy POHOV2: Station Road car park

Policy Map https://www.broads-authority.gov.uk/_data/assets/pdf_file/0027/259263/11.-HOVETON-and-WROXHAM.pdf

1. This area will be retained in use for car parking.
2. Environmental improvements, biodiversity enhancements and landscaping will be ~~encouraged~~ be required to improve its contribution to the character and appearance of the area.
3. Schemes will need to include appropriately located and well-designed cycle parking and electric vehicle charging points.
4. Lighting will need to meet the requirements of policy DMxx.
5. Schemes will also need to address surface water (see policy DMxx).
6. The Authority would expect an appropriate provision of disabled parking spaces.

Constraints and features

- Flood risk zones 1, 2 & 3 by EA mapping and some zone 2 by SFRA 2017 mapping.

Reasoned Justification

The availability of sufficient parking is a major factor in the continued success of businesses in the area and to the vitality of Wroxham and Hoveton. Given the nature of the hinterland, car use is the primary means of access to facilities for most people, and the present level of parking is important to maintain that access. The concentration of car parking here and elsewhere in the village also helps to reduce the clutter of cars in the wider townscape. That being said, the policy also seeks well designed cycle parking. In terms of light pollution and dark skies, design of any lighting will need to be well designed in order to meet the requirements of policy DMxx.

The policy also seeks appropriate biodiversity enhancements, given the car parks' location next to Hoveton Riverside Park; the Biodiversity Enhancements Guide will be of relevance. Schemes are also required to include Electric Vehicle charging points as well as address surface water run off as per policy DMxx.

The Authority expects proposals to include an appropriate number of disabled parking spaces. The policy does not set a standard or threshold for this requirement; it will be for the applicant to consider and justify their approach. The design of the disabled spaces will need to follow best practice.

Reasonable alternative options

- a) The original policy, with no amendments.
- b) No policy – it could be that other policies in the Local Plan are adequate.

Sustainability appraisal summary

The three options (of the amended policy, no policy and the original policy) have been assessed in the SA. The following is a summary.

A: Keep original policy	4 positives. 0 negatives. 0 ? Overall, positive.
B: Preferred Option - amend policy.	8 positives. 0 negatives. 0 ? Overall, positive.
C: No policy	0 positives. 0 negatives. 8 ? Overall, positive.

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

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

Why have the alternative options been discounted?

The amendments to the original policy fundamentally reinforce the importance of the need for cycle parking, biodiversity enhancements and lighting impact to be addressed in line with other policies of the Local Plan and therefore are favoured.

UN Sustainable Development Goals check

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

11 SUSTAINABLE CITIES
AND COMMUNITIES



Sustainability Appraisal

SA objectives:

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

88 Assessment of policy

	A: Keep original policy		B: Preferred Option - amend policy		C: No policy
ENV1	+	By trying to keep the car parking in one area, there could be benefits to traffic and travel in the area.	+	By trying to keep the car parking in one area, there could be benefits to traffic and travel in the area.	?
ENV2					
ENV3			+	The policy seeks biodiversity enhancements.	?
ENV4	+	The policy seeks landscaping.	+	The policy seeks landscaping.	?
ENV5			+	Policy refers to the need for EV charging points.	?
ENV6			+	Policy refers to addressing surface water.	?
ENV7					
ENV8					
ENV9					
ENV10					
ENV11			+	The policy addresses light pollution.	?
ENV12					
SOC1					
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					
ECO1	+	By providing cycle and car parking facilities in the area, local businesses could benefit.	+	By providing cycle and car parking facilities in the area, local businesses could benefit.	?
ECO2					
ECO3	+	By providing cycle and car parking facilities in the area, local businesses could benefit.	+	By providing cycle and car parking facilities in the area, local businesses could benefit.	?

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